

2026 MASS APPRAISAL REPORT

Bastrop Central Appraisal District



Valuation Date: January 1, 2026

This report presents the Bastrop Central Appraisal District's mass appraisal responsibilities, methodologies, resources, review procedures, and performance testing for the 2026 appraisal year. It is intended to provide the Board of Directors, taxing units, property owners, and the public with a clear and orderly explanation of how the district develops, tests, and reviews appraised values.

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Introduction

Scope of Responsibility

Bastrop Central Appraisal District is a political subdivision of the State of Texas, created effective January 1, 1980. The Texas Property Tax Code governs the district's legal, statutory, and administrative responsibilities. The district is governed by a Board of Directors appointed by the taxing units within Bastrop County. The Chief Appraiser, appointed by the Board, serves as the district's chief administrator and chief executive officer.

The district administers local property tax appraisal and exemption functions for 33 taxing jurisdictions. Each taxing unit independently adopts its own tax rate. The appraisal district does not set tax rates. Its principal responsibilities are to determine taxable property values, administer exemptions, and administer special valuation where authorized by law.

This Mass Appraisal Report is prepared for ad valorem tax purposes and is presented in accordance with applicable provisions of the Texas Property Tax Code and, as applicable, the Uniform Standards of Professional Appraisal Practice (USPAP), including Standards 5 and 6. The appraisals developed by the district provide the basis for property tax administration by the taxing units that participate in the Bastrop Central Appraisal District.

The intended users of this report are the district's Board of Directors, the taxing units served by the district, property owners, and members of the public. The intended use of this report is to explain the manner in which the district develops, tests, and reviews appraised values and administers those values equitably and efficiently for ad valorem tax purposes.

All taxable real and personal property known to the district as of the applicable appraisal date is included in the appraisal process, except property that by law may be appraised and supplemented after equalization. Property rights appraised are generally fee simple interests, except where Texas law requires different treatment, such as certain leasehold interests in exempt property or property subject to statutory valuation provisions.

General Assumptions and Limiting Conditions

The appraised value estimates provided by the district are subject to the following conditions:

- The appraisals were prepared exclusively for ad valorem tax purposes.
- The property characteristics data upon which the appraisals are based are assumed to be correct.
- Inspections of the property appraised were performed by on-site visits or through yearly acquired aerial imagery as specified in section 3.3.5 of the IAAO Standard on Mass Appraisal of Real Property.
- Validation of sales transactions occurred through questionnaires to buyer and seller, telephone surveys, field review, and internet research. In the absence of such confirmation, residential sales data obtained from vendors and third parties were considered reliable.
- No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to any property is assumed to be good and marketable, unless otherwise stated.

- All property is appraised as if free and clear of any or all liens or encumbrances, unless otherwise stated. All taxes are assumed to be current.
- All property is appraised as though under responsible, adequately capitalized ownership and competent property management.
- All engineering is assumed to be correct. Any plot plans and/or illustrative material contained with the appraisal records are included only to assist in visualizing the property.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this mass appraisal report.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless nonconformity has been stated, defined, and considered in this mass appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the utilization of the land and improvements of the properties described are within the boundaries or property lines, and that there are no encroachments or trespasses unless noted on the appraisal record.

Unless otherwise stated in this report, the appraiser is not aware of the existence of hazardous substances or other environmental conditions. The value estimates are predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.

Effective Date of Appraisal and Date of the Report

Except for certain inventories for which the property owner has elected a valuation date of September 1, 2025; all appraisals are as of January 1, 2026. The date of this report is July 10, 2026.

Definition of Value

Market Value

Except as otherwise provided by law, taxable property is appraised at market value as of **January 1, 2026**. Under the Texas Property Tax Code, market value is the price at which property would transfer for cash or its equivalent under prevailing market conditions if:

- the property is exposed for sale in the open market for a reasonable time to find a purchaser;
- both the seller and the buyer know of all uses and purposes for which the property is adapted and capable of being used, including enforceable restrictions on its use; and
- both the seller and buyer seek to maximize their gains, and neither is in a position to take advantage of the exigencies of the other.

