



Travis Central Appraisal District

**REAPPRAISAL PLAN FOR
TAX YEARS 2019 & 2020**

Adopted by Board of Directors: August 27, 2018

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As we progress into the actual reappraisal process, we reserve the right to modify the plan as required in order to meet the requirements for this office as set forth in the Texas Property Tax Code.

EXECUTIVE SUMMARY

Travis Central Appraisal District has prepared and published this reappraisal plan to provide the Board of Directors, taxing units, citizens and taxpayers with a better understanding of the District's responsibilities and reappraisal activities.

The Travis Central Appraisal District (TCAD) is a political subdivision of the State of Texas created on January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A ten member Board of Directors constitute the TCAD governing body. Nine members are appointed by the Travis County jurisdictions TCAD serves. Two are appointed by Travis County, Austin Independent School District and the City of Austin. One member is appointed jointly by the City of Austin and The Austin Independent School District. One member each is appointed at large by the cities and school districts of Western and Eastern Travis County. The Travis County Assessor/Collector serves as a non-voting member. The Chief Appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the appraisal district. Appendix A contains a list of Board of Directors members, the jurisdictions represented, and their terms.

Travis Central Appraisal District is responsible for local property tax appraisal and exemption administration for 124 jurisdictions or taxing units in the county. These jurisdictions are located in Appendix A. Each taxing unit sets its own tax rate to generate revenue to pay for services such as police and fire protection, public schools, road and street maintenance, recreational facilities, water and sewer systems, and other public services. Property appraisals are values established by the appraisal district and used by the taxing units to distribute the annual tax burden. Appraisals are based on each property's market value. TCAD also administers and determines eligibility for various types of property tax exemptions that are authorized by state and local governments; such as homestead, over-65, disabled persons, disabled veterans, and charitable or religious exemptions.

A reappraisal plan as required by the Texas Property Tax Code and summary of the reappraisal activities which respond to these requirements is included in this report.

TEXAS PROPERTY TAX CODE REQUIREMENT

Senate Bill 1652 passed during the 2005 Regular Legislative Session amending the Texas Property Tax Code to require a written biennial reappraisal plan.

The Reappraisal Plan

Section 6.05(i) of the Texas Property Tax Code, is as follows:

- (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 for 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 approved date.

Section 25.18(a) and (b) of the Texas Property Tax Code, reads as follows:

- (a) Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under §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 property, such as size, age, etc.
 - (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.

REAPPRAISAL ACTIVITIES

As required by Section 25.18 of the Texas Property Tax Code, Travis Central Appraisal District performs the following reappraisal activities:

1. *Identifying properties to be appraised through physical inspection or by other reliable means of identification.*

Accurate ownership and legal description data is maintained by processing recorded deeds and plats that are provided by the Travis County Clerk's office. The deeds are read and entered onto the computer assisted mass appraisal (CAMA) software system by the clerical staff of the Customer Service Division. Information entered includes the grantor, grantee, date of recording, volume, and page. Property identification numbers are assigned to each parcel of property and remain with the property for its life. Maps have been developed that show ownership lines for all real estate in the county. The maps are stored electronically using ESRI software and are integrated with the CAMA software to provide staff and appraiser significant analysis capabilities. Aerial orthophotography is purchased on an annual basis and provides mapping staff and appraisal staff additional capability to review and identify property characteristics. Oil and gas wells are discovered using Texas Railroad Commission records. Business personal property is located by using data sources such as utility records, sales tax permit holder lists, business listings, commercial publications and by canvassing the county.

2. *Identify and update relevant characteristics of each property in the appraisal record.*

Real estate is reviewed annually. The property data related to new construction and other building permit activity is collected through an annual field review effort. Each city within TCAD's jurisdiction provides permit information either electronically or in paper form. Comparable sales data is routinely verified as part of the building permit field review and reappraisal activities. Appraisers drive to neighborhoods and gather data on houses, commercial buildings or vacant land tracts, based on building permit information, information gathered during protests and from taxpayers, sales activity, and sales ratio analysis. The appraisers review property noting its condition, observing and noting any changes to the property since its last inspection. A picture of the property is taken and a sketch of the improvements is made, if there is none on the records. Characteristics such as bathrooms, fireplaces, air conditioning, type of roof, type of exterior, type of foundation and quality of construction are recorded or validated. All data is stored in the CAMA software and assist the appraiser in making value decisions when he or she returns to the office. Business personal property is inspected and the appraiser makes notation of the type of business and the quality and density of both the inventory and furniture and fixtures.

3. *Define market areas in the district.*

Market areas are defined by the physical, economic, governmental and social forces that influence property values. The effects of these forces are used to identify, classify, and stratify or delineate similarly situated properties into smaller, more comparable and manageable subsets for mass valuation purposes. Market sales are examined to confirm which areas are similar. Land is also put into subsets with other parcels that have similar characteristics and amenities.

4. *Identify property characteristics that affect property value in each market area.*

Each parcel of property has detailed information recorded into the CAMA system. Each improvement shows the sketch and dimensions, the quality of construction, the year of construction, the exterior covering, then number of baths, fireplaces, air conditioning type, fences, pools and other attributes, and the overall condition of the improvement. For land the legal description, dimensions, zoning, size and special characteristics are noted and can be used when comparing to other land parcels.

