Reappraisal Plan

Tax Years 2027 & 2028

Date of Public Hearing: July 21, 2026

Date of Approval by the Board of Directors: July 21, 2026

Executive Summary

Fort Bend County continues to experience significant population growth, with the U.S. Census Bureau estimating the county's population at approximately 975,191 residents as of July, 2025 (latest available), representing a 18.3% increase since the 2020 Census. This growth is driven by both domestic migration from other parts of Texas and the United States, as well as international immigration. Long considered a commuter county feeding the Houston metroplex, Fort Bend is transforming into a commercial hub in its own right with major employers like Texas Instruments and Schlumberger. People are flocking to Texas and Fort Bend which is creating greater and greater demand for real estate in our area.

The appraisal district continues to see signs of a strong housing market. Although the frenzied buying through the Covid era seems to have stabilized, values continue to trend upward. Infrastructure investment, easing interest rates, and continued residential and commercial development in the county are significant drivers for demand in Fort Bend.

We continue to see new developments pop up in previously rural areas. Cities to the north and east of the county, like Sugar Land, Missouri City, and Katy are reaching the limits of their buildable area forcing development further south and west. Construction of several large master-planned communities is underway along with the ambitious, master-planned city of Austin Point.

While most commercial property types have steady growth, commercial office space continues to lag, particularly in the Sugar Land office market. Although retail has performed well in the short term, the shifting habits of consumers tending more to online purchases, places traditional brick & mortar stores in a more precarious position. While some categories are showing signs of weakness, others like multi-family, warehouses, and medical office space, are strengthening. Commercial property performance is segment specific, but the overall trends are still positive.

Looking forward, the Fort Bend Central Appraisal District (FBCAD) will reappraise all taxable property in the district each year. In order for FBCAD appraisals to continue to accurately reflect the changes in the local real estate market over the next two years, an annual reappraisal cycle will best serve to smooth out the potential unpredictability in the market. The decision to reappraise each year covered by this plan will allow the district the flexibility to evaluate current market data, implement changing building costs, re-delineate neighborhood and economic boundaries, and calibrate mass appraisal models. FBCAD will continue to mail appraisal notices to all property owners every year. The Board of Directors (BOD) believes this policy encourages accuracy, equity, and transparency in and public awareness of the property tax system.

The appraisal district will continue to evaluate its processes and valuation methodologies to ensure values are accurate and equitable. This cycle will continue to explore pilot projects related to the use of artificial intelligence and machine learning. These rapidly developing technologies promise to radically improve the time and effort required to value the over 440k properties FBCAD is responsible for. Accordingly, we will review data and applicable information to determine if it is fortuitous to incorporate these new technologies. In the event such tools are used, a property's value will be reconciled in accordance with generally accepted appraisal practices, as appropriate, with human as the decisionmakers as required by USPAP.

Reappraisal Plan Overview

The Fort Bend Central Appraisal District (District) has prepared and published this Biennial Reappraisal Plan to provide the Property Tax Division of the Texas Comptroller of Public Accounts, the taxing jurisdictions in Fort Bend County, as well as property owners and any interested party with a comprehensive description of the District's responsibilities and activities required by law.

Prior to 1979 Texas residents were facing a chronic and growing problem of inequitable and unfair taxation. The Texas Constitution required property owners to pay property taxes, with the exception of government, schools, non-profits, and other property exempted by federal law; however, each taxing agency had its own independent tax office, with each following its own standards and local practices. It was common to have properties appraised at different values with no uniformity between taxing entities.

In 1979 the 66th Texas Legislature passed Senate Bill 621 which required that a centralized agency be established in each county for the purpose of appraising property for ad valorem taxation purposes. These agencies, called Central Appraisal Districts consolidated the appraisal function of all taxing units into one office in each county and were organized to ensure that property taxation was fair, equitable, and accurate.

The District is a political subdivision of the State of Texas and was created on January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the District. Where applicable, the District also complies with the Government Code, Local Government Code, Occupations Code, and other bodies of law. Recent legislative changes have upgraded the Board of Directors from a 6-member board to a 9-member board. Previously a non-voting member, the Fort Bend County Assessor/Collector now serves as a full voting member. The Chief Appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the District.

The District appraises all property in the county, unless considered exempt by state or federal statute. Individual taxing units use those values to calculate tax liabilities in their jurisdiction. Each appraisal district is headed by a chief appraiser who manages staff, prepares budgets, administers applications for exemptions, and oversees the day-to-day operations of the office. The Texas Property Tax Code prescribes appraisal standards and appeal procedures and ensures regular review of each appraisal District by the Property Tax Assistance Division of the Texas Comptroller of Public Accounts. The Comptroller's office is also engaged in the setting of rules that apply to the property tax system in Texas.

The District endeavors to function as accurately, fairly, and efficiently as possible. The Texas Comptroller's Property Tax Assistance Division (PTAD) conducts a performance audit of our appraisal efforts, to determine accuracy and equity. PTAD also conducts a biennial review of the operations, practices, and procedures of the organization. To ensure that the District remains financially responsible and sound, independent auditors conduct financial audits yearly.

The District appraises all the property within Fort Bend County. The county covers an area of approximately 873 square miles. As of June 2026, approximately 440,000 accounts were in Fort Bend County.

The District is responsible for local property tax appraisal and exemptions administration for approximately 259 taxing units in the county. A list of these jurisdictions is located on our website at www.fbcad.org.

Table of Contents

Section 1. Introduction

General Overview of Tax Code Requirement

Passage of Senate Bill 1652 in 2005 amended the Texas Property Tax Code (TPTC) to require each appraisal district to prepare a biennial reappraisal plan. The following details the Tax Code requirements.

The Written Plan

Texas Property Tax Code Section 6.05, states:

> (i) To ensure adherence with generally accepted appraisal practices, the board of directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time, and place of the hearing. Not later than September 15 of each even-numbered year, the board shall complete its hearing, make any amendments, and by resolution finally approve the plan. Copies of the approved Plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approval date.

Plan for Periodic Reappraisal

Texas Property Tax Code Section 25.18(a) and (b) states:

(a) Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05(i).

(b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:

- (1) identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;
- (2) identifying and updating relevant characteristics of each property in the appraisal records;
- (3) defining market areas in the district;
- (4) identifying property characteristics that affect property value in each market area, including:
  - (A) the location and market area of the property;
  - (B) physical attributes of the property, such as size, age, and condition;
  - (C) legal and economic attributes; and
  - (D) easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;

(5) developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;
(6) applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
(7) reviewing the appraisal results to determine value.

Plan Review, Amendments and Alterations

The Board of Directors, acting upon a request from the Chief Appraiser, may review, amend, or alter this plan at the beginning of plan year two, if:

1) the Chief Appraiser's request is made during a public Board of Directors meeting and is properly listed on the agenda for the Board meeting; and
2) the Chief Appraiser identifies the portion of the plan to be altered or amended and substantiates the need to alter or amend the plan.

Calendar Amendments and Alterations

The Chief Appraiser is authorized to administratively amend or alter the Calendar of Key Events, shown in Appendix B, as deemed necessary. Calendar changes can be made periodically, will not be considered as alterations or amendments to the plan, and do not require action by the Board of Directors.

Revaluation Decision

The Fort Bend Central Appraisal District, by policy, adopted by the Board of Directors, will reappraise all properties in the county each year. The results of this policy are that a complete reappraisal will occur for tax years 2027 and 2028.

Appraised, assessed, and taxable values shall be determined as of January 1, as required by the Constitution and statutes of the State of Texas.

Section 2. Performance Analysis

The Fort Bend Central Appraisal District (FBCAD) conducts ongoing performance analysis throughout the appraisal cycle to evaluate appraisal accuracy, appraisal uniformity, and the overall effectiveness of its mass appraisal system. Performance analysis is a fundamental component of the District's reappraisal program, providing the information necessary to ensure appraised values remain equitable, consistent, and reflective of market conditions. The results are used to identify valuation trends, evaluate appraisal models, monitor data quality, assess operational performance, and prioritize appraisal activities. Rather than being limited to completed appraisals, performance analysis is a continuous process incorporating market research, sales verification, ratio studies, quality assurance reviews, property data validation, geographic analysis, workflow monitoring, and statistical reporting. Information gathered throughout the appraisal cycle enables the District to make timely adjustments to valuation schedules, identify emerging market influences, improve appraisal procedures, and maintain accurate property records.

A variety of analytical tools, statistical measures, geographic information systems (GIS), and management reporting resources support the evaluation of appraisal performance across the property, neighborhood, market area, and jurisdictional levels. These analyses support appraisal planning, resource allocation, quality assurance, and continuous process improvement while promoting fairness, consistency, and transparency throughout the appraisal process. Performance analysis also provides management with objective information to monitor production goals, evaluate compliance with established procedures, identify operational trends, and improve efficiency. Appraisal methodologies, operational practices, and supporting technologies are continually evaluated to ensure the mass appraisal program remains responsive to changing market conditions, legislative requirements, advancements in appraisal technology, and recognized mass appraisal practices.

Ratio Study Results

Ratio studies are one of the District's primary tools for evaluating appraisal performance and ensuring that appraised values remain equitable, uniform, and reflective of market conditions. Throughout the appraisal cycle, FBCAD conducts ratio studies using verified market sales to evaluate appraisal accuracy across property types, neighborhoods, market areas, and taxing jurisdictions. These studies assist appraisal staff in identifying market trends, validating valuation models, and determining when adjustments to schedules or appraisal procedures are necessary.

Sales used in ratio studies undergo a verification process to confirm they represent valid market transactions. Verification may include reviewing multiple listing service (MLS) data, deed records, sales questionnaires, fee appraisals, building permits, property owner information, aerial imagery, street-level imagery, and field inspections when appropriate. This process helps ensure that property characteristics accurately reflect the condition of the property at the time of sale and that ratio study results provide a reliable measure of appraisal performance.

Ratio studies utilize recognized statistical measures, including the mean ratio, median ratio, weighted mean ratio, coefficient of dispersion (COD), price-related differential (PRD), standard deviation, and coefficient of variation. These measures are evaluated collectively to assess appraisal accuracy, measure appraisal uniformity, identify valuation trends, and support the calibration of valuation schedules and appraisal models. The District targets COD and PRD results within the ranges recommended in the IAAO Standard on Ratio Studies to ensure appraisal uniformity and equity.

When sufficient market sales are unavailable, ratio studies are supplemented with other recognized appraisal techniques, including the cost approach, income approach, and independent appraisal data, as appropriate for the property type being analyzed. Properties appraised under statutory valuation provisions, such as agricultural productivity appraisal, are analyzed using methodologies appropriate to their required valuation standards. Ratio study results are incorporated into ongoing market analysis and quality assurance processes to support continuous improvement and maintain accurate, equitable appraisals.

Appraisal Accuracy and Uniformity

Accurate, equitable, and uniform appraisals across all property types and market areas are the foundation of the District's mass appraisal program. Appraisal accuracy and uniformity are achieved through the integration of verified market data, ratio studies, quality assurance reviews, property data validation, field inspections, and ongoing market analysis. These activities enable the personnel to evaluate appraisal performance, identify areas requiring additional review, and implement appropriate adjustments to appraisal models, valuation schedules, and property records.

Appraisal staff continually monitor changing market conditions, analyze neighborhood and market area trends, review appeal outcomes, and evaluate newly available sales and property data throughout the appraisal cycle. When analyses indicate that market conditions have changed or appraisal performance no longer meets established objectives, the District recalibrates valuation models and appraisal schedules to maintain equitable and uniform appraisals.

Appraisal accuracy is further supported through ongoing quality assurance reviews of property characteristics, valuation data, and appraisal procedures. Property records are updated as new information becomes available through field inspections, aerial and street-level imagery, building permits, sales verification, property owner communications, and other reliable data sources. These continuous review processes help ensure appraisal records remain current, accurate, and reflective of market conditions.

Operational Excellence

The District fosters operational excellence through the continuous evaluation and improvement of its appraisal processes, methodologies, and business practices. Appraisal operations are regularly assessed to ensure they remain accurate, efficient, consistent, and responsive to changing market conditions, legislative requirements, and organizational priorities. Information obtained through ratio studies, quality assurance reviews, operational reporting, workflow analysis, appeal outcomes, and staff feedback is utilized to identify opportunities for improvement and support informed decision-making.

When opportunities for improvement are identified, appraisal methodologies, operational procedures, training programs, quality assurance processes, and supporting technologies are enhanced as appropriate. Standardized operating procedures, performance monitoring, and ongoing process evaluations promote consistency across appraisal divisions while strengthening accountability, improving operational efficiency, and supporting the continual advancement of the District's mass appraisal system.

Information Technology

Information Technology (IT) supports the District's mass appraisal system by maintaining the technology infrastructure, applications, and data systems necessary for efficient appraisal operations. The District works collaboratively with software vendors and internal stakeholders to implement legislative requirements, maintain system functionality, and support the ongoing operation of appraisal, mapping, reporting, and public-facing applications.

Emerging technologies and system enhancements are continually evaluated to improve appraisal efficiency, data quality, workflow management, and customer service. System improvements and technology initiatives are implemented, as appropriate, to support operational objectives, legislative compliance, and the continued effectiveness of the mass appraisal program.

Geographic Information Systems (GIS)

The District maintains parcel mapping and spatial data within an enterprise Geographic Information System (GIS) that supports appraisal operations, property identification, mapping, neighborhood analysis, land valuation, field planning, and public access to property information. GIS resources are integrated throughout the appraisal process to improve data accuracy, enhance spatial analysis, and support informed valuation decisions.

Aerial imagery, street-level imagery, and other geospatial data resources are utilized to identify changes in property characteristics, verify appraisal records, support quality assurance activities, and assist in maintaining accurate property data. GIS technologies and associated data resources are continually evaluated and enhanced to improve appraisal efficiency, data quality, and the overall effectiveness of the mass appraisal program.

Staff Education and Training

The District recognizes that a well-trained and professionally qualified workforce is essential to maintaining an accurate, equitable, and uniform mass appraisal program. Employees performing appraisal duties are required to comply with the Property Tax Professional Certification Act and maintain all registration, certification, and continuing education requirements established by the Texas Department of Licensing and Regulation (TDLR). Support is provided to employees in meeting these requirements, and additional professional education and industry certifications that enhance appraisal knowledge and technical expertise are encouraged.