Special Appraisal Provisions

Texas law provides special appraisal provisions for certain property types, including:

- residential homesteads;
- agricultural and other productivity-qualified land;
- real property inventory;
- dealer inventory;
- nominal or restricted-use property; and
- interstate allocation of property.
- An owner of real property inventory may elect to have the inventory appraised as of September 1 of the year preceding the tax year by filing the required application with the Chief Appraiser.

Reappraisal Policy and Standards

Section 25.18 of the Texas Tax Code requires appraisal offices to implement a plan to update appraised values for real property at least once every three years. District policy is to conduct a general reappraisal of taxable property annually. Appraised values are reviewed each year and remain subject to change. Business personal property, mineral property, and utility property are appraised annually.

Under the 2025 amendment to Section 25.18(a) of the Texas Tax Code, a reappraisal plan may not include a standard or timeline that prevents the Chief Appraiser from appraising property as necessary to comply with Section 23.01(a) of the Texas Tax Code, which requires appraisal at market value as of January 1.

The district develops and applies appraisals through computer-assisted mass appraisal (CAMA) and generally accepted appraisal methods and techniques. In accordance with Section 23.01(h) of the Texas Tax Code, the district applies appraisal methods and techniques consistent with generally accepted appraisal practice. Sources to include, but not limited to, publications by the Appraisal Institute and the Appraisal Foundation. In carrying out these responsibilities, the district is guided, as applicable, by the Uniform Standards of Professional Appraisal Practice (USPAP) and recognized publications of the International Association of Assessing Officers (IAAO), including the IAAO Standard on Mass Appraisal of Real Property and Fundamentals of Mass Appraisal.

For real property analyses in which land and improvement components are separately developed and calibrated, the district's 2026 Adjustment Guide serves as district guidance for the application of land, lot, and improvement adjustments in sales or equity comparison analyses. The guide is intended to promote consistency, transparency, and uniformity by recognizing the use of independently developed contributory land and improvement values when supported by market evidence and the district's mass appraisal methodologies.

Personnel Resources

The Chief Appraiser's office is responsible for the overall planning, organization, staffing, coordination, and control of district operations. The administration function oversees human resources, budget, finance, records management, purchasing, fixed assets, facilities, and postal services.

The appraisal department values all real and personal property accounts, including residential, commercial, business personal property, mineral, utility, and industrial property. District appraisers are subject to the Property Taxation Professional Certification Act and must be registered with the Texas Department of Licensing and Regulation (TDLR).

Support services coordinate records maintenance, exemption processing, agricultural special valuation applications, taxpayer assistance, hearings, and related notice and procedural support administered under current law.

For board terms beginning on or after January 1, 2026, the district's governance and administrative framework also reflects statutory board-member training and director-acknowledgment requirements applicable to appraisal districts in counties with a population of 75,000 or more.

The district staff ranges from 28 to 32 employees in the following classifications:

- **1** official/administrator
- **4** professional supervisory or management staff
- **12 to 14** technicians
- **11 to 13** administrative support staff

Staff Education and Training

Appraisal personnel who perform appraisal work are registered with TDLR. They are required to complete appraisal coursework and attain Registered Professional Appraiser status within five years of employment as an appraiser. After licensure, they must complete at least 30 hours of continuing education every two years.

Field and office staff receive training in data collection, mobile data entry, valuation procedures, and statistical analysis. Management provides on-the-job instruction, communicates procedural updates, and monitors compliance with standardized appraisal practices.

Data

The district maintains approximately 79,300 real and personal property accounts covering 896 square miles within Bastrop County. District data includes property characteristics, ownership information, and exemption information.

New construction is updated through annual field efforts. Existing property data is maintained through field review. Sales are routinely validated through dedicated field work and other inspection activity. Market and economic information is gathered from questionnaires, university research centers, market data centers, vendors, and other recognized sources.

The district maintains GIS cadastral mapping, aerial imagery, and a public website that provides:

- information about the appraisal process;
- property characteristic data;

- certified values;
- protest and appeal information;
- forms;
- exemption applications; and
- business personal property renditions.

Information Systems

The Chief Appraiser, Deputy Chief Appraiser of Administration, and third-party vendors manage the district's data processing facility, software applications, public website, and GIS.

- **GSA Corporation** provides appraisal software and related applications.
- **BIS GIS** provides GIS and mapping-related applications.
- **BIS Consulting** provides website services, data backup, and network oversight.