5. *Develop an appraisal model that reflects the relationship among the property characteristic affecting value in each market area.*

General demographic, economic and financial trends, construction cost, market sales and income data are acquired through various sources. These may include internally generated questionnaires to buyer and seller, public and university research centers, private market data vendors, real estate related publications and telephone contact with buyers, sellers, brokers and fee appraisers, as well as information collected from property owners and agents during the informal protest and Appraisal Review Board process. The appraisal departments have appraisal staff assigned to research functions and they are responsible for collecting this type of data.

Revisions to cost models, income models, and market models are specified, updated and tested each appraisal year. Market area boundaries are reviewed and adjusted as indicated by growth patterns and market preferences and other factors.

The CAMA system begins with the cost approach to value to estimate the original cost of each improvement. That cost is based on local modifiers to information from national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means and also on local construction surveys. Components measured in the cost include the size of the structure, the exterior covering, the quality of construction, the number of stories, air conditioning and other special amenities.

The market sales are then studied for value contributions in each neighborhood and adjustments to cost are applied to each neighborhood in the form of a market adjustment.

6. *Apply the conclusions reflected in the model to the characteristics of the properties being appraised.*

By utilizing the age, quality, conditions, construction components and other variables, the model is developed and applied to all parcels within the neighborhood.

7. *Review the appraisal results to determine value.*

After completing the process of assigning value to all parcels within a neighborhood using the CAMA software, sales ratio reports are run for each neighborhood to determine if the values that have been assigned are within acceptable ranges.

REAPPRAISAL PLAN DEVELOPMENT

The reappraisal plan is developed in compliance with International Association of Assessing Officers manual Property Appraisal and Assessment Administration (Chapter 13 Mass Appraisal).

Revaluation Policy - The Texas Property Tax code under section 25.18 requires each appraisal district to implement a plan to update the appraised values for real property at least once every three years. TCAD's current policy is to conduct a general reappraisal of real and business personal property value annually.

Performance Analysis - The certified values from the previous tax year will be analyzed with ratio studies to determine the appraisal accuracy and appraisal uniformity overall and by market area within property reporting categories. Ratio studies will be conducted in compliance with current *Standards on Ratio Studies* of the International Association of Assessing Officers.

Analysis of Available Resources – Staffing and budget requirements for tax year 2019 are detailed in the 2019 budget, as adopted by the board of directors and attached to the written biennial plan by reference. Staffing requirements for each operation and production activity will be identified and allocated accordingly to meet mandatory timelines. Aerial and oblique images and map layers will be updated according to available funding and contract specifications. Staffing and budget requirements for 2020 tax year will be handled in a similar manner and detailed in the 2020 budget, as adopted by the board of directors no later than September 15, 2019.

Planning and Organization – a calendar of key events with critical completion dates will be prepared for each major production activity and recurring project. Production standards for field activities are calculated and incorporated in the planning and scheduling process in order to reach goals/mandates set by both the district management and the Texas Property Tax Code.

Mass Appraisal System – Computer Assisted Mass Appraisal (CAMA) system revisions required are specified and scheduled with the Information Technology division and the district's software vendor. All computer forms and IT procedures are reviewed and revised as required.

Data Collection – Field and office procedures will be reviewed and revised as required for data collection. Activities scheduled for each tax year include, discovery and listing of new construction, demolition, and remodeling; re-inspection of problematic market areas and the universe of properties on a three year cycle, as feasible; and verification of sales data and property characteristics. Re-inspection of properties will be completed by physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial and oblique imagery, street-level photographs, surveys, maps, and property sketches.

Pilot Study by year – Analysis of current market data will provide guidelines for the revision of mass appraisal models. These revised models will be tested using ratio studies conducted by property type and market areas. Ratio studies will be conducted in accordance with IAAO standards. The ratio studies determine the accuracy, uniformity, and reliability of estimated values.

Valuation by tax year – Using market analysis of comparable sales and locally tested cost data, valuation models are specified and calibrated in compliance with supplemental standards from IAAO and the Uniform Standards of Professional Appraisal Practices (USPAP). Calculated values are tested for accuracy and uniformity using ratio studies.

Mass Appraisal Report - Each tax year the Texas Property Tax Code required mass appraisal report will be prepared and certified by the chief appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 15th). The mass appraisal report will be completed in compliance

with USPAP Standard Rule 6-8. The signed certification by the chief appraiser is compliant with USPAP Standard Rule 6-9.

Final Performance Analysis – Value defense evidence to be used by the district to meet its burden of proof for market value and appraisal equity in both informal and formal hearings is specified and tested as applicable. In addition, Section 5.10 of the Texas Property Tax code requires the State Comptroller Property Tax Assistance Division to conduct a property value study of each school district within the state at least once every two years. This study utilizes statistical analysis of sold properties and appraisals of unsold properties as a basis for assessment ratio reporting.