In addition to statutory education requirements, the District provides ongoing training in appraisal methodology, property data collection, mass appraisal techniques, legislative updates, technology, customer service, and District policies and procedures. Training is delivered through a combination of classroom instruction, on-the-job mentoring, supervisory guidance, professional seminars, vendor training, and industry conferences. New employees receive structured training designed to establish a strong foundation in appraisal principles, District procedures, and applicable laws before assuming independent appraisal responsibilities.

Standardized operating procedures, training materials, and quality assurance programs are maintained to promote consistency in appraisal practices across all appraisal divisions. Results from quality assurance reviews, ratio studies, appeal outcomes, and operational evaluations are incorporated into future training initiatives to reinforce best practices and support continuous improvement. Through ongoing education and professional development, appraisal personnel remain knowledgeable, adaptable, and prepared to respond to changing market conditions, legislative requirements, and advancements in appraisal technology.

Computer Assisted Mass Appraisal (CAMA) System

The Computer Assisted Mass Appraisal (CAMA) system provides the foundation for the valuation, administration, and maintenance of property records. The system integrates property characteristics, ownership information, valuation models, geographic information, sales data, and other appraisal resources necessary to produce accurate, equitable, and uniform appraisals in accordance with the Texas Property Tax Code, the Uniform Standards of Professional Appraisal Practice (USPAP), and recognized mass appraisal practices. The District continually maintains and enhances its mass appraisal system through software updates, system enhancements, data integration, workflow improvements, and ongoing collaboration with software vendors and internal stakeholders.

Appraisal applications, system functionality, electronic forms, reporting tools, and related business processes are regularly reviewed to ensure they remain effective, efficient, and responsive to operational needs. System enhancements are implemented as necessary to maintain compliance with the Texas Property Tax Code, the Uniform Standards of Professional Appraisal Practice (USPAP), and other applicable laws while supporting the District's commitment to accurate, equitable, and uniform mass appraisal.

During the term of this reappraisal plan, the District anticipates evaluating and implementing initiatives that support the continued advancement of its mass appraisal system, including:

- Expansion of data quality monitoring and automated validation processes.
- Enhancement of appraisal workflow management and operational reporting.
- Continued integration of geographic information systems, aerial imagery, street-level imagery, and change detection technologies.
- Expansion of market data acquisition and valuation support resources to strengthen appraisal analysis and model calibration.
- Evaluation and implementation of advanced data analytics, artificial intelligence, and machine learning technologies where operationally beneficial.
- Enhancement of public-facing applications, electronic services, and customer engagement tools.
- Continued refinement of valuation models, quality assurance processes, and appraisal methodologies.
- Ongoing collaboration with software vendors to implement legislative requirements, application enhancements, and system improvements.

These initiatives represent the District's current strategic direction for enhancing its mass appraisal system and supporting operational excellence. The projects identified above are not intended to be exhaustive and may be modified, expanded, or reprioritized by the Chief Appraiser as necessary to address legislative changes, operational priorities, technological advancements, available resources, and the evolving needs of the appraisal district.

Section 3. Analysis of Available Resources

Staffing

Staffing and budget requirements for tax year 2027 are detailed in the Fiscal Year 2027 appraisal district budget adopted by the board of directors. A summary of the fiscal year 2027 budget is attached to the written biennial plan. This reappraisal plan reflects the available staffing in tax year 2027. The reappraisal plan operates under the assumption that the staffing levels for tax year 2028 resemble those of 2027. The number of staff members will influence the capacity to conduct real property inspections and on-site reviews of personal property within the designated time frame of the reappraisal plan.

The Office of the Chief Appraiser is primarily responsible for the overall planning, organizing, staffing, coordinating, and controlling of District operations. The Administration Department's function is to plan, organize, direct, and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities, and postal services. The Appraisal Department is responsible for the valuation of all real and personal properties, encompassing various property types such as land, commercial properties, residential properties, and business personal property. The chief appraiser, serving as the chief executive officer of the appraisal district, oversees the management of the district. All employees within the appraisal district report to the chief appraiser through their respective division directors. The office is structured into various divisions. The organization's appraisers are required to adhere to the regulations outlined in the Property Taxation Professional Certification Act and must be formally registered with The Texas Department of Licensing and Regulation. According to the 2026 fiscal year budget, the appraisal district staff consists of the following employees:

64	Employees with RPA
37	Employees working towards RPA
36	Residential Appraisers
14	Commercial Appraisers
10	Personal Property Appraisers
13	Land Appraisers
12	Customer Service
12	GIS Staff
8	IT Staff
65	Support Staff
17	Administrative Staff
1	Liaison Officer
1	Contract appraisal and/or engineering firm, as needed.

Generally, the District also utilizes temporary, part-time workers to assist with the appeals and hearings processes.

Real Property Valuation

Real property valuation is conducted by the residential, commercial, and land appraisal teams. Revisions to cost models, income models, and market models are specified, updated, and tested each tax year.

Cost schedules are tested with market data (sales) to ensure that the appraisal district is in compliance with the Texas Property Tax Code. Replacement cost new tables and depreciation tables are tested for accuracy and uniformity using ratio study results. These results are compared with cost data from recognized industry sources, including but not limited to Marshall & Swift.

Land values are updated using current market data (sales) and then tested with ratio study tools. Land to building ratios are reviewed when sufficient sales indicate a consistent ratio to use with similar parcels for a current land value. Land parcel valuation may utilize different units of measurement, including per acre, square foot, per lot, and front foot.

Income, expense, and occupancy data are updated in the income models for each market area. Capitalization rate studies are completed using current sales data, local and regional surveys, publications, and information received in the prior year's hearings process. Typically, apartments and hotels may be valued by the income approach. The resulting models are tested using ratio study tools.

When suitable and relevant, alternate valuation methodologies may be employed for various property types. If multiple methodologies are applied, the values will be reconciled in accordance with generally accepted appraisal practices and guidelines.

Personal Property Valuation

The Business Personal Property Appraisal department is responsible for developing the uniform and equal market value of all business personal property located in Fort Bend County. The department consists of appraisers and support staff. Historically, the District has contracted with independent appraisal companies to value the business industrial, minerals, and utility properties within Fort Bend County. At present, this service is performed by Hugh Landrum & Associates, but may be modified as necessary by the Board of Directors and Chief Appraiser.

North American Industry Classification System (NAICS) and Standard Industrial Classification (SIC) codes are used as the basis for classification of business personal property accounts.

Personal property is typically appraised using original cost less depreciation. Historically, the District has adopted the depreciation schedule developed by the State Comptroller's Office. This depreciation schedule is adjusted to reflect the loss in value over time. Depreciation is calculated using the age-life method, incorporating typical economic and depreciation rates. Specific schedules are utilized to appraise furniture and fixtures, office equipment, machinery and equipment, computers, technological hardware, and vehicles. Final values may be based on the District's depreciation schedules, which entail the actual rendered cost values less depreciation, through field inspections, or a combination of these approaches, as deemed appropriate.

Various value references may be employed to assess values for vehicles, aircraft, trailers, and specialized equipment. Additionally, sales information from confidential renditions submitted by property owners may be utilized for comparison and valuation purposes. Valuation procedures are reviewed, modified, and tested as needed.

The District will continue to review generally accepted appraisal practices and make modifications to the office's practices as needed. Potential changes in valuation methods might include the consideration and creation of personal property valuation models or other recognized appraisal methodologies.

When appropriate, other alternate valuation methodologies may be employed for various property types. If multiple methodologies are applied, the values will be reconciled in accordance with generally accepted appraisal practices and guidelines.

Data Collection Requirements by Tax Year

Field and office procedures are reviewed and revised as required for data collection purposes. Annual activities encompass tasks such as the collection of building permits for new construction, demolition and remodeling, inspection of problematic market areas, and conducting inspections on all properties, reviewing occupancy permits, examining vehicle registrations, monitoring new sales tax permits, and accessing various sources of pertinent data.

Inspection of Universe of Properties

The *Standard on Mass Appraisal of Real Property* by the International Association of Assessing Officers, specifies that the universe of properties should be inspected on a cycle of four to six years. Section 25.18 (b) of the Texas Property Tax Code states that “the plan shall provide the following reappraisal activities for all real and personal property in the district at least once every three years.” The District’s policy is to reappraise all real property each year and to physically inspect each real parcel at least once every three years. The annual inspection requirements for tax years 2025 and 2026 are identified in the residential, commercial, and land appraisal manuals.

The *Standard on Mass Appraisal of Real Property* by the International Association of Assessing Officers states:

> Provided that initial physical inspections are timely completed and that an effective system of building permits or other methods of routinely identifying physical changes is in place, jurisdictions may employ a set of digital imaging technology tools to supplement field re-inspections with a computer-assisted office review. These imaging tools should include the following:
>
> a) Current high-resolution street-view images (at a sub-inch pixel resolution that enables quality grade and physical condition to be verified).
>
> b) Orthophoto images (minimum 6” pixel resolution in urban/suburban and 12” pixel resolution in rural areas, updated every 2 years in rapid growth areas, or 6-10 years in slow growth areas).
>
> c) Low level oblique images capable of being used for measurement verification (four cardinal directions, minimum 6-inch pixel resolution in urban/suburban and 12” pixel resolution in rural areas, updated every 2 years in rapid growth areas or, 6-10 years in slow growth areas).

Field or Office Verification of Sales

Sales information must be verified, and property characteristic data captured at the time of sale. The sales ratio tools require that the property that sold must equal the property appraised in order for the statistical analysis results to be valid.

Sales are verified through multiple avenues to acquire a sales price through outside sources, such as appraisers, real estate professionals, buyers and sellers. Deeds are reviewed for total consideration and market data letters are mailed to buyers and sellers.

Pilot Study by Tax Year

New and/or revised mass appraisal models are tested on randomly selected market areas. These modeling tests (sales ratio studies) are conducted each tax year. Actual test results are compared with anticipated results and those models not performing satisfactorily are refined and retested. The procedures used for model specification and model calibration are in compliance with *Uniform Standards of Professional Appraisal Practice* (USPAP), Standards 5 & 6.

Valuation by Tax Year

Valuation for each tax year uses market analysis of comparable sales, locally tested cost data, and market-area-specific income and expense data. Valuation models are specified and calibrated in compliance with the supplemental standards from the International Association of Assessing Officers and the *Uniform Standards of Professional Appraisal Practice*. The calculated values are tested for accuracy and uniformity using ratio studies. Performance standards used are those established by the *IAAO Standard on Ratio Studies.* Property values in all market areas are updated each Appraisal year.

The Texas Comptroller of Public Accounts Property Tax Assistance Division reviews the District's appraisal performance on a biennial basis. This process is commonly referred to as the Property Value Study. In the study, PTAD reviews the District's values utilizing appraisal-to- sales ratios and outside appraisals as needed. Currently, FBCAD is reviewed during even- numbered years.

Inspection of Problematic Market Areas-Special Projects

Real property market areas, by property classification, are tested for:

- low or high protest volumes.
- low or high sales ratios; or
- high coefficients of dispersion.

Market areas that fail any or all of these tests are determined to be problematic. Field or office reviews are assigned to appraisers to confirm and/or rectify property characteristic data. Further investigation is conducted to authenticate additional sales data. In the absence of adequate market data, neighborhood delineation is verified, and neighborhood clusters are identified. Adjustments to neighborhoods and associated models are made as needed to guarantee precise, consistent, and fair property valuations.

Additionally, neighborhoods are monitored as they transform throughout their life cycle (Growth > Stability > Decline >Revitalization). Special attention is paid as they transfer through the phases. Neighborhoods undergoing a period of revitalization are to be reviewed through various means by the special projects teams for each division.

Reconciliation of External Influences on Appraisal Activities and Values

Real estate markets are highly susceptible to external influences. Shifts in monetary supply, interest rates, and many other economic and financial items may have a dramatic impact on the value of certain types of properties. Property values may also be impacted by natural events and other extraordinary events. Fort Bend County has experienced a number of weather events in the past decade which have influenced appraisal values.

This variety of factors may significantly impact appraisal activities and appraisal values. To the greatest extent possible, the appraisal district will review, analyze, forecast, and determine the impact on appraisal values. If necessary, the appraisal district may utilize economic factors to adjust values to account for impact of prolonged external events.

Notice Process

Each year, the appraisal district will review the Notice of Appraised Value (Tax Code Section 25.19) requirements to ensure the annual notice complies with all legal requirements.

Changes will be coordinated by the District's management team in conjunction with the office's printing and mailing vendor. When the annual notice is sent, the latest copy of the Comptroller's *Taxpayer Rights and Remedies,* the Appraisal Review Board's Rules and Procedures, and a protest form with instructions will be included. Changes made by the Legislature are implemented as established by law.

Unless changed by law, the chief appraiser will mail notices to properties by April 1st, or as soon thereafter as practicable. Value notices may be sent out after April 1st as permitted by law.

The appraisal district will continue its practice of sending a value notice to each taxable property in the appraisal district. Properties that are exempt by state or federal law are not required to be sent a notice. Accordingly, the District will not provide these properties with a value notice.

District management strongly believes that annually sending value notices to property is a required step for transparency in the property tax process.

Appeals Process and Value Defense

If a property owner disagrees with the value placed on their property by the appraisal district, they may file a protest with the Appraisal Review Board (ARB). Once the protest is received and processed, the District may contact the protesting party regarding a value settlement. This value settlement process, also known as an informal conference, is required by legislation if requested by the property owner or their agent. If a settlement is not achieved or if the protesting party wants to bypass the informal meeting process, the protest will be scheduled for a hearing before the ARB.

The appraisal district will generate and furnish evidence required to fulfill its burden of proof in supporting market value and equity in appraisal for both informal discussions and formal ARB hearings. This evidence will be developed and supplied to the property owner or their representative in accordance with relevant sections of the Texas Property Tax Code. Furthermore, the evidence will be produced and presented in the format requested by the protesting party or their representative. The evidentiary process is reviewed annually, particularly following the biennial legislative session, to ensure compliance with all applicable laws and rules.