Legislative Changes Relevant to the Appraisal Year

The district administers appraisal, exemption, notice, and hearing procedures in accordance with current law. Legislative changes relevant to the 2026 appraisal year and related district operations include the following:

Reappraisal Plan and Market Value Compliance

Senate Bill 973 amended Section 25.18(a) of the Texas Tax Code to provide that a reappraisal plan may not include a standard or timeline that prevents the Chief Appraiser from appraising property as necessary to comply with Section 23.01(a) of the Texas Tax Code, which requires appraisal at market value as of January 1. For the 2026 appraisal year, this requirement applies in conjunction with the district's annual reappraisal and market-value review responsibilities.

Residence Homestead Exemptions for School Taxes

For the 2026 appraisal year, the general school district residence homestead exemption is \$140,000. In addition, the school-tax residence homestead exemption for an owner who is age 65 or older or disabled is \$60,000. The district administers these exemptions in accordance with current law.

Income-Producing Tangible Personal Property Exemption and Renditions

Beginning with the 2026 appraisal year, qualifying tangible personal property held or used for the production of income is eligible for a \$125,000 exemption from taxation by a taxing unit under Section 11.145 of the Texas Tax Code. The statute includes additional rules for leased property, property not located on owned or leased sites, and aggregation among related business entities or unified business enterprises. Rendition requirements and related reporting are administered in accordance with the revised provisions of Section 22.01 of the Texas Tax Code.

Independent Performance Test

Under Chapter 5 of the Texas Tax Code and Section 403.302 of the Texas Government Code, the Comptroller's Property Tax Assistance Division (PTAD) conducts an annual Property Value Study (PVS) and methods-and-assistance review (MAP).

The study uses sales, appraisal review, recognized sampling techniques, and tests of appraisal level and uniformity. Reported measures may include:

- median level of appraisal;
- coefficient of dispersion (COD);
- percentage of properties within 10% of the median;
- percentage of properties within 25% of the median; and
- price-related differential (PRD).

Bastrop CAD includes property in five independent school districts. Preliminary study results for the 2026 appraisal year are released on or about February 1, 2027, and are certified to the Texas Education Agency later in 2027. This study provides an independent indication of market movement and appraisal performance.

Appraisal Activities

Appraisal Responsibilities

Field appraisal staff collect and maintain property characteristic data for classification, valuation, and related purposes across residential, commercial, and personal property. Data collection includes field inspection and entry of information into the CAMA system.

The district's goal is periodic reinspection on a three-year cycle, where appropriate, together with annual review of all value conclusions.

Appraisal Resources

Appraisal activities are conducted by 12 appraisers. Field appraisers rely on:

- CAMA property records;
- personal property data sheets;
- maps;
- sales data;
- fire and damage reports;
- building permits;
- photographs; and
- cost and market information.

The district develops market information through reciprocal relationships with buyers, sellers, brokers, and other market participants.

Appraisal Frequency and Method Summary

Each year the district reviews staffing, budgeted resources, information-system needs, GIS support, and major appraisal deadlines to organize appraisal work for the upcoming tax

year. A district calendar of key statutory events and internal milestones supports the sequencing of field inspections, valuation analysis, notices, hearings, certification, and required reporting.

- **Residential property:** Generally reviewed in the field every three years, with annual review in rapidly changing areas. Neighborhood sales are analyzed each year. Exterior photographs are generally updated every third year.
- **Commercial property:** Observed annually for class and condition. Photographs are generally updated every third year. Sales and income data are used in valuation.
- **Business personal property:** Reviewed annually through inspection and SIC-based analysis. Renditions support valuation.
- **Minerals:** Producing working and royalty interests are appraised annually using production data, state-required pricing conventions, and discounted cash flow analysis.
- **Utilities and pipelines:** Appraised annually using unit valuation and all applicable approaches to value, with allocation to local situs assets.

Preliminary Analysis

Data Collection and Validation

The district maintains site and improvement data for real property in its CAMA system. Business personal property data is maintained in dedicated valuation software. All properties are coded under classification systems that support mass appraisal models and consistent valuation treatment.