PLAN REVIEW, AMENDMENTS and ALTERATIONS

The Board of Directors, acting on a request from the Chief Appraiser, may review, amend or alter this plan, 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 2019-2020 Calendar of key events, shown in Appendix C, as she deems necessary. Calendar changes can be made periodically and will not be considered alterations or amendments to the plan and do not require action by the Board of Directors.

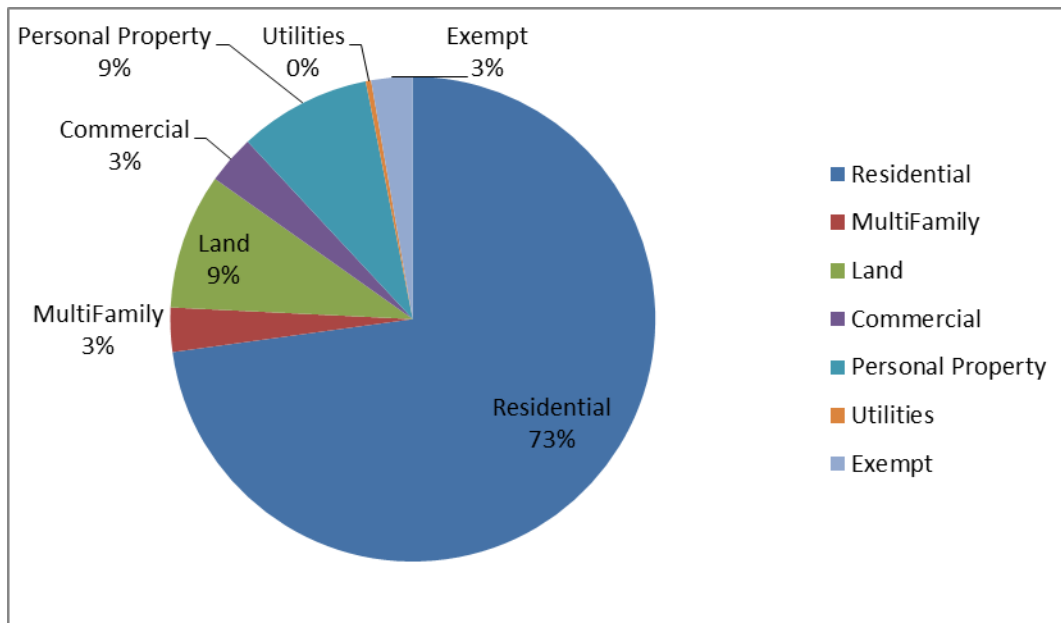
2019-2020 REAPPRAISAL PLAN

SCOPE OF RESPONSIBILITIES

For 2018, the district was responsible for establishing and maintaining approximately 396,109 real estate and 43,274 business personal property accounts covering approximately 1,100 square miles within Travis Central Appraisal District's jurisdiction. The following chart contains the projected numbers of parcels for the 2019-2020 Reappraisal years:

	2014	2015	2016	2017	2018	2019	2020
Real Estate	365,611	373,472	380,862	388,040	396,109	402,978	410,190
BPP Accts	42,117	42,882	43,275	43,278	43,274	43,285	43,299
Total Accts	407,728	416,354	424,137	431,318	439,383	446,263	453,489
Total # Added	5,150	8,626	7,783	7,181	8,065	6,880	7,226
Total % Increase	1.26%	2.07%	1.84%	1.66%	1.84%	1.54%	1.59%

** Projected number of accounts 2019 and 2020



2018 Percentage by Property Type Value

REVALUATION POLICY

The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. Travis Central Appraisal District's current policy is to conduct a general reappraisal of real and business personal property value annually, meaning that a property's appraised value is established and reviewed for equality and uniformity each year. The district conducts an onsite field review of real property in a portion of the county annually as part of a reappraisal cycle. Business personal property is verified on an annual basis through various means, including onsite field review, property owner rendition submissions, and district initiated owner questionnaires.

The Chief Appraiser will provide a notice of appraised value for each property in compliance with Section 25.19, Texas Property Tax Code.

Appraisal Frequency and Method Summary

Land Appraisal - Vacant rural land is valued using comparable sales. Lot values in subdivisions are computed by market sales, or if unavailable, as an allocated percentage.

Residential Appraisal - Residential new construction is physically examined as part of an annual building permit data collection process. Appraisers determine size, class, year built, effective year of construction and other property characteristics and features that are used in the cost and sales comparison valuation methods. Improved residential properties are delineated by neighborhoods as defined later in this document. On an annual basis, residential managers perform statistical analysis to evaluate whether values are equitable and consistent with the market. Based on analysis of the sales activity, market adjustment factors are developed and applied to adjust the appraised values in neighborhoods or specified geographic areas on comparable properties.

Commercial Appraisal - Commercial real estate is verified by attempting to field observe and photograph each property at least once every three years to confirm class, condition and other property data. Properties are also reviewed as part of an annual building permit inspection process. The appraisers determine highest and best use. Economic units are delineated by improved and land market areas. On an annual basis, commercial market values are established using generally accepted appraisal methods and techniques. Land values are generally determined using comparable sales. For improved properties, appraisers consider the cost, sales comparison and income approaches and then reconcile the final value, based on the quality and availability of