Each year, the Appraisal Review Board adopts Formal Hearing Procedures to comply with the law, Comptroller rules, and Comptroller handbook. A copy of the procedures is sent to each owner or agent protesting a property and is available to the public at any time. ARB members are also required to attend training developed and presented by the Property Tax Assistance Division.

This appeals process is primarily limited to the spring and summer months of the year. However, the process is continually reviewed to ensure compliance with applicable laws and to meet statutory deadlines while also providing excellent customer service.

Section 4. Residential Real Property

Identifying Properties to Be Appraised

As part of their standard duties, appraisers identify residential properties for assessment using building permits, sales data from various channels, deed records, permits, new electrical connections, information provided by property owners, insights from news articles, photographs, maps, aerial imagery, and other relevant sources. All residential properties undergo regular inspections, during which any alterations to property characteristics such as additions or changes in condition are documented. These alterations are then recorded in the CAMA system, and their impact influences the results of ratio studies used to determine the reappraised value of the property.

Identifying and Updating Relevant Characteristics

The appraiser identifies and updates relevant characteristics during the inspection process, utilizing sales data, permits, deed information, owner descriptions, maps, surveys, and aerial photographs. Subject property data is verified through existing records and published reports. Each inspection conducted by an appraiser is documented on an appraisal card, which includes essential characteristics for residential real property such as class, size, age, condition, topography, access, construction style, roof style, bed/bath count, presence of fireplaces, swimming pools, spas, outbuildings and other features that contribute to market value. These appraisal cards are maintained and stored within the CAMA system.

Defining Market Areas in the District

Residential property market areas typically encompass specific localized boundaries, such as subdivisions or other geographical regions, though specialized market areas have been integrated for certain property types. Information sourced from local builders, developers, realtors, appraisers, research centers, and sales data aids in delineating these market areas. Market areas are comprised of neighborhoods and number of neighborhoods within each market area fluctuates annually based on new sales data. Improvement or land modifiers are employed within each neighborhood to further refine appraised values. Neighborhoods are utilized to group properties exhibiting similar market influences, characteristics, land use and market reaction. Neighborhoods and Market Areas are reviewed annually and modified when market information indicates changes in the market.

Developing an Appraisal Approach

Residential valuation entails neighborhood and market area analyses, primarily relying on comparable market sales to gauge market activity. The impact of supply and demand on market prices within specific market areas or neighborhoods is also documented. Market sales serve as indicators of these market forces' effects and are interpreted by the appraiser to determine market price ranges. These data offer insights into the influence of property components, with the Cost and Market Approaches serving as fundamental techniques for interpreting these sales. Residential parcels are valued using replacement cost estimates derived from cost schedules based on an improvement classification system (models), employing a comparative unit method. The District typically develops its residential cost schedules from Marshall and Swift, a nationally recognized cost estimator service. These cost estimates are regularly compared with sales of new improvements and adjusted annually to reflect local residential building and labor market conditions. Costs may also be adjusted for neighborhood factors and influences affecting the total replacement cost of improvements in smaller market areas, based on evidence from a sample of market sales. Abstraction and allocation of property components based on sales of similar properties are crucial analytical tools for interpreting market sales within the Cost and Market Approaches to valuation. These analysis tools aid in assessing the effects of change in price, as indicated by sale prices for similar properties in the current market. The District employs this information to establish a classification system grouping improvements into similar categories based on construction style, quality, age, and condition.

The income approach is seldom used in single-family residential properties due to limited income data availability and the uncommon practice of these properties being bought and sold based on potential income. Given the abundance and quality of sales and cost information, reliance on these approaches is greater when valuing single-family residential properties.

Valuation and Statistical Analysis (Model Calibration)

Residential property values are derived from building class pricing schedules, which are tailored to reflect the local residential market conditions of the county. These schedules are formulated similarly to the comparative unit method, estimating value in dollars per unit of area relative to similar properties. Periodically, the District conducts reviews of these residential building class schedules by comparing them to the cost tables in Marshall & Swift, a widely acknowledged cost estimator. Subsequently, the District fine-tunes the residential improvement values at the neighborhood level to ensure fair and equitable market valuations. Within aging neighborhoods, where homes exhibit varying degrees of ongoing maintenance, the appraiser may apply a CDU adjustment to any and all applicable improvement components. The CDU adjustment allows for the consistent application of obsolescence factors associated with the condition, desirability, or utility of the subject property. The District acknowledges all three value assessment methods but predominantly favors the sales comparison (or market approach) when evaluating residential properties. This approach is prioritized because it closely mirrors the behaviors of both buyers and sellers, rendering it the most reliable and accurate indicator of value.

Comparison and Review

The appraiser considers appraisal methodology that best addresses the individual characteristics of the subject property, prioritizing those built upon the most reliable data when multiple models are utilized. After model calibration, market adjustments and schedules are applied to individual properties based on each property's unique characteristics. Year-to-year changes in property value for the subject property are analyzed through computer-assisted statistical reviews. Additionally, periodic reassignment of properties among appraisers or review by more seasoned appraisers further enhances the evaluation process.

Identifying and Updating Relevant Characteristics

The attributes of each property are identified and kept current through annual applications, plats, and other recorded deed information, as well as through field inspections and review of aerial imagery. Updates for improved properties follow the guidelines outlined in this document.

Developing an Appraisal Approach

The land component's value within the property is assessed by analyzing market sales data for comparable and competing land parcels utilized for similar purposes. A thorough comparison and analysis of these land sales consider various characteristics that influence land market prices within the respective neighborhoods. Specific factors such as access, view, shape, size, and topography are considered to adjust parcels outside the neighborhood's typical conditions. Builders and land developers frequently contribute valuable information aiding the district in determining adjustments to the market value of residential lots, based on the costs incurred to establish inventory value. Parcels meeting the specified criteria, with completed improvements as of January 1, are also assessed, with the improvement value determined based on the inventory's cost at that trade level. These adjustments aim to establish a unit value representing the price a unit would fetch from a purchaser continuing the business, as defined by the Property Tax Code, Section 23.12.

Comparison and Review

When employing multiple models, the appraiser considers results that best address the individual characteristics of the subject property and that are based on the most reliable data when multiple models are used. Year-to year property value changes for the subject property are examined using computer-assisted statistical review. Periodic reassignment of properties among appraisers or the review of appraisals by a more experienced appraiser also contributes to the review process.

Section 5. Multifamily Residential Property

Identifying Properties to Be Appraised

Multifamily residential properties are identified by appraisers as part of their routine assignments, utilizing building permits, sales data from diverse channels, deed records, sewer permits, new electrical connections, information provided by property owners, insights from news articles, newly issued sales tax permits, photographs, maps, aerial imagery, and other relevant sources. Coding within the CAMA system offers various methods for accessing records of specific improvement types and property characteristics for analysis and identification.

Identifying and Updating Relevant Characteristics

The appraiser identifies and updates relevant characteristics during the inspection process, and by reviewing sales data, permits, deed information, owner descriptions, maps, surveys, and aerial photographs. Verification of subject property data is conducted through existing records and published reports.

Developing an Appraisal Approach

Income models are typically the primary method for appraising multifamily residential properties, among the three approaches to value. Abstracting and allocating property components based on sales of comparable properties is a crucial analytical tool for interpreting market sales within the cost and market approaches to valuation. These analytical methods aid in determining and estimating the impact of changes in price, as evidenced by sale prices for comparable properties within the current market. If necessary, the District will explore the utilization of economic factors, adjustments, or other suitable tools to address market volatility and individual market components affecting values. In such cases, value reconciliation will be conducted as deemed appropriate.

Comparison and Review

The appraiser evaluates appraisal methods that align with the unique characteristics of the subject property and rely on the most reliable data when employing multiple models. Changes in property value from year to year are analyzed through computer-assisted statistical review. Additionally, periodic reassignment of properties among appraisers or the review of appraisals by more seasoned appraisers further enhances the review process.

Section 6. Special Appraisal Provisions

Appraisal of Residential Homesteads

Article VIII, Sec. 1 (i) of the Texas Constitution allows the legislature to limit the annual percentage increase in the appraised value of residence homestead to 10% under certain conditions. This limitation is commonly referred to as a Homestead "Capped Value." Section 23.23 of the Tax Code defines the cap on increases in value. The limited value begins in the second year the property qualifies for a residential homestead exemption. Specifically, Tax Code Section 23.23 states, "…an appraisal office may increase the appraised value of a residence homestead for a tax year to an amount not to exceed the lesser of:

1) the market value of the property for the most recent tax year that the market value was determined by the appraisal office; or

2) the sum of:

   a. 10 percent of the appraised value of the property for the preceding tax year;
   b. the appraised value of the property for the preceding tax year; and
   c. the market value of all new improvements to the property.

Highest and Best Use

Texas Property Tax Code Section 23.01(d): "The market value of a residence homestead shall be determined solely on the basis of the property's value as a residence homestead, regardless of whether the residential use of the property by the owner is considered to be the highest and best use of the property." This implies that all properties benefiting from a residence homestead exemption must be assessed as if they are indeed categorized as residential properties. All remaining appraisal provisions mandated by law will be accounted for as required. Further details regarding many of these special appraisal requirements, such as those pertaining to agricultural land, timberland, and others, are elaborated on throughout this document.

Circuit Breaker Limitation (CBL)

The so-called "Circuit Breaker Limitation (CBL), previously enacted under Texas Property Tax Code Section 23.231(d) for tax years 2024, 2025, and 2026, was not reauthorized by the legislature. Thus, the District will not administer the CBL for 2027 and forward unless reauthorized.

HB 9 Business Personal Property Exemption

In November 2025, Texas voters authorized a new exemption for business personal property owners up to $125,000 for each taxing unit. Effective January 1, 2026, eligible property owners will receive the exemption with no required application. Property owners are required to submit a rendition certifying that they are eligible one time but are not required to submit a rendition in subsequent years unless the value exceeds $125,000 in value. More information about the BPP exemption can be found on our website at www.fbcad.org/bpp.

Section 7. Commercial Real Property

Identifying Properties to Be Appraised

Commercial properties are identified as part of the appraiser's regular assignment by utilizing building permits, sales data from diverse channels, and examining deed records, sewer permits, new electrical connections, information provided by property owners, insights from news articles, newly issued sales tax permits, photographs, maps, surveys, aerial imagery, and other relevant sources.

Coding within a CAMA system provides various methods to access records of specific improvement types and property characteristics for analysis and identification. Inspections of commercial properties may result in alterations to property characteristics such as additions, condition, and other modifications, which are subsequently recorded in the CAMA system. These changes can influence the outcomes of ratio studies and other valuation approaches, ultimately affecting the determination of the reappraised value of properties.

Identifying and Updating Relevant Characteristics

The appraiser identifies and updates relevant characteristics during the inspection process, utilizing sales data, permits, deed information, owner descriptions, maps, and aerial photographs. Subject property data is validated through existing records and published reports. Each inspection conducted by an appraiser is documented on an appraisal card, detailing essential commercial property attributes such as class, size, age, condition, topography, access, wall height, roof style, parking facilities, lighting fixtures, and other external structures.

Identifying characteristics that affect property value

Each inspection conducted by an appraiser is documented on an appraisal card, noting essential characteristics for commercial properties including class, size, age, condition, topography, access, wall height, roof style, parking facilities, light poles, and other external structures. Certain relevant characteristics may differ depending on the specific type of commercial property being appraised, and the appropriate ones will be considered.

Defining Market Areas in the District

Market areas for commercial properties tend to be school districts or cities. Information from local builders, developers, realtors, appraisers, research centers, and sales data are used to help define market areas.

Developing an Appraisal Approach

Commercial properties are evaluated using three approaches to value: cost, income, and market methods. The cost method, often deemed the most reliable, relies on replacement/reproduction cost new less depreciation, while income or sales data may also be utilized when available. The Marshall & Swift Commercial Estimator is extensively employed for assessing commercial improvement types, alongside limited use of sales and income models.

The District may contemplate a shift from relying on the cost approach to emphasizing the income approach for valuing commercial properties, to adapt to changes in market participant activities. We will continue to assess data and relevant information to determine the most accurate and equitable approach to value. If necessary, the District will explore the utilization of economic factors, adjustments, or other suitable tools to address market volatility and individual market components affecting values, with value reconciliation conducted as deemed appropriate.

Income Approach

In the income approach to valuation, the property's total value is derived from estimating the present worth of future benefits, which encompass both income generated and proceeds from property sale. The appraiser is tasked with evaluating the property's income and converting it into an estimate of its current value. This estimation is based on a model that calculates the present value of anticipated future income, often represented by the formula known as IRV:Value = Income/Rate or, Income = Rate x Value or, Rate = Income/Value

The income approach is best suited for properties commonly acquired and retained to generate revenue, such as apartments, commercial buildings, and office spaces. However, it is not well-suited for valuing single-family residential properties, which are typically not rented out and where market demand factors such as personal preferences or location disproportionately impact market value.

Comparison and Review

When employing multiple models, the appraiser evaluates valuation methods that align with the unique features of the subject property and rely on the most dependable data. Year-to-year changes in property value are scrutinized through computer-assisted statistical analysis. If required, values will be reconciled following generally accepted appraisal practices and other relevant guidelines.

Section 8. Vacant Real Property

Identifying Properties to Be Appraised

Vacant real properties are recognized as part of the appraiser's routine duties by sourcing sales information from diverse channels, and reviewing deed records, data provided by property owners, insights from news articles, photographs, maps, aerial imagery, plats, surveys, and other relevant sources.

Identifying and Updating Relevant Characteristics

The appraiser identifies and updates details that may be relative to market value during the inspection process, incorporating a review of sales data, permits, deed records, owner descriptions, maps, and aerial photographs. Verification of subject property data is conducted through existing records and published reports.

Identifying & Updating Relevant Characteristics That Affect Value

When valuing vacant real property, it is essential to identify and determine the impact of relevant characteristics on value. These may encompass aspects such as access, drainage, easements, floodplain status, amenity frontage, location, road frontage, restrictions, shape, size, topography, and utility. This assessment is conducted through the inspection process, analysis of sales data, permits, deed information, owner descriptions, maps, plats, surveys, and aerial photos. Subsequently, the appraiser verifies the subject property data by consulting appropriate records, published reports, and other reliable sources.