Sources of Data

Primary data sources include:

- property inspection;
- new construction review;
- data review and relist work;
- aerial imagery;
- hearings;
- sales validation;
- commercial sales verification;
- newspapers and publications;
- owner correspondence by mail or online;
- building permits;
- brokers and managers;
- owner questionnaires;
- soil and agricultural surveys;
- Texas Railroad Commission production data;
- capital market publications;
- local contractor and Marshall & Swift cost information; and
- rental and income surveys.

Data Collection Procedures

Appraisers are assigned geographic areas to promote continuity and local market familiarity. Mobile devices are used in the field to review and update account data. New appraisers receive structured training, and experienced appraisers are retrained before major field projects.

Supervisory quality assurance promotes uniform listing practices and consistent application of procedures.

Data Maintenance

Field appraisers are responsible for entering and quality-checking field data. Most updates are captured through mobile devices and synchronized to the CAMA system. Appraisal supervisors review input accuracy.

Individual Value Review Procedures

Field Review

The CAMA record identifies the date of last inspection and the appraiser responsible for the account. Records may be corrected based on credible evidence provided by taxpayers or taxing jurisdictions. Field inspections are scheduled as needed to verify property characteristics.

Selected real property areas are reviewed annually through field efforts. Personal property accounts with available situs are reviewed annually.

Office Review

Office review is used when updated information from owners is credible and sufficient, or when aerial imagery can confirm characteristics where access is limited. Personal property renditions mailed each January support the annual review process.

Evidence used to support the district's burden of proof for market value and equal and uniform appraisal in informal meetings and formal Appraisal Review Board hearings is developed during the annual notice and protest cycle. To the extent permitted by law, supporting documentation is organized and maintained electronically by appraisal discipline for use throughout the hearing process.

Performance Testing

Ratio studies and comparative analysis are the district's primary internal performance tools. Properly performed ratio studies help identify market influences, support valuation updates, and measure the level and uniformity of appraisal across property types and market areas.

Residential Valuation Process

Scope of Responsibility

Residential appraisers are responsible for estimating equal and uniform market values for residential improved and vacant property. The district includes approximately:

- **51,700** residential improved single-family and multifamily parcels; and
- **19,350** vacant parcels

within Bastrop County and overlapping jurisdictions.

Appraisal Resources

Residential appraisal staff includes appraisers and support staff. Field-collected property characteristics support the application of CAMA under the cost, market, and, where appropriate, income approaches to value.

Valuation Approach

Land Analysis

Land valuation is developed through analysis of market sales of comparable land. Land tables are used to promote consistency within neighborhoods, with parcel-specific adjustments for factors such as:

- access;
- view;
- shape;
- size; and
- topography.

Area Analysis

Regional demographic, locational, employment, income, price, rent, interest-rate, land-supply, and construction-cost information is gathered from public and private sources to support residential valuation decisions.

Neighborhood and Market Analysis

Residential appraisal is neighborhood-based. Neighborhood delineation groups properties with similar physical, economic, governmental, and social influences. Neighborhoods may also be grouped where market evidence is limited.

Market sales analysis is used to measure supply and demand, identify price trends, and recognize market stages such as growth, stability, decline, or renewal. Ratio analysis is performed by neighborhood and, in some cases, by neighborhood group to test appraisal level and uniformity.

Highest and Best Use Analysis

The highest and best use of residential property is usually its current use. Transition areas and mixed-use areas are reviewed to determine whether market conditions require

additional highest and best use analysis. A Jurisdictional Exception is provided by USPAP when local law requires something contrary to the recognized standard. Under Texas law, 23.01(d) of the Tax Code, residential homesteads must be appraised as residential properties.

Valuation and Statistical Analysis (Model Calibration)

Cost Schedules

Residential improvements are valued using replacement cost schedules derived from Marshall & Swift and calibrated to local market conditions. The district annually reviews newly constructed sold property, applies economic indices and neighborhood factors where warranted, and adjusts cost schedules to reflect local building and labor conditions.

Sales Information

The district maintains sales files for residential property and collects information through questionnaires to buyers and sellers, field discovery, protest hearings, sale vendors, builders, and realtors. Verification codes and time adjustments are used to improve analysis and support ratio studies.

Statistical Analysis

Annual neighborhood ratio studies are used to measure appraisal level and uniformity. Statistical measures of central tendency and dispersion help determine whether neighborhood values are consistent with market evidence.