Developing an Appraisal Approach

The land component's value within the property is determined by assessing market sales data for comparable and competing land with similar usage. An analysis of comparable land sales is performed, considering land characteristics that affect market prices in the surrounding neighborhoods. Factors such as access, view, shape, size, and topography are taken into account, and adjustments are made accordingly. The valuation of vacant real properties does not involve the use of cost and income approaches.

Comparison and Review

The appraiser evaluates appraisal methods that suit the unique characteristics of the subject property and rely on the most dependable data when employing multiple models, while also scrutinizing year-to-year property value changes through computer-assisted statistical review.

Section 9. Industrial Real Property

The Fort Bend Central Appraisal District (FBCAD) contracts Hugh L. Landrum & Associates, Inc. (HLA) to provide appraisal services for real industrial property. During the term of this reappraisal plan, the Chief Appraiser, with approval from the Board of Directors, may continue utilizing HLA or another qualified appraisal firm to perform these services. Contract appraisers work in coordination with District staff to ensure industrial properties are appraised in accordance with the Texas Property Tax Code, the Uniform Standards of Professional Appraisal Practice (USPAP), and recognized mass appraisal practices.

Property Identification and Data Collection

Industrial properties are identified and reviewed through annual appraisal activities, field inspections, property owner submissions, renditions, permit information, aerial imagery, and other reliable data sources. Property characteristics are verified and updated using information obtained from inspections, engineering reports, construction records, confidential renditions, asset listings, and other available market and property data.

Appraisal Methodology

Industrial properties are appraised using the valuation approach or combination of approaches most appropriate for the property being analyzed. The contract appraisal firm evaluates each property individually, considering its physical characteristics, use, complexity, available market data, and the quality and reliability of information applicable to each valuation approach. Depending on the nature of the property and the availability of reliable market evidence, the cost, income, and sales comparison approaches may each be considered in developing an opinion of value.

Due to the specialized nature of many industrial properties and the limited availability of comparable market sales, the cost approach is frequently the primary valuation methodology. The cost approach benefits from the availability of detailed construction and replacement cost information and is often the most reliable indicator of value for specialized industrial improvements. When sufficient and reliable income or sales data is available, the income and sales comparison approaches are also developed and analyzed. The relative strengths and applicability of each approach are considered in determining the final opinion of value.

The contract appraisal firm analyzes all available market and property-specific information, including market conditions, economic influences, construction costs, income characteristics, sales activity, and other relevant valuation data, to determine the most appropriate appraisal methodology for each property. When appropriate, valuation adjustments and reconciliations are applied to reflect changing market conditions and the unique characteristics of individual properties. The final value conclusion is based on the appraisal approach or combination of approaches that provides the most credible and well-supported indication of market value.

Review and Quality Assurance

District staff and HLA collaborate throughout the appraisal cycle to review property data, valuation methodologies, and appraisal results to ensure industrial property values remain accurate, equitable, and reflective of market conditions. Appraised values are evaluated using market analysis, computer-assisted valuation tools, ratio studies where applicable, and year-over-year comparisons to identify significant value changes, support model calibration, and maintain consistency throughout the appraisal process.

Section 10. Utility, Railroad and Pipeline Property

The Fort Bend Central Appraisal District (FBCAD) contracts Hugh L. Landrum & Associates, Inc. (HLA) to provide appraisal services for utility, railroad, and pipeline properties. During the term of this reappraisal plan, the Chief Appraiser, with approval from the Board of Directors, may continue utilizing HLA or another qualified appraisal firm to perform these services. Contract appraisers work in coordination with District staff to ensure these properties are appraised in accordance with the Texas Property Tax Code, the Uniform Standards of Professional Appraisal Practice (USPAP), and recognized mass appraisal practices.

Property Identification and Data Collection

Utility, railroad, and pipeline properties are identified and reviewed through annual appraisal activities, field inspections, property owner submissions, regulatory filings, public records, confidential renditions, and other reliable data sources. Property characteristics are verified and updated using information obtained from inspections, engineering reports, regulatory agencies, asset listings, construction records, and other available market and property data.

Appraisal Methodology

Utility, railroad, and pipeline properties are appraised using the valuation approach or combination of approaches most appropriate for the property being analyzed. The contract appraisal firm first considers the property's highest and best use before selecting the appropriate valuation methodology. Depending on the property's characteristics and the availability of reliable market data, the cost, income, and sales comparison approaches may each be considered.

Pipeline properties are commonly appraised using a replacement/reproduction cost new less depreciation (RCNLD) methodology due to the specialized nature of the assets. Unit value methodologies may also be utilized when appropriate market and operational data are available. Utility and railroad properties are analyzed using similar valuation principles; however, the valuation approach may vary depending on the nature of the property, regulatory environment, and the availability of reliable cost, income, and market information.

When multiple approaches to value are developed, each is analyzed and reconciled based on the quality, reliability, and applicability of the available data. Market conditions, economic influences, regulatory considerations, and property-specific characteristics are evaluated to develop credible and well-supported value conclusions.

Review and Analysis

The contract appraisal firm evaluates the valuation approach or combination of approaches that best reflects the characteristics of the subject property and is supported by the most reliable available data. Property values are reviewed through computer-assisted analysis and year-over-year comparisons to identify significant value changes and promote appraisal consistency. Properties may also be periodically reassigned among appraisers or reviewed by senior appraisal personnel to provide an independent review of appraisal conclusions. In addition, utility, railroad, and pipeline properties are subject to review by the Property Tax Division of the Texas Comptroller of Public Accounts through the annual Property Value Study.

Section 11. Oil and Gas Property

The Fort Bend Central Appraisal District (FBCAD) contracts Hugh L. Landrum & Associates, Inc. (HLA) to provide appraisal services for oil and gas properties. During the term of this reappraisal plan, the Chief Appraiser, with approval from the Board of Directors, may continue utilizing HLA or another qualified appraisal firm to perform these services. Contract appraisers work in coordination with District staff to ensure oil and gas properties are appraised in accordance with the Texas Property Tax Code, the Uniform Standards of Professional Appraisal Practice (USPAP), and recognized mass appraisal practices.

Property Identification and Data Collection

Because oil and gas properties consist of subsurface mineral interests, they cannot be identified through traditional field inspection methods. New properties are identified through lease records, regulatory filings, and other information maintained by the Railroad Commission of Texas (RRC) and other reliable sources. Property situs and ownership are verified using RRC records, plats, mapping resources, property owner submissions, and other available data.

Relevant property characteristics are updated annually using information obtained from the Railroad Commission of Texas, the Texas Comptroller of Public Accounts, property owners and operators, regulatory filings, industry publications, licensed data services, and other reliable market sources. Data collected includes production history, reserve estimates, commodity prices, operating expenses, ownership interests, and other information necessary to develop credible value estimates.

Appraisal Methodology

Oil and gas properties are primarily appraised using the income approach to value through the application of discounted cash flow (DCF) analysis. This methodology considers projected production volumes, production decline rates, commodity prices, operating expenses, economic life, and appropriate discount rates to estimate the present value of anticipated future income.

The contract appraisal firm evaluates available market and property-specific information to develop the most appropriate valuation methodology for each property. Market conditions, economic influences, production characteristics, and other relevant factors are considered when developing and reconciling value conclusions to ensure appraisals are credible, well-supported, and reflective of market conditions.

Review and Analysis

Appraised values developed through the income approach are reviewed by comparing estimated market values to prior-year appraisals, historical production, and industry valuation benchmarks. Computer-assisted analysis and appraisal review techniques are utilized to identify significant value changes, evaluate appraisal consistency, and ensure value conclusions are supported by available market and production data.

Section 12. Special Valuation Properties

Agricultural Use

Land primarily used for agricultural purposes, such as crop cultivation, livestock raising, poultry farming, fishery operations, or cover crop production, may be eligible for agricultural appraisal under two distinct state laws. One of these is referred to as "open-space valuation" or "1-d-1" (named after Article 8, Section 1-d-1 of the Texas Constitution). The other is simply termed "1-d," which necessitates the owner to demonstrate that at least 50% of their income originates from farming or ranching activities.

Additionally, other qualifying uses include land left fallow for a government program, regular crop or livestock rotation, wildlife management, breeding certain exotic animals or birds for human consumption, or other commercially valuable purposes. Each parcel of agricultural land must have its market value recorded, in addition to a productivity value if the land usage qualifies. Both market and agricultural-use values are calculated per acre, with market value determined by sales data. If special valuation has been previously granted, and the parcel undergoes a change in use to a non-agricultural purpose, the individual responsible for the change will incur a "rollback" tax for each period specified by law during which the land benefited from agricultural valuation. The rollback tax represents the disparity between the taxes already paid and the amount that would have been paid had the land been taxed based on its market value.

Identifying Properties to Be Appraised

The identification of agricultural land properties is integrated into the appraiser's routine assignments, utilizing sales data from diverse sources, examining deed records, information provided by property owners, insights gleaned from news articles, photographs, maps, aerial imagery, and additional relevant sources.

Identifying and Updating Relevant Characteristics

The appraiser identifies and updates relevant characteristics during the inspection process, as well as by analyzing sales data, deed records, owner descriptions, maps, and aerial photographs. Verification of subject property data is conducted through existing records and published reports.

Defining Market Areas in the District

The delineation of market areas for agricultural land properties is typically based on factors such as topography, accessibility, water availability, soil composition, and drainage conditions. To define these areas, data from various sources including local farmers, real estate professionals, appraisers, research centers, county and state publications, and sales records are utilized. Research studies are utilized to determine the validity of agricultural use values in Fort Bend County, as these properties lack specific market area definitions. Consequently, data from the entirety of the county is employed to establish agricultural use values for each category, ensuring comprehensive and inclusive assessment.

Identifying & Updating Relevant Characteristics That Affect Value

The appraiser identifies and updates relevant characteristics that could affect value that may include, access, drainage, easements, floodplain, amenity frontage, location, road frontage, restrictions, shape, size, topography, or utility, through the inspection process, and by a review of sales data, permits, deed information, owner descriptions, maps, plats, surveys, and aerial photos. Subject property data is verified through previous existing records, published reports, and other sources, as necessary.

Developing an Appraisal Approach

Land sales are reviewed on a regular basis and tested against District values through ratio studies and other market tests mentioned earlier. In accordance with the Texas Property Tax Code Chapter 23, Subchapter C, agricultural values are reviewed annually based on an overall county five-year average of income, expenses, and the net income to land for each category of land on a parcel. Most agricultural land in Fort Bend County is dry land row crop, pasture land, and limited crops. County-wide averages of a typical farm are used rather than the information of each individual farm to eliminate inequity primarily in different management styles. Various sources of information for Fort Bend County come from state organizations, local agencies, the Agricultural Advisory Board, and land owners. The Agricultural Advisory Board is appointed by the Appraisal District Board of Directors and provides pertinent, local valuation information to the appraisal district. By law, the Agricultural Advisory Board is required to meet at least once per calendar year. The District primarily uses information from agricultural applications sent to farmers and ranchers to derive typical income and expenses figures. The cost approach is not relevant in appraising land.

Comparison and Review

The appraiser considers results that best address the individual characteristics of the subject property and that are based on the most reliable data when multiple models are used. Year-to year property value changes for the subject property are examined using computer-assisted statistical review. Periodic reassignment of properties among appraisers or the review of appraisals by a more experienced appraiser also contributes to the review process.

Wildlife Management

Wildlife management evaluation requires the property to have been granted agricultural value prior to the change of use. Section 23.521 of the Texas Property Tax Code sets the standards that are required and the practices that must be done on an annual basis. With the filing of a Wildlife application, the District will apply the standards requirements as set in the Texas Property Tax Code.

Timber Use

Currently there are no properties appraised for timber use in Fort Bend County. Section 23.71 defined the category of land. Section 23.72 states the comptroller by rule shall develop and distribute to each appraisal office appraisal manuals setting forth this method of appraising qualified timber land, and each appraisal office shall use the appraisal manuals in appraising qualified timber land. The District will comply with requirements when an application is filed.

Section 13. Business and Industrial Tangible Personal Property Including Special Inventory

Identifying Properties to Be Appraised

Through property inspections, the appraisers identify business personal and industrial properties to be appraised. For the current valuation year, the appraisal district has contracted professional services with Hugh L. Landrum & Associates, Inc. (HLA) for this purpose. It is anticipated that the District will maintain this contract with HLA or another reputable external appraisal and engineering firm, subject to approval by the Chief Appraiser and the Board of Directors. In many cases, the appraisal district itself values certain business personal property accounts.

Additionally, the appraiser may consult various documents, both public and confidential, to aid in property identification. These documents could include, but are not limited to, the previous year's appraisal roll, vehicle listing services, and private directories. Confidential renditions, sales tax permits, news media, and various permits issued by state or local governments are also utilized when applicable.

Identifying and Updating Relevant Characteristics

Identifying, gathering appropriate data, and updating pertinent characteristics of the subject properties are steps of the reappraisal plan performed during the inspection process; often utilizing directories, listing services, and subsequent submissions by property owners, which may include confidential renditions. This data undergoes verification through existing records and public reports.

Defining Market Areas in the District

The market areas for personal property and tangible industrial assets typically correspond to school districts or cities. These areas are defined utilizing data gathered from annual field inspections, input from commercial business owners, impact newsletters, research centers, permits, owner renditions, DBAs, and other relevant data sources.

Developing an Appraisal Approach

The appraisal of Personal and industrial properties is completed through a model-based process centered on developing the replacement/reproduction cost new less depreciation. Income approach models may be employed if economic and/or property income data is accessible, while a market data model is utilized when suitable sales information is available in the market.

Special Inventory

Monthly and annual declaration forms for watercraft, heavy equipment, manufactured housing, and motor vehicle dealers (as defined by Section 23.121 of the Texas Property Code) are used for discovery and valuation of special inventory accounts. Copies of annual declarations are maintained by the District. Alternate discovery methods may sometimes be used as described in the Business Personal Property Account section.

Commercial and Business Aircraft

Methods for assessing the value of commercial and business aircraft incorporate data gathered from local airport managers and resources including the "Aircraft Blue Book", owner's renditions, aircraft allocation, and the Federal Aviation Administration registry.

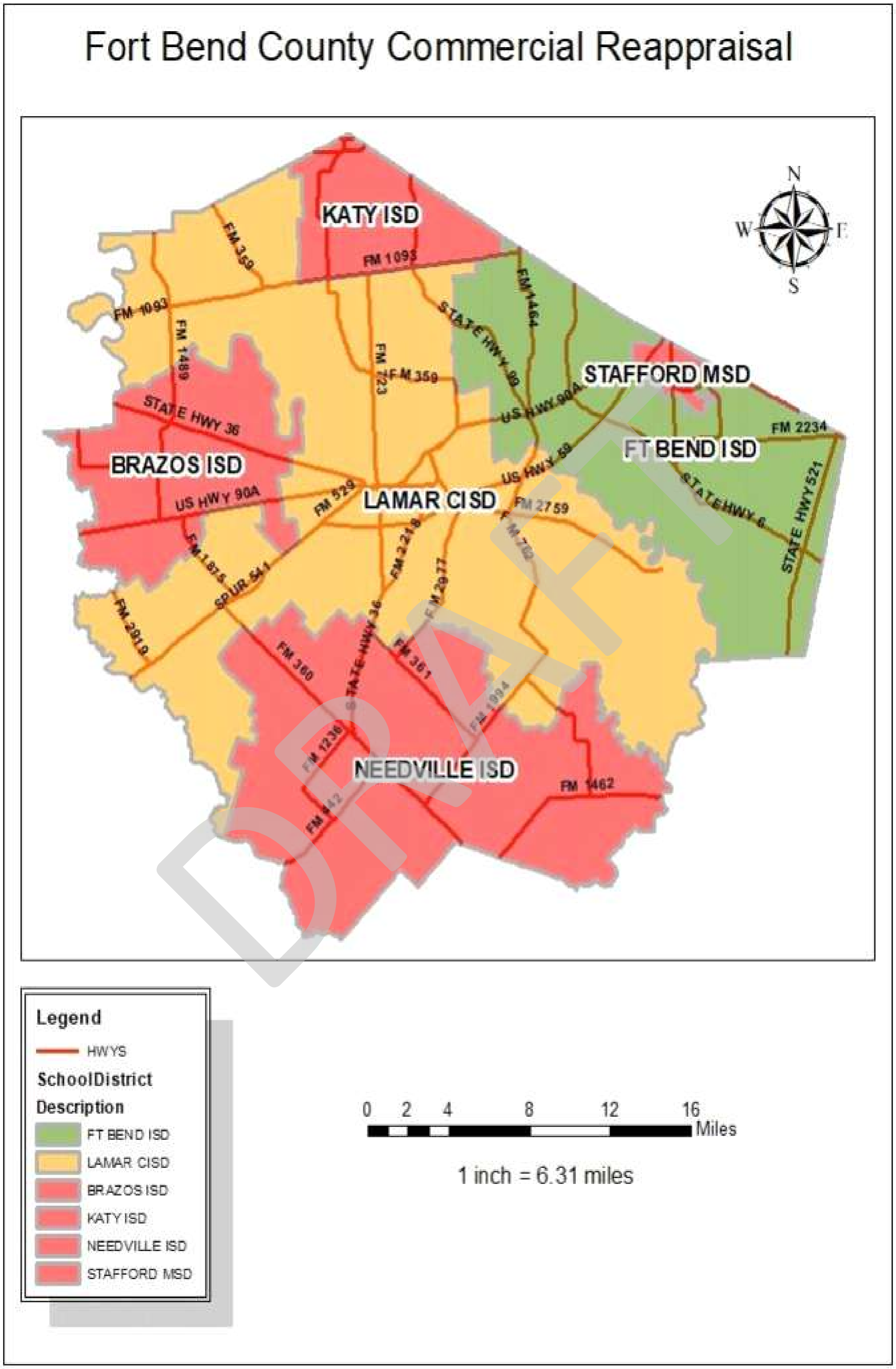
Comparison and Review

The appraisal analysts integrate various models, selecting the one most suitable for the unique attributes of the subject property. Changes in the property's value over time are analyzed through computer-assisted statistical assessment. Periodic redistribution of properties amongst appraisers or appraisal review performed by a seasoned appraiser enhances the review process.

Section 14. The Mass Appraisal Report

Each tax year, a Mass Appraisal Report will be prepared and certified by the Chief Appraiser. The Mass Appraisal Report will be developed in compliance with STANDARD RULE 5 and 6 of the *Uniform Standards of Professional Appraisal Practice (USPAP).* The signed certification by the Chief Appraiser will also comply with the certification requirements in STANDARD RULE 5 and 6 of *USPAP*.

Appendix A Commercial Appraisal Department



Appendix A.1 Commercial Reappraisal Plan

It is the objective of the Commercial Department to review and update as needed, commercial real properties for value and characteristics in the manor detailed as follows.

Tax Year 2027

- Inspect real commercial properties occupancy categories:
  Office, Medical, Hotel/Motel, Golf, Country Club, Single Family, 1/3 of the Miscellaneous and Exempt properties in the Fort Bend County jurisdiction.
- Discover new commercial construction and review building permits.
- Review of partial complete commercial properties from previous year.
- Conduct commercial Informal hearings with property tax agents.
- Participate in commercial ARB hearings.

Tax Year 2028

- Inspect real commercial properties occupancy categories:
  Warehouse, Convenience Store, Car Wash, Auto Service, Restaurant, 1/3 of the Miscellaneous and Exempt properties in the Fort Bend County jurisdiction.
- Discover new commercial construction and review building permits.
- Review of partial complete commercial properties from previous year.
- Conduct commercial Informal hearings with property tax agents.
- Participate in commercial ARB hearings.

Tax Year 2029 (Subject to the 2029-2030 Reappraisal Plan)

- Inspect real commercial properties occupancy categories:
  Retail, Theater, Parking Structure, 1/3 of the Miscellaneous and Exempt properties in the Fort Bend County jurisdiction.
- Discover new commercial construction and review building permits.
- Review of partial complete commercial properties from previous year.
- Conduct commercial Informal hearings with property tax agents.
- Participate in commercial ARB hearings.

Commercial Appraisal Department's Periodic Reappraisal Plan is subject to change in response to unforeseen social, natural, and other events that may occur.

Appendix A.2 Commercial Reappraisal Calendar

<u>Tax Year 2027</u>

2026

July-Nov	Department updates field training. Inspect real commercial properties' occupancy categories: Office, Medical, Hotel/Motel, Single Family (occupancy 351), Golf, Country Club, 1/3 of the Miscellaneous and Exempt properties. Begin the discovery of new commercial construction
November	Begin the review of building permits and field checks of existing property.

2027

Dec-Jan	Review commercial properties that were partially complete for the previous year.
February	All real commercial field projects are complete.
March	All data entry complete. Complete equalization of real commercial. Updated hearings training.
April-May	ARB training and preparation. Commercial Informal hearings with property tax agents begin.
June	Commercial ARB hearings begin.

<u>Tax Year 2028</u>

2027

July-Nov	Department updates field training. Inspection of real commercial properties: Warehouse, Convenience Store, Car Wash, Auto Service, Restaurant, 1/3 of the Miscellaneous and Exempt properties in the Fort Bend County jurisdiction. Begin discovery of new commercial construction.
November	Begin the review of building permits and field checks of existing property.

2028

Dec-Jan	Review commercial properties that were partially complete for previous year.
February	All real commercial field projects are complete.

March	All data entry complete. Complete equalization of real commercial. Updated hearings training.
April-May	ARB training and preparation. Commercial Informal hearings with property tax agents begin.
June	Commercial ARB hearings begin.

<u>Tax Year 2029 (Subject to the 2029-2030 Reappraisal Plan)</u>

2028

July-Nov	Department updates field training. Inspection of real commercial properties: Retail, Theater, Parking Structure, 1/3 of the Miscellaneous and Exempt properties. Begin discovery of new commercial construction
November	Begin the review of building permits and field checks of existing property.

2029

Dec-Jan	Review commercial properties that were partially complete for previous year.
February	All real commercial field projects are complete.
March	All data entry complete. Complete equalization of real commercial. Updated hearings training.
April-May	ARB training and preparation. Commercial Informal hearings with property tax agents begin.
June	Commercial ARB hearings begin.

Please note, the calendar may be amended, as necessary, due to external and unforeseen factors, including weather events, economic events, health events, actions of the legislature, etc.

Appendix A.3 Commercial Modeling Reappraisal Calendar

Tax Year 2027

2026

August – October:	Commercial Appraiser Manual and Field Procedures Update. Analyze Income Data; MVP Codes Testing; Training; Sales Entry; Monthly Sales Ratios by ISD; NBHD Review-Consolidate for MVP Status; Mobile Home Updates; Models in Orion
November – February:	Income Models Analysis; Monthly Sales Ratios by ISD; NBHD Review-Consolidate for MVP Status; LIH Rate Analysis and Update Website; Income Questionnaire/District Webpage; Cost schedule review/Orion Patch updates; Review Mobile Home updates

2027

March:	Update Income Models; Sales Entry; Final Value Review; ARB Training; Income Model Training; MVP Conversion and account updates as needed; Review Publications (Cap rates, Commercial Property Types, all other tools)
April – July:	Hearings; Commercial Appraiser Support/Training

Tax Year 2028

2027

August – October:	Commercial Appraiser Manual and Field Procedures Update. Analyze Income Data; MVP Codes Testing; Training; Sales Entry; Monthly Sales Ratios by ISD; NBHD Review-Consolidate for MVP Status; Mobile Home Updates; Models in Orion
November – February:	Income Models Analysis; Monthly Sales Ratios by ISD; NBHD Review-Consolidate for MVP Status; LIH Rate Analysis and Update Website; Income Questionnaire/District Webpage; Cost schedule review/Orion Patch updates; Review Mobile Home updates

2028

March:	Update Income Models; Sales Entry; Final Value Review; ARB Training; Income Model Training; MVP Conversion and account updates as needed; Review Publications (Cap rates, Commercial Property Types, all other tools)
April – July:	Hearings; Commercial Appraiser Support/Training

<u>Tax Year 2029 (Subject to the 2027-2028 Reappraisal Plan)</u>

2028

August – October:	Commercial Appraiser Manual and Field Procedures Update. Analyze Income Data; MVP Codes Testing; Training; Sales Entry; Monthly Sales Ratios by ISD; NBHD Review-Consolidate for MVP Status; Mobile Home Updates; Models in Orion
November – February:	Income Models Analysis; Monthly Sales Ratios by ISD; NBHD Review-Consolidate for MVP Status; LIH Rate Analysis and Update Website; Income Questionnaire/District Webpage; Cost schedule review/Orion Patch updates; Review Mobile Home updates

2029

March:	Update Income Models; Sales Entry; Final Value Review; ARB Training; Income Model Training; MVP Conversion and account updates as needed; Review Publications (Cap rates, Commercial Property Types, all other tools)
April – July:	Hearings; Commercial Appraiser Support/Training

Please note, the calendar may be amended, as necessary, due to external and unforeseen factors, including weather events, economic events, health events, actions of the legislature, etc.

Appendix A.4 Commercial Real Property Occupancy Categories

Tax Year 2027

Office

341 Medical Office
444 Dental Office
344 Office Building
492 Shell, Office Building

Hotel/Motel

343 Motel
594 Hotel, Full Service
595 Hotel, Limited Service
588 Motel Extended Stay

Medical

313 Convalescent Hospital
320 Urgent Care (Dispensary)
330 Home for the Elderly
331 Hospital
381 Veterinary Hospital
589 Assisted Living
985 Senior Center

1/3 of Miscellaneous Occupancies and Exempt properties to include:

314 Country Club
523 Golf Cart Storage
183 Golf Start Booth

Tax Year 2028

Warehouse

328 Storage Hangar
329 Hangar, Maintenance & Office
386 Mini-Warehouse
387 Transit Warehouse
406 Storage Warehouse
409 T- Hangar
454 Shell, Industrial Building
467 Boat Storage, Building
471 Lt. Commercial Utility Building
494 Industrials, Light Mftg.
453 Industrial Flex (Multi-tenant office

525 Mini Warehouse, High-Rise
534 Warehouse Showroom Store
555 Lt. Commercial Arch-rib, Quon
584 Mega Warehouse
720 Mega Warehouse Discount Store
>200,000sf
391 Material Storage Building
407 Distribution Warehouse
466 Boat Storage Shed

Convenient Store

419 Convenience Market W/O Gas
531 Mini-Mart Convenience Store W/ Gas
580 Truck Stop

Car Wash

434 Car Wash – Self Serve (Wand)
435 Car Wash – Drive Thru (Tunnel)
436 Car Wash – Automatic
508 Service Station Canopy (Car Wash-Canopy)

Auto Service

303 Automobile Showroom
410 Automotive Center
423 Mini-Lube
455 Auto Dealership, Complete
528 Service Repair Garage

Restaurant

349 Fast Food Restaurant
350 Restaurant
719 Modular Restaurant
1/3 of Miscellaneous Occupancies and Exempt properties

Tax Year 2029

Retail

318 Department Store
319 Discount Store
350 Grocery
353 Retail Store
412 Neighborhood Shopping Center
413 Community Shopping Center
414 Regional Shopping Center
446 Supermarket
460 Shell, Neighborhood Shopping Center
511 Drug Store
532 Florist Shop
597 Mixed Retail W/ Office Units
459 Mixed Retail with Residential Units
700 Mall Anchor Department Store