Market and Cost Reconciliation

The district uses a hybrid cost-sales comparison approach to residential valuation. Neighborhood market factors are used to reconcile cost indicators to market evidence. The basic model is:

$$\mathbf{MV = LV + (RCN - AD)}$$

Where:

- **MV** = Market Value
- **LV** = Land Value
- **RCN** = Replacement Cost New
- **AD** = Accrued Depreciation

In residential sales or equity comparison analysis, the district may apply land or improvement adjustments derived from its independently developed land schedules, cost schedules, depreciation schedules, and related valuation models, as reflected in the 2026 Adjustment Guide. Such adjustments are used when they improve comparability and are supported by calibrated component values and available market evidence.

Treatment of Residence Homesteads

For the 2026 appraisal year, the general residence homestead exemption for school district taxes is \$140,000. In addition, the school-tax residence homestead exemption for an owner

who is age 65 or older or disabled is \$60,000. The district administers these exemptions in accordance with current law.

For qualified residence homesteads, assessed value is the lesser of:

- market value; or
- the prior year's appraised value, plus 10% for each year since reappraisal, plus the value of new improvements.

The appraisal cap generally resets on January 1 of the year following the sale of the property.

Performance Tests

Sales Ratio Studies

Sales ratio studies are the primary analytical tool used to measure residential appraisal performance and support value updates.

Management Review Process

Before approval, proposed values, weighted sales ratios, and pricing trends are reviewed by appraisal supervisors and the Chief Appraiser to confirm that appraisal guidelines and quality standards have been met.

Agricultural Land – Special Use Valuation

If land is devoted principally to agricultural use at a degree of intensity generally accepted in the area for at least five of the preceding seven years, it may qualify for special valuation, commonly referred to as **productivity valuation**. Under this valuation method, the property's taxable value is based on its ability to produce agricultural income rather than its market value. Bastrop CAD relies on the publication guides of the Property Tax Assistance Division as a resource.

Productivity value is determined by calculating the income-generating capacity of the land. These calculations may be based on typical rental rates, less customary expenses, to estimate income to a landowner, or on typical county yields and commodity prices, less production expenses, to estimate income to a producer. Separate calculations are developed for various land classes, including improved pasture, native pasture, dry cropland, bees, and wasteland.

When a property qualifies for productivity valuation, the applicable per-acre value is assigned according to established schedules based on the land's classification and quality. Rental-rate data used in these calculations are derived from surveys conducted by the Bastrop CAD. Although this methodology is fundamentally an income approach to value, it is based on the property's designated agricultural use, which may or may not represent the land's highest and best use in the open market.

Wildlife management is a qualifying agricultural use that may also receive productivity valuation. To maintain eligibility, landowners must satisfy specific statutory requirements

related to wildlife management practices, including activities such as habitat preservation, erosion control, and predator management.

Bastrop CAD follows all procedures established by the Texas Property Tax Code to ensure that required notices, correspondence, and applications are properly provided to property owners, whether they currently receive productivity valuation or are applying for it. In addition, each year Bastrop CAD selects a group of properties receiving productivity valuation for audit and review to verify continued compliance with applicable eligibility requirements and appraisal guidelines.

Commercial and Industrial Property Valuation Process

Appraisal Responsibility

This assignment includes commercially described real property within the district. Commercial and industrial properties are appraised in fee simple, subject to applicable law. Easements, restrictions, encumbrances, leases, contracts, special assessments, and fractional interests are considered individually where relevant.

Appraisal Resources

Improved real property appraisal responsibilities are organized by major property type, including:

- multifamily;
- office;
- retail;
- warehouse; and
- special-use properties.

Staff includes appraisers and support staff. Data sources include verified sales, capitalization data, actual income and expense data, lease information, construction cost data, and market publications.

Preliminary Analysis

Market Study

Market studies are used to test and update procedures, valuation models, rents, sales, and local market indicators. These studies support revisions to cost, market, and income models as needed. The work is reinforced by continuing education and professional interaction with appraisal and assessment organizations.

Valuation Approach

Land Value

Commercial land is analyzed annually by comparing appraised values with recent sales. Land is generally valued on a unit basis, such as price per square foot, with adjustments for property-specific factors including corner influence, depth, shape, easements, and related conditions. Land is valued as though vacant at its highest and best use.