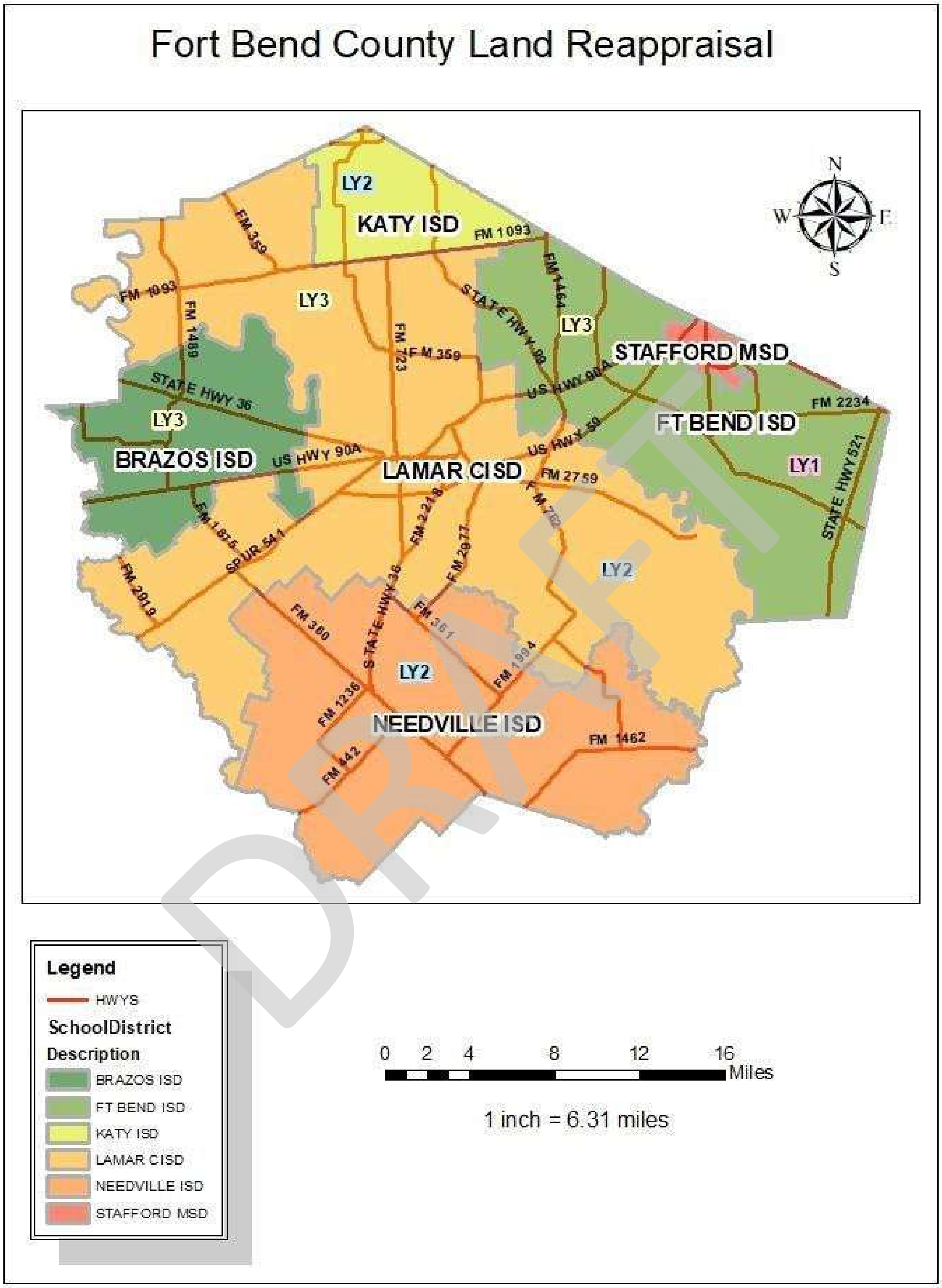
Theaters

355 Fine Arts & Crafts Building
379 Theater – Live Stage
380 Theater – Cinema
345 Parking Structure
1/3 of Miscellaneous Occupancies and Exempt properties

Miscellaneous Occupancies

336	Laundromat
339	Lumber Storage Shed, Horz.
342	Mortuary
345	Parking Structure
352	Multiple Residence (Low Rise)
354	Townhouse Inside Unit
378	Stable
384	Barber Shop
426	Day Care Center
442	Bar/Tavern
447	Cold Storage, Facility
468	Material Storage Shed
489	Jail – Police Station
496	Laboratories
514	Community Center
581	Post Office, Main
582	Post Office, Branch
552	Recreational Enclosure
450	Cotton Gin
718	Banquet Hall
490	Kennel
483	Fitness Center
418	Health Club
304	Bank
305	Barn (Obsolete)
306	Bowling Center
308	Church W/ Sunday School
309	Church
310	City Club
311	Clubhouse
314	Country Club
321	Dormitory
323	Fraternal Building
325	Service Garage (Obsolete)
326	Storage Garage
327	Governmental Building
365	Elementary School
366	Junior High School
484	High School

Appendix B Land Appraisal Department



Appendix B.1 Land Reappraisal Plan

It is the objective of the Land Department to review and update, vacant real properties for land value and characteristics in the manor detailed as follows.

Tax Year 2027 (August – March)

- All newly created subdivisions
- Areas of concern as indicated by ratio studies
- All real properties with State Code C, D, E, and O of Fort Bend ISD South of the State Highway 59 commercial corridor and Stafford ISD
- Real properties with State Code A, F that will be affected by the review of State Code C, D, E, and O properties.

Tax Year 2028 (August – March)

- All newly created subdivisions
- Areas of concern as indicated by ratio studies
- All real properties with State Code C, D, E, and O of Katy ISD, Lamar CISD South of the Brazos River, and Needville ISD
- Real properties with State Code A, F that will be affected by the review of State Code C, D, E, and O properties.

Tax Year 2029 (August – March)

- All newly created subdivisions
- Areas of concern as indicated by ratio studies
- All real properties with State Code C, D, E, and O of Brazos ISD, Fort Bend ISD North of and including the State Highway 59 commercial corridor, and Lamar CISD North of the Brazos River
- Real properties with State Code A, F that will be affected by the review of State Code C, D, E, and O properties.

Land Appraisal Department's Periodic Reappraisal Plan is subject to in response to of unforeseen social, natural, and other events that may occur.

Appendix B.2 Land Reappraisal Calendar

Tax Year 2027

2026

August – November

County wide value analysis work of real property and begin periodic review of O properties.

Begin periodically sending Sales Information letters to properties that have recent ownership transfers.

Collaborate with the Residential Division on special project focus areas that require a detailed analysis of both land and improvements

*See the Land Periodic Reappraisal Plan for specific areas by 3-year cycle.

December Begin review of State Code C properties.

2027

January Begin review of new agriculture appraisal applications and begin review of State Code D and E properties.
Review ratio studies for additional analysis work.

February Complete review of State Code C properties. After previous year's deeds are completed, mail agriculture appraisal applications.
Review ratio studies for additional analysis work.

March Residential Inventory values finalized and entered. All land value projects finalized and recalculated. Agriculture use values finalized and recalculated.

April 30th Deadline for agriculture appraisal applications.

May Deadline for review of timely agriculture appraisal applications.

July Deadline to receive late agriculture appraisal applications before the ARB approves the Appraisal Records.

Tax Year 2028

2027

August – November

County wide value analysis work of real property and begin periodic review of O properties.
*See the Land Periodic Reappraisal Plan for specific areas by 3-year cycle.

December Begin review of State Code C properties.

2028

January Begin review of new agriculture appraisal applications and begin review of State Code D and E properties.

Review ratio studies for additional analysis work.

February — Complete review of State Code C properties. After previous year's deeds are completed, mail agriculture appraisal applications.
Review ratio studies for additional analysis work.

March — Residential Inventory values finalized and entered. All land value projects finalized and recalculated. Agriculture use values finalized and recalculated.

April 30th — Deadline for agriculture appraisal applications.

May — Deadline for review of timely agriculture appraisal applications.

July — Deadline to receive late agriculture appraisal applications before the ARB approves the Appraisal Records.

<u>Tax Year 2029</u> (Subject to the 2028-2029 Reappraisal Plan)

2028

August – November

County wide value analysis work of real property and begin periodic review of O properties.

*See the Land Periodic Reappraisal Plan for specific areas by 3-year cycle.

December — Begin review of State Code C properties.

2029

January — Begin review of new agriculture appraisal applications and begin review of State Code D and E properties.

Review ratio studies for additional analysis work.

February — Complete review of State Code C properties. After previous year's deeds are completed, mail agriculture appraisal applications.

Review ratio studies for additional analysis work.

March — Residential Inventory values finalized and entered. All land value projects finalized and recalculated. Agriculture use values finalized and recalculated.

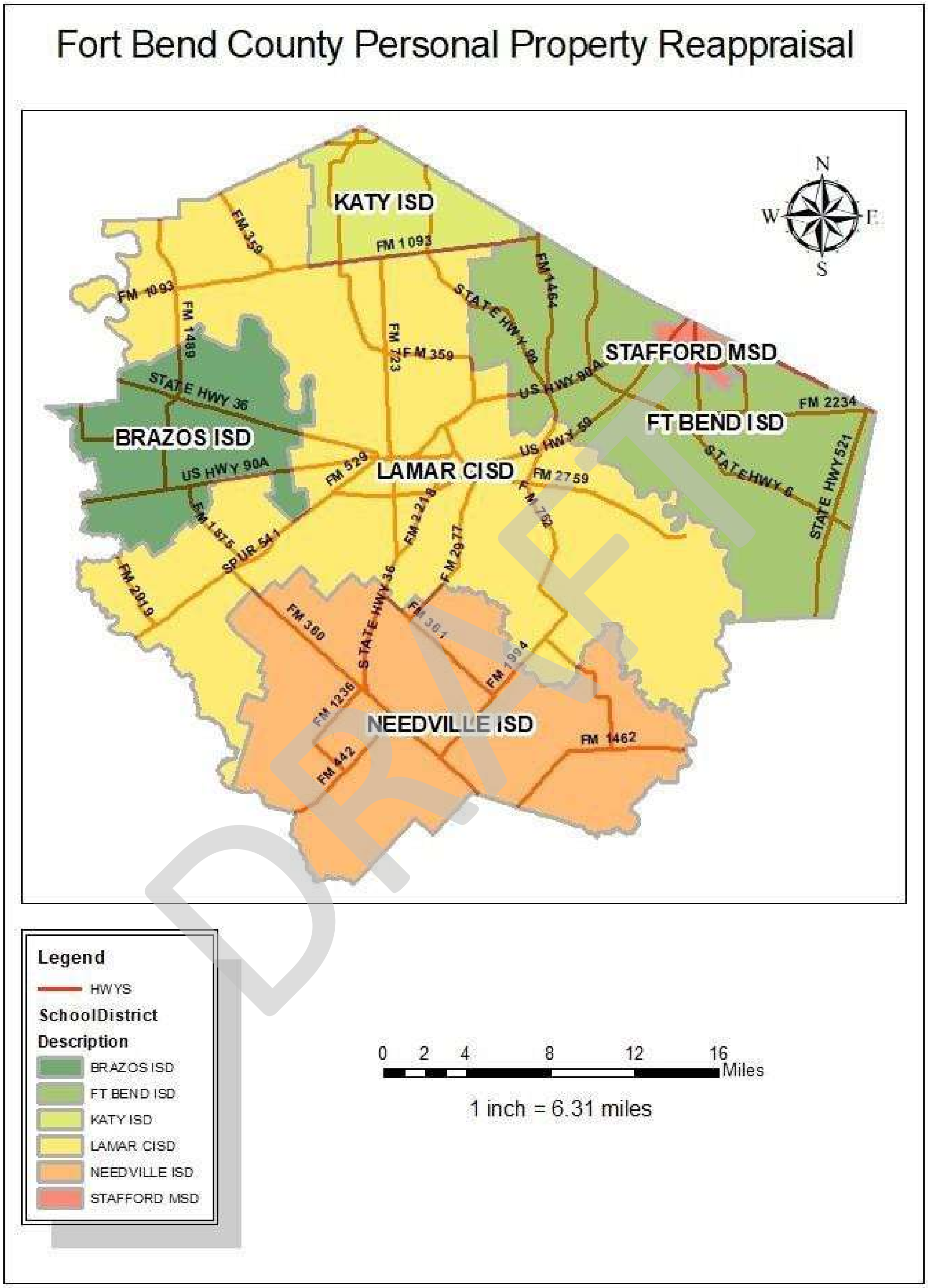
April 30th — Deadline for agriculture appraisal applications.

May — Deadline for review of timely agriculture appraisal applications.

July — Deadline to receive late agriculture appraisal applications before the ARB approves the appraisal Records.

Please note, the calendar may be amended, as necessary, due to external and unforeseen factors, including weather events, economic events, health events, actions of the legislature, etc.

Appendix C Personal Property Appraisal Department



Appendix C.1 Personal Property Reappraisal Schedule

Tax Year 2027

- Review NAICS Codes & SIC Codes for all business personal property accounts.
- Review DBA's assumed names and withdrawal of assumed names.
- Review of Impact magazine.
- Review state registration list from outside vendor.
- Begin Field Inspections of half of the business personal property accounts in 901,903, 906 & 914
- Finalize cover letter for Rendition.
- Mail Freeport applications with questionnaire to qualified property owners.
- Mail Abatement applications to qualified property owners.
- Mail Special Inventory Declarations to special inventory accounts.
- Mail 2027 Renditions to all business personal property accounts that are over the value of $125,000.
- Mail 2027 Aircraft Renditions for accounts that are over the value of $125,000.
- Mail Notices for denial of exemptions or special valuation.
- Complete all field inspections for business personal property accounts.
- Data entry on businesses reviewed regarding NAICS & SIC codes.
- Data entry creating new accounts per DBA's or Impact magazine.
- Data entry for all business personal property accounts, inspection date and appraiser.
- Data entry for any businesses closed during field inspections.
- Data entry to create new businesses during field inspections.
- Update depreciation schedule and cost schedules.
- Update Index numbers.
- Update all business personal property forms for website.
- Begin processing renditions.
- Process all renditions submitted timely.
- Process all extension requests.
- Data entry for all worked Renditions.
- Update ownerships, delete accounts and create new accounts per renditions.
- Review all returned mail.
- Flag all non-rendered accounts for a 10% penalty and mail 30-day penalty letter.
- Review all non-rendered accounts.
- Mail 2027 Notices.
- Review and process all protest submitted.

Tax Year 2028

- Review NAICS Codes & SIC Codes for all business personal property accounts.
- Review DBA's assumed names and withdrawal of assumed names.
- Review of Impact magazine.
- Review state registration list from outside vendor.
- Begin Field Inspections of half of the business personal property accounts for 901,903,906,914.
- Finalize cover letter for Rendition.
- Mail Freeport applications with questionnaire to qualified property owners.
- Mail Abatement applications to qualified property owners.
- Mail Special Inventory Declarations to special inventory accounts.
- Mail 2028 Renditions to all business personal property accounts that are over the value of $125,000.
- Mail 2028 Aircraft Renditions that are over the value of $125,000.
- Mail Notices for denial of exemptions or special valuation.
- Complete all field inspections for business personal property accounts.
- Data entry on businesses reviewed regarding NAICS & SIC codes.
- Data entry creating new accounts per DBA's or Impact magazine.
- Data entry for all business personal property accounts, inspection date and appraiser.
- Data entry for any businesses closed during field inspections.
- Data entry to create new businesses during field inspections.
- Update depreciation schedule and cost schedules.
- Update Index numbers.
- Update all business personal property forms for website.
- Begin processing renditions.
- Process all renditions submitted timely.
- Process all extension requests.
- Data entry for all worked Renditions.
- Update ownerships, delete accounts and create new accounts per renditions.
- Review all returned mail.
- Flag all non-rendered accounts for a 10% penalty and mail 30-day penalty letter.
- Review all non-rendered accounts.
- Mail 2028 Notices.
- Review and process all protest submitted.

Business Industrial and Personal Property Department's Periodic Reappraisal Plan is subject to change in response to unforeseen social, natural, and other events that may occur.

Appendix C.2 Personal Property Reappraisal Calendar

<u>Tax Year 2027</u>

August –November 2026

- Leased vehicle and leased equipment roll completed and entered.
- Field inspection of non-rendered accounts valued at $100,000 and above.
- Review of withdrawal of Assumed name, Assumed name (DBA).
- Review of Impact magazine
- Begin Field Inspections in school district 901, 903, 906, 914.
- Review new construction in all school districts.

December 2026

- Mail Freeport applications to qualified property owners (along with questionnaire).
- Request updated special inventory dealer list from appropriate state agency.
- Finalize rendition cover letter.

January – February 2027

- Mail 2027 Renditions to accounts over $125,000.
- Completion of testing and updates for depreciation and cost schedules.
- Receive state registration from outside vendors.
- Entire Month-Keying all Field Inspected data.
- Deadline for 25.25(d) and 25.25(h).
- Deadline for Special Inventory Declaration from dealers.
- Mail reminder notices to special inventory dealers who have not filed declarations.

March

- Begin processing renditions of Business Personal Property accounts.
- Mail dealer non-compliance list to respective authorities on special inventory.
- Complete inspection of Business Personal Property accounts.

April

- All projects complete and enter the CAMA system.
- Complete changes and lock CAMA system.
- Generate appraisal notice data files.
- Deadline for property owners to file renditions, information reports, and decreased value reports unless extension request in writing filed by this date.
- All Business Personal Property extensions are entered into CAMA system.
- Deadline for applications to be filed by property owners (Freeport and Abatements).
- Mail non-rendered penalty letters to business owners that did not render.
- Mail 21-day letter request.

- Deadline to file exemption application for vehicle used for personal use & income producing activity.

- Application for Allocations of value for personal property used in Interstate Commerce, Commercial/Business Aircraft, motor vehicles or Rolling Stock.

May - July 2027

- Mail notices for denial of exemptions or special valuation Deadline for rendition extensions granted.
- Review non-rendered business personal property accounts with penalty.
- Add rendition penalty to all accounts for which a rendition or extension request has not been received.

<u>Tax Year 2028</u>

August –November 2027

- Leased vehicle and leased equipment roll completed and entered.
- Field inspection of non-rendered accounts valued at $100,000 and above Review of withdrawal of Assumed name, Assumed name (DBA).
- Review of Impact magazine.
- Begin Field Inspections in school districts 907.
- Review new construction in all school districts.

December

- Mail freeport applications to qualified property owners (along with questionnaire).
- Request updated special inventory dealer list from appropriate state agency.
- Finalize rendition cover letter.

2028

January – February

- Mail 2028 Renditions.
- Completion of testing and updates for depreciation and cost schedules.
- Receive state registration from outside vendors.
- Entire Month-Keying all field inspected data.
- Deadline for 25.25(d) and 25.25(h).
- Deadline for Special Inventory Declaration from dealers.
- Mail reminder notices to special inventory dealers who have not filed declarations.

March

- Begin processing renditions of Business Personal Property accounts.
- Mail dealer non-compliance list to respective authorities on special inventory.
- Complete inspection of Business Personal Property accounts.

April

- All projects complete and entered into the CAMA system.
- Complete changes and lock CAMA system.

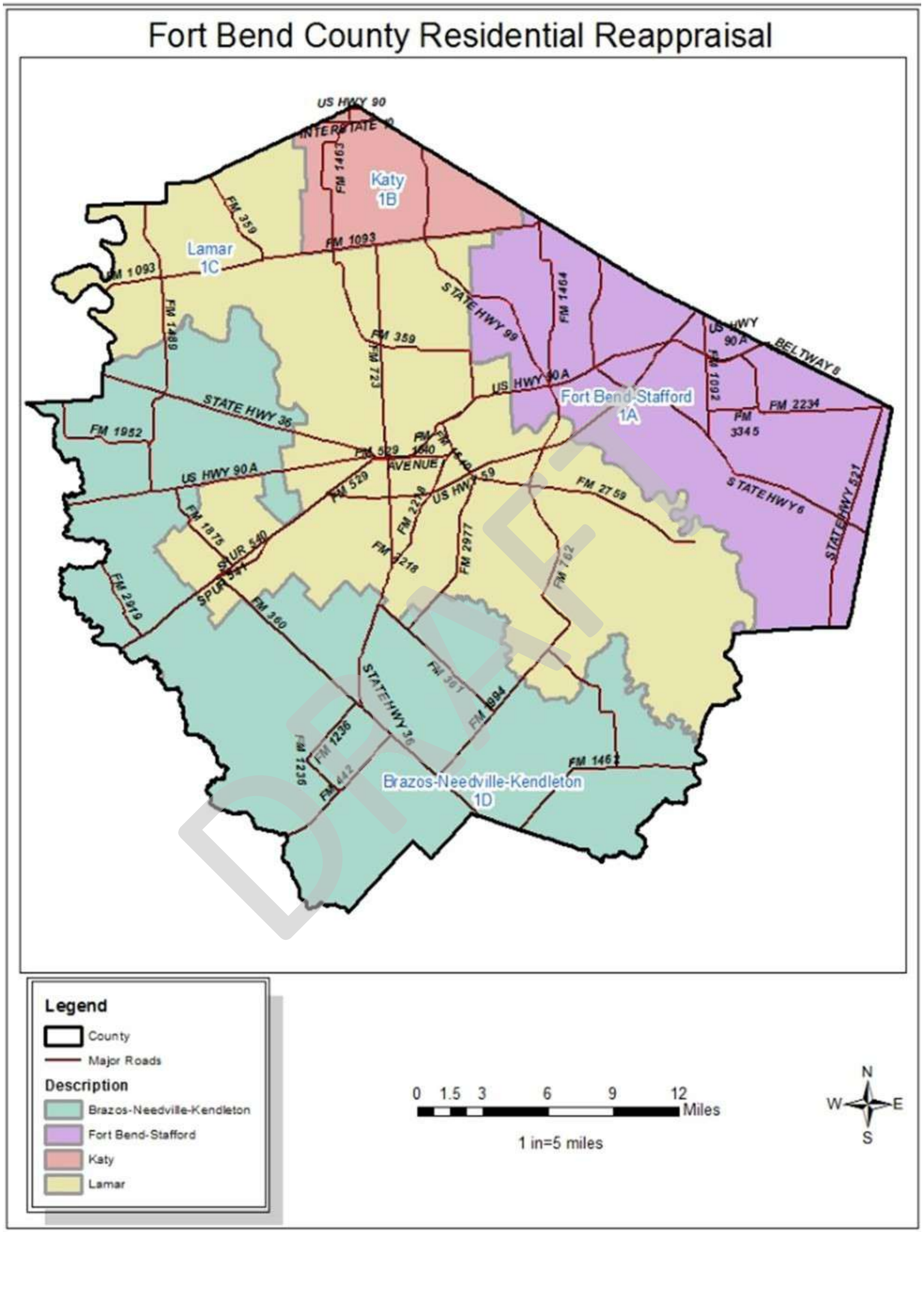
- Generate appraisal notice data files.
- Deadline for property owners to file renditions, information reports, and decreased value reports unless extension request in writing filed by this date.
- All Business Personal Property extensions are entered into CAMA system
- Deadline for applications to be filed by property owners (Freeport's and Abatements).
- Deadline to file exemption application for vehicle used for personal use & income producing activity.
- Application for Allocations of value for personal property used in Interstate Commerce, Commercial/Business Aircraft, motor vehicles or Rolling Stock.
- Mail non-rendered penalty letters to business owners that did not render.
- Mail 21-day letter request.

May - July

- Mail notices for denial of exemptions or special valuation Deadline for rendition extensions granted.
- Review non-rendered business personal property accounts with penalty.
- Add rendition penalty to all accounts for which a rendition or extension request has not been received.

Please note, the calendar may be amended, as necessary, due to external and unforeseen factors, including weather events, economic events, health events, actions of the legislature.

Appendix D Residential Appraisal Department



Appendix D.1 Residential Reappraisal Plan

Tax Year 2027

During Tax Year 2027, the district will complete the scheduled reappraisal of the residential neighborhoods identified below as part of the three-year reappraisal cycle. These neighborhoods have been designated for comprehensive review to ensure appraisal records remain accurate and reflect current market conditions.

All residential property review will be completed in the following Neighborhoods:

1000	1460	1790	2700	3216	3651	4250	4718	5280	5770	8865	9171
1001	1491	1801	2820	3217	3671	4270	4719	5281	5785	8990	9181
1002	1498	1811	2860	3218	3672	4300	4720	5290	5810	8993	9182
1004	1520	1820	2861	3221	3720	4313	4810	5291	5825	8995	9184
1006	1521	1830	2862	3233	3721	4322	4820	5310	5830	8996	9220
1017	1530	1840	2880	3234	3750	4323	4821	5320	5831	8997	9223
1022	1531	1850	2911	3235	3760	4325	4822	5340	5832	9000	9224
1024	1532	1880	2913	3240	3770	4365	4982	5341	5833	9001	9262
1025	1534	1890	2928	3241	3789	4367	5000	5380	5835	9002	9269
1026	1535	1900	2929	3280	3810	4368	5060	5390	5836	9003	9270
1030	1539	1910	2940	3300	3830	4369	5070	5420	5837	9006	9271
1040	1540	1970	2950	3331	3880	4400	5071	5430	5839	9010	9273
1090	1560	1971	2970	3340	3881	4402	5072	5460	5850	9025	9274
1100	1570	1972	2980	3370	3882	4410	5073	5461	5954	9045	9277
1101	1590	1980	3040	3400	3884	4411	5075	5462	5959	9046	9280
1110	1610	2000	3050	3401	3885	4412	5077	5463	6200	9049	9281
1140	1612	2015	3070	3410	3890	4413	5078	5470	6201	9050	9282
1150	1613	2020	3082	3420	3950	4416	5080	5490	8000	9052	9302
1180	1620	2060	3091	3421	3970	4417	5081	5510	8010	9053	9303
1190	1621	2100	3130	3442	3990	4460	5088	5511	8020	9054	9304
1200	1638	2101	3131	3460	4010	4560	5100	5520	8030	9056	9330
1250	1640	2110	3133	3470	4011	4570	5110	5530	8040	9057	9340
1260	1650	2120	3135	3482	4012	4571	5131	5560	8240	9058	9362
1300	1690	2121	3180	3491	4022	4572	5132	5591	8265	9059	9380
1310	1700	2122	3190	3492	4025	4573	5135	5610	8290	9081	9381
1320	1702	2123	3202	3517	4026	4576	5136	5670	8291	9082	9400
1350	1720	2130	3206	3542	4032	4577	5137	5690	8360	9083	9700
1372	1740	2160	3209	3550	4033	4582	5161	5710	8420	9089	9701
1380	1743	2190	3210	3551	4044	4584	5180	5720	8430	9121	9705
1390	1750	2191	3211	3552	4046	4680	5190	5731	8460	9123	9706
1400	1751	2200	3212	3580	4150	4711	5210	5740	8570	9161	9708
1410	1752	2201	3213	3600	4160	4715	5220	5745	8740	9162	9727
1420	1760	2270	3214	3630	4161	4716	5240	5750	8750	9163	
1421	1780	2290	3215	3647	4162	4717	5260	5760	8751	9164	

In addition to the scheduled neighborhood reappraisal program, the district will conduct ongoing countywide appraisal maintenance activities throughout the tax year. These activities include the review of all Change Detection Project results, sketch verification projects, mobile home park inspections, new construction, permit reviews, and taxpayer-requested inspections in all residential market areas.

Tax Year 2028

During Tax Year 2027, the district will complete the scheduled reappraisal of the residential neighborhoods identified below as part of the three-year reappraisal cycle. These neighborhoods have been designated for comprehensive review to ensure appraisal records remain accurate and reflect current market conditions.