Area Analysis

Area analysis considers regional demographic, locational, employment, income, price, rent, land-supply, and construction-cost trends obtained from public and private sources.

Highest and Best Use Analysis

Highest and best use is the reasonably probable and legal use that is physically possible, financially feasible, and maximally productive. For improved property, the analysis considers both the site as improved and as though vacant. This analysis assists in identifying interim use, transitional use, nonconforming use, excess land, or a different optimal use.

Market Analysis

Market analysis examines supply and demand factors affecting commercial property, including sales, leases, lease rates, occupancy, absorption, vacancy, expenses, reserves, and capitalization rates.

Data Collection and Validation

Data Collection Manuals

Commercial and industrial data collection procedures are maintained to provide a consistent system for recording property characteristics. Properties are coded according to classification systems that support model calibration and valuation consistency.

Sources of Data

Commercial sales verification relies on:

- deed records;
- questionnaires;
- phone verification;
- brokers;
- vendors;
- local appraisers;
- hearing evidence; and
- CoStar, Crexi, CBRE.

The district researches transfers of commercial property to develop reliable sales information for valuation and review.

Valuation Analysis

Cost Schedules

The cost approach uses Marshall cost data, local modifiers, and depreciation analysis. Replacement cost new is developed using base rates, unit adjustments, and lump-sum adjustments where appropriate. Local modifiers are applied to reflect market-specific construction and development conditions. Depreciation includes physical deterioration and, where warranted, functional or external obsolescence.

Income Models

The income approach is applied to property types commonly bought and sold on the basis of income-producing ability. Key elements include:

- market rent;
- vacancy and collection loss;
- secondary income;
- expense ratios;
- reserves where applicable; and
- direct capitalization or other income capitalization methods.

Capitalization rates may be derived from market sales, published data, and band-of-investment concepts. Rent loss concessions may be considered where warranted by atypical vacancy or lease-up conditions.

Sales Comparison (Market) Approach

The sales comparison approach is used for both land valuation and comparison of improved property sales to subject properties. Sales analysis also supports depreciation schedules and income model calibration.

Where appropriate in commercial and other real property analyses, the district may use separately developed contributory land or improvement values as a basis for adjustments in the sales or equity comparison process, as reflected in the 2026 Adjustment Guide. This methodology is intended to improve comparability and support uniform appraisal results within the district's mass appraisal system.

Final Valuation Schedules

Cost and income models are calibrated using market evidence and then implemented in the CAMA system. Final value conclusions are based on the reconciliation of the indications produced by the applicable approaches to value.

Statistical and Capitalization Analysis

Statistical analysis is an important quality-control tool. Sales ratio studies, value-change analysis, prior-year comparisons, and related measures are used to test appraisal level and uniformity by property type. Income model estimates, capitalization rates, and related assumptions are continuously reviewed against available market and property-specific information.

Individual Value Review Procedures

Field Review

Commercial field review is performed to verify property characteristics, condition, class, occupancy changes, new construction, remodeling, and other factors affecting value. Field review may be targeted to property types or market areas showing significant change.

Office Review

Office review summarizes the property's data, prior value, proposed value, and applicable valuation indicators. Review may include sales history, income model inputs, cost factors, and special conditions affecting valuation. Properties affected by prior protests are also reviewed for continued appropriateness.

Performance Tests

Sales Ratio Studies

The district uses ratio studies as a principal tool to measure commercial appraisal performance. In conducting those analyses, the district relies on recognized IAAO ratio study guidance to support consistent and professionally accepted testing practices.

Comparative Appraisal Analysis

In addition to ratio studies, the district performs comparative appraisal analysis, including average unit value comparisons by commercial property type, to evaluate the reasonableness and uniformity of sold and unsold property values.

Business Personal Property Valuation Process

Appraisal Responsibility

The district appraises four major personal property categories:

- business personal property accounts;
- leased assets;
- vehicles and aircraft; and
- multi-location assets.

The personal property section consists of three appraisers and no support staff.

Beginning with the 2026 appraisal year, qualifying tangible personal property held or used for the production of income is eligible for a \$125,000 exemption from taxation by each taxing unit under Section 11.145 of the Texas Tax Code. Administration of this exemption is subject to the statutory rules governing leased property, property not located on owned or leased sites, and aggregation of related business entities or unified business enterprises.

Valuation Approach

SIC Code Analysis

Business personal property is classified using Standard Industrial Classification (SIC) codes. SIC classification is foundational to the personal property valuation system and supports analysis by business type and use.

Highest and Best Use Analysis

The highest and best use of personal property is normally its current use.

Data Collection and Validation

Data Collection Procedures

Personal property data collection procedures are documented and distributed to appraisers. Procedures are revised as necessary to address changing field requirements. Renditions and related reporting are administered in accordance with current law, including the provisions applicable to the income-producing tangible personal property exemption.

Sources of Data

Business Personal Property

Data is obtained from field inspection, prior data collection efforts, property owner renditions, assessors, local publications, and information provided by the public.

Vehicles

Vehicle data is supplied by an outside vendor using Texas title and registration records, supplemented by property owner renditions and field inspections.

Leased and Multi-Location Assets

The primary source is property owner renditions, supplemented by field inspections.

Valuation and Statistical Analysis (Model Calibration):

Quality and Density Schedules

Quality and density schedules are developed by SIC code using renditions, hearings, state schedules, and published cost guides. These schedules are reviewed as needed to reflect market conditions.

Statistical Analysis

Summary statistics, including measures such as median, weighted mean, and standard deviation, are used to evaluate appraisal level and uniformity by SIC code.

Depreciation Schedule and Trending Factors

The cost approach is the primary method used to value business personal property. Replacement cost new may be developed from historical cost reported by the owner or from district-developed models. Trend factors and depreciation schedules are based on published valuation guides.

The district uses the following formula:

$$\text{PVF} = \text{Index Factor} \times \text{Percent Good Factor}$$

Market value is then estimated as:

$$\text{Market Value Estimate} = \text{PVF} \times \text{Historical Cost Computer Assisted Personal Property Appraisal (CAPPA)}$$

The CAPPA process is used to analyze and adjust existing SIC models and to develop new models where needed. Models are built using actual cost data and statistical analysis to estimate typical replacement cost new by business type. CAPPA model values are also used

to establish tolerance parameters for review of rendered and non-rendered accounts.

Vehicles

Vehicle values are supplied by an outside vendor using published value guides, with adjustments available for factors such as high mileage. Vehicles not valued by the vendor are valued by appraisers using published guides.

Leased and Multi-Location Assets

Leased and multi-location assets are valued using the applicable schedules described above. Vehicle assets within these categories may be valued using published vehicle guides.

Individual Value Review Procedures

Office Review

The district uses a valuation program that identifies accounts needing review based on conditions such as renditions, field changes, prior hearings, new accounts, and SIC schedule changes.

Accounts are processed through tolerance checks that compare current values to model values and prior-year values. Accounts that fail tolerance parameters are flagged for appraiser review.

Rendition review also supports administration of the income-producing tangible personal property exemption under current law.

Performance Tests

Ratio Studies

The Comptroller's annual Property Value Study provides an external comparison for personal property appraisal. Unlike typical sales ratio analysis, this review uses state cost and depreciation schedules to develop comparative values, which are then compared to district values.

Minerals (Oil and Gas Reservations) Valuation Process

Appraisal Responsibility

Mineral interests in place are real property. Their appraisal is based on the present value of economically recoverable reserves. Producing minerals are appraised for ad valorem taxation.

Mineral interests may be divided into working interests and royalty interests. Producing leases are valued as a unit and then allocated among ownership interests reflected in division orders.

Appraisal Resources

Mineral property is appraised by Capitol Appraisal Group, LLC. The valuation process relies on economic and market inputs that include:

- product pricing;
- discount rates;
- market return expectations; and
- industry and financial publications.

Valuation and Statistical Analysis (Model Calibration)

Pricing, Operating Expenses, and Reserve Analysis

Mineral valuation uses prior-year average prices as required by law. Decline-curve analysis is used to estimate production decline and remaining reserves. Operating income and expense estimates are incorporated into discounted cash flow models to estimate present value. Capitalization and discount rates are reviewed in light of market conditions and risks associated with individual properties.