All residential property review will be completed in the following Neighborhoods:

1008	1502	2041	3080	3603	4060	4390	4761	5582	8470	9022	9160
1014	1503	2042	3090	3606	4074	4391	4800	5590	8510	9023	9188
1016	1504	2061	3101	3607	4090	4393	4853	5600	8540	9024	9189
1020	1505	2080	3134	3650	4093	4395	4890	5620	8560	9026	9190
1070	1511	2150	3150	3654	4096	4398	4891	5680	8561	9027	9210
1080	1512	2170	3151	3660	4098	4401	4913	5700	8710	9031	9230
1102	1513	2180	3160	3670	4100	4403	4914	5729	8720	9032	9240
1103	1514	2189	3170	3690	4101	4404	4990	5730	8741	9033	9253
1120	1515	2211	3171	3691	4103	4405	4994	5790	8760	9036	9260
1121	1516	2230	3172	3695	4105	4406	5030	5800	8780	9037	9261
1160	1517	2240	3175	3697	4106	4407	5040	5841	8781	9039	9278
1170	1550	2280	3176	3711	4107	4408	5050	5860	8790	9042	9279
1210	1580	2311	3178	3712	4109	4409	5090	5955	8800	9044	9283
1220	1600	2330	3200	3714	4120	4420	5120	6101	8810	9069	9290
1221	1601	2450	3201	3730	4130	4421	5160	8200	8820	9071	9300
1222	1660	2540	3207	3740	4131	4430	5170	8201	8831	9073	9301
1226	1671	2550	3290	3780	4140	4450	5200	8202	8870	9074	9305
1230	1680	2570	3320	3840	4260	4451	5230	8210	8880	9075	9370
1240	1730	2680	3350	3841	4280	4470	5250	8230	8890	9085	9379
1252	1741	2685	3380	3850	4310	4550	5330	8250	8900	9086	9401
1255	1770	2690	3411	3860	4314	4578	5350	8270	8910	9097	9402
1270	1791	2770	3510	3862	4320	4586	5351	8280	8930	9122	9403
1280	1792	2790	3519	3910	4321	4587	5352	8300	8940	9130	9404
1330	1800	2801	3522	3911	4324	4588	5360	8310	8950	9131	9405
1370	1870	2863	3523	3920	4326	4596	5370	8320	8960	9132	9420
1381	1920	2870	3524	3940	4335	4689	5410	8330	8970	9133	9450
1382	1930	2890	3525	3960	4340	4690	5440	8350	8991	9134	9451
1430	1940	2921	3526	3980	4350	4691	5449	8370	8992	9135	9454
1450	1950	2960	3540	4000	4351	4692	5480	8380	8998	9136	9456
1470	1960	3000	3541	4001	4372	4693	5521	8400	9012	9150	9457
1480	1990	3020	3561	4002	4382	4694	5540	8401	9013	9151	9726
1492	1991	3021	3590	4003	4384	4695	5570	8402	9014	9152	
1493	1992	3038	3601	4013	4385	4696	5580	8410	9019	9153	
1501	2040	3041	3602	4045	4386	4760	5581	8450	9020	9154	

In addition to the scheduled neighborhood reappraisal program, the district will conduct ongoing countywide appraisal maintenance activities throughout the tax year. These activities include the review of all Change Detection Project results, sketch verification projects, mobile home park inspections, new construction, permit reviews, and taxpayer-requested inspections in all residential market areas.

Tax Year 2029

During Tax Year 2027, the district will complete the scheduled reappraisal of the residential neighborhoods identified below as part of the three-year reappraisal cycle. These neighborhoods have been designated for comprehensive review to ensure appraisal records remain accurate and reflect current market conditions.

All residential property review will be completed in the following Neighborhoods:

1009	1630	2431	3081	3441	4034	4510	5079	5631	6110	9095	9399
1015	1669	2460	3083	3450	4035	4511	5083	5640	6120	9100	9452
1018	1670	2471	3084	3480	4036	4530	5085	5650	6130	9110	9453
1029	1710	2472	3100	3490	4038	4574	5086	5662	6150	9111	9455
1060	2004	2480	3110	3500	4040	4575	5130	5664	6160	9112	9458
1130	2005	2490	3120	3638	4047	4579	5133	5834	6190	9114	9500
1223	2006	2500	3132	3640	4048	4580	5191	5838	6300	9117	9501
1224	2007	2530	3140	3680	4049	4581	5270	5840	8203	9120	9502
1225	2008	2560	3141	3706	4059	4583	5295	5950	8220	9250	9503
1251	2009	2590	3174	3771	4070	4585	5300	5951	8260	9251	9504
1290	2016	2650	3203	3781	4071	4589	5305	5952	8340	9252	9505
1305	2070	2670	3204	3782	4072	4590	5400	5953	8341	9256	9506
1331	2081	2711	3205	3820	4073	4591	5409	5956	8403	9272	9507
1338	2082	2720	3208	3861	4080	4592	5411	5957	8440	9285	9508
1339	2090	2730	3219	3870	4081	4593	5412	5958	8500	9310	9509
1340	2140	2740	3220	3912	4085	4594	5413	5961	8520	9319	9510
1341	2151	2750	3222	3913	4091	4595	5414	6000	8550	9320	9511
1342	2220	2760	3229	3914	4092	4699	5415	6010	8580	9321	
1343	2250	2780	3230	3915	4094	4700	5416	6020	8755	9341	
1344	2251	2830	3260	3916	4095	4722	5417	6030	8840	9350	
1345	2260	2840	3270	3930	4180	4910	5418	6040	8850	9351	
1360	2274	2850	3310	3941	4200	4912	5419	6050	8860	9360	
1371	2281	2900	3330	3943	4202	4980	5421	6060	8994	9361	
1435	2350	2990	3360	3944	4203	4981	5422	6070	9061	9363	
1440	2370	3010	3390	3945	4392	5010	5500	6080	9090	9364	
1485	2390	3030	3430	3946	4422	5020	5550	6090	9091	9365	
1611	2421	3060	3440	4019	4490	5074	5630	6100	9093	9366	

In addition to the scheduled neighborhood reappraisal program, the district will conduct ongoing countywide appraisal maintenance activities throughout the tax year. These activities include the review of all Change Detection Project results, sketch verification projects, mobile home park inspections, new construction, permit reviews, and taxpayer-requested inspections in all residential market areas.

Appendix D.2 Residential Reappraisal Calendar

Tax Year 2027

2026

July

- Begin field work on new construction, field inspections, and partial completes
- Begin reviewing Change Detection NearMap and listing new/changed improvements
- Begin sales data collection process by mailing a monthly group of Sales Questionnaires

December

- Begin field work for Mobile Home Parks

2027

January

- Drive for Percent Complete on New Construction
- Completion of Mobile Home Parks

February

- Complete field work on all new construction, field inspections and partial complete
- Begin working accounts in Change Detection

January – April

- Review Real Renditions received

Tax Year 2028

2027

July

- Begin field work on new construction, field inspections, and partial completes
- Begin reviewing Change Detection NearMap and listing new/changed improvements
- Begin sales data collection process by mailing a monthly group of Sales Questionnaires

December

- Begin field work for Mobile Home Parks

2028

January

- Drive for Percent Complete on New Construction
- Completion of Mobile Home Parks

February

- Complete field work on all new construction, field inspections and partial complete
- Begin working accounts in Change Detection

January – April

- Review Real Renditions received

Tax Year 2029

2028

July

- Begin field work on new construction, field inspections, and partial completes
- Begin reviewing Change Detection NearMap and listing new/changed improvements
- Begin sales data collection process by mailing a monthly group of Sales Questionnaires

December

- Begin field work for Mobile Home Parks

2029

January

- Drive for Percent Complete on New Construction
- Completion of Mobile Home Parks

February

- Complete field work on all new construction, field inspections and partial complete
- Begin working accounts in Change Detection

January – April

- Review Real Renditions received

***See the Residential Appraisal Plan for specific areas by a 3-year cycle

Appendix D.3 Residential Modeling Appraisal Calendar

2027

August

- Begin monthly ratio studies by ISD; Sales Entry

September – December

- Neighborhood Review; Sales Entry

December – January

- Cost schedule review and updates; Sales Entry

February - March

- Model Calibration and Final Value Reviews; Sales Entry

2028

August

- Begin monthly ratio studies by ISD; Sales Entry

September – December

- Neighborhood Review; Sales Entry

December – January

- Cost schedule review and updates; Sales Entry

February - March

- Model Calibration and Final Value Reviews; Sales Entry

2029

August

- Begin monthly ratio studies by ISD; Sales Entry

September – December

- Neighborhood Review; Sales Entry

December – January

- Cost schedule review and updates; Sales Entry

February - March

- Model Calibration and Final Value Reviews; Sales Entry

Appendix E Texas Comptroller Important Events

Note: This calendar summarizes recurring Texas Comptroller Property Tax Assistance Division (PTAD) reporting requirements, studies, training events, and statutory deadlines. Dates are subject to change. Refer to the Texas Comptroller PTAD website for current schedules and reporting requirements.

Month	Events / Deadlines
January	• Appraisal district public information packet released. • ARB training registration begins. • MAP final reports released. • MAP referrals to TDLR (when applicable). • MAP reviews begin. • Operations Survey distributed. • Annual rendition forms and PTAD publications updated. • **Jan. 1** – Property appraisal date; Chief Appraiser eligibility notification due. • **Jan. 1** - Tax lien attaches to taxable property. • **Jan. 31** – Preliminary SDPVS results certified.
February	• ARB survey summary released. • TLO training begins. • ARB training continues. • **Feb. 1** – EPTS due. • Disabled Veteran Assistance application period opens. • February–May – ARB training conducted.
March	• ARB training continues. • Rendition requirements and forms published. • SDPVS protest period. • **Mar. 31** – Operations Survey due.
April	• EARS test file submissions accepted. • Special district value requests begin. • MAP reviews continue. • **Apr. 1** – Disabled Veteran Assistance applications due. • **Apr. 15** – Standard rendition deadline for most taxable Business Personal Property.
May	• ARB training concludes. • Notice of Appraised Value mailing substantially complete. • Informal and ARB hearings begin. • **May 15** – Deadline for Appraisal Review Boards to adopt hearing procedures. • **May 15** – Standard property owner protest deadline • **May 15** – Chief Appraiser submits appraisal records to ARB as required by statute.
June	• Oil & Gas data requested. • ARB hearings continue. • MAP reviews continue. • **Jun. 1** – EARS test file deadline.

July	• Truth-in-Taxation resources updated. • Preliminary certified appraisal rolls delivered, as applicable. • On or before **Jul. 25** – Chief Appraiser certifies the appraisal roll to taxing units, as require by law. • **Jul. 26** – Railroad rolling stock values certified.
August	• Utility Data Report requested. • Budget preparation and tax rate calculations. • **Aug. 1** – EARS (10k–200k parcels), EPTS, and Oil & Gas submissions due. • On/about **Aug. 15** – Final School District Property Value Study (SDPVS) results certified to the Commissioner of Education.
September	• Truth-in-Taxation compliance and tax rate reporting activities continue. • Utility Data Report due. • Farm and Ranch Survey released. • MAP preliminary reports issued. • Invalid local value notifications. • TARP notifications distributed. • **Sep. 1** – EARS due (<10k or >200k parcels).
October	• Adjusted gross receipts limit published. • Farm and Ranch Survey due. • MAP review notices issued. • Operations Survey published. • Tax bills generally mailed by tax assessor-collector. • **Oct. 15** – TARP reviews begin; Form 50-886-a and SDPVS reporting due.
November	• **Nov. 1** – Remaining MAP data due. • **Two weeks following the Nov Election** – Final tax rate submissions and updated SDPVS forms due.
December	• Final TARP reports released. • Annual planning for next appraisal cycle. • **Dec. 1** – Comptroller ARB Survey responses due. • **Dec. 16** – SDPVS pre-preliminary data released. • **Dec. 31** – Biennial Property Tax Report (even years), TLO comments, Statewide List of Tax Rates, Ratio Study report.

*After submission of an appraisal district's EARS, the following forms and data must be submitted:

- Form 50-253, Report on Value Lost Because of the School Tax Limitation on Homesteads of the Elderly/Disabled (PDF)
- Form 50-755, Report on Value Lost Because of School District Participation in Tax Increment Financing (TIF) (PDF)
- Form 50-767, Report on Value Lost Because of Value Limitations under Tax Code Chapter 313 (PDF)
- Form 50-851, Report on Value Lost in a School District Because of Deferred Taxes (PDF)
- Form 50-886-a, Tax Rate Submission Spreadsheet (required for all taxing units) (XLSX)

Appendix F Fort Bend Central Appraisal District Budget
2026-2027 Budget Summary

Dept #	Dept Name	FY25 Actual	FY26 Adopted Budget	FY27 Proposed Budget	Budget Inc (Dec) (FY26/FY27)	Inc (Dec) %
1000-01	Board of Directors	33,291	41,700	41,100	(600)	-1.4%
1500-02	Administration	3,280,876	8,348,659	6,693,078	(1,655,581)	-19.8%
1500-03	Finance	704,148	798,323	878,332	80,009	10.0%
1500-04	Human Resources	533,296	826,494	1,179,517	353,023	42.7%
1700-10	Legal Admininstration	338,124	373,139	-	(373,139)	-100.0%
1700-11	Litigation	2,041,854	2,679,578	2,758,708	79,130	3.0%
1700-12	Appeals	1,274,080	1,523,803	1,734,948	211,145	13.9%
2000-20	Residential	3,600,584	4,088,963	4,417,040	328,077	8.0%
2000-21	Commercial	1,887,381	2,029,462	2,257,117	227,655	11.2%
2000-22	Business Personal Property	1,066,319	1,180,738	1,259,704	78,966	6.7%
2000-23	Land	1,303,687	1,601,061	1,731,056	129,995	8.1%
2000-24	Appraisal Operations	-	-	1,189,385	1,189,385	100.0%
2500-25	Communications & Outreach	1,195,806	1,393,929	1,495,397	101,468	7.3%
2500-26	Property Records	1,667,839	1,935,511	2,208,298	272,787	14.1%
3000-30	Shared Services	1,469,910	1,601,080	1,676,435	75,355	4.7%
3500-35	GIS Land Records	736,859	869,917	967,360	97,443	11.2%
3500-36	GIS Development	989,738	1,162,251	1,555,263	393,012	33.8%
4000-40	Information Technology	2,439,787	3,367,893	3,577,150	209,257	6.2%
7000-70	Appraisal Review Board	894,563	961,855	803,052	(158,803)	-16.5%
	Grand Total	**25,458,144**	**34,784,356**	**36,422,938**	**1,638,582**	**4.71%**