Value Review Procedures

Value review includes analysis of discount rates, product prices, operating expenses, and reserve assumptions. Because verified market sales data is limited and the minerals market is not highly transparent, comparison to similar properties is an important review tool. PTAD ratio studies provide an external check on appraisal level and uniformity.

Utility Property Valuation Process

Appraisal Responsibility

Utility property includes assets of electric, railroad, pipeline, telephone, communications, and similar companies. Valuation is complex because both tangible and intangible elements may be present at the business level; however, only taxable tangible property is appraised.

Appraisal Resources

Utility property is appraised by Capitol Appraisal Group, LLC. Data sources include:

- regulatory filings;
- owner renditions;
- annual reports;
- internal appraisals; and
- industry publications.

The district uses cost, income, and market concepts as applicable within a unit valuation framework.

Valuation and Statistical Analysis (Model Calibration)

Approaches to Valuation and Reconciliation

Utility valuation is generally developed through unit valuation of the business's tangible assets, followed by allocation to the portion with local situs in the district. The analysis considers accepted appraisal methodology, including weighted average cost of capital

concepts where applicable, and reconciles the relevant value indications to develop taxable value for district situs property.

Value Review Procedures

Utility values are reviewed by comparison to similar properties and by testing the reasonableness of economic and financial assumptions. Market sales are of limited usefulness because transactions often include significant intangible assets that are not taxable in Texas. PTAD ratio studies provide an external check on appraisal level and uniformity.

Appraisal Contractor Providing Mass Appraisal Assistance

Capitol Appraisal Group, LLC provides significant mass appraisal assistance to the district for certain specialized property categories, including mineral interests and utility property. Contractor services may include identification of taxable property, collection and analysis of specialized market and operating data, development of valuation models appropriate to the property type, and review of resulting value conclusions in accordance with applicable law and accepted mass appraisal practice.

Staff Providing Mass Appraisal Assistance

Name	Title	TDLR #	Type of Assistance
Krystal Janecka	RPA	74936	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report
Paul Sane	RPA	75675	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report
Kyle Citzler	RPA	73721	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report
Brad J Craig	RPA	76574	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report
Hannah Hurley	Appraiser III	77199	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report
Braxton Vernor	Appraiser III	77882	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report
Raymond Cowan	Appraiser II	78384	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report
Vaughny Walker	Appraiser II	78378	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report
Pablo Montoya	Appraiser II	78589	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report
Chandler Moeller	Appraiser I	78696	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report
Mario Esparza	Appraiser I	78702	Personal inspection and assistance in the development of analyses, opinions, and conclusions of properties that are the subject of this report

Certification-USPAP 6-3

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the stated assumptions and limiting conditions and are impartial and unbiased.
- The appraiser may have a present interest in the property in which they reside, which is one of the subjects of this report. The appraiser has no personal interest with respect to the parties involved. Subject to that, the appraiser's residence is mass appraised each year by Bastrop CAD personnel with the same standards and techniques of other similar properties valued by the district.
- The appraiser has no bias with respect to the subject properties or the parties involved.
- Engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Compensation for completing this assignment is not contingent upon reporting a predetermined value, a direction in value, a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- The analyses were developed and this report was prepared in conformity with USPAP.
- A personal inspection of the subject properties was made or caused to be made, and the employees contributing to these appraisals are identified above.

Certification – Tax Code 25.22

“I, Faun Cullens, Chief Appraiser for the Bastrop Central Appraisal District, solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value which, to the best of my knowledge and belief, was determined as required by law.”

Faun Cullens, CCA, RPA, TDLR #74808
CEO, Chief Appraiser

Addenda

- Appraisal data, valuation reports, and related downloadable district records may be found on the Bastrop Central Appraisal District website at: <https://bastropcad.org>
- Property record information for individual accounts may be viewed through the district's property search at <https://esearch.bastropcad.org>
- Independent state performance information, including Property Value Study resources, may be found through the Texas Comptroller at: <https://comptroller.texas.gov/taxes/property-tax/pvs/index.php>.
- Supporting district valuation guidance for real property comparison adjustments is set out in the 2026 Adjustment Guide, which describes the district's approach to land, lot, and improvement adjustments based on contributory value differences within its mass appraisal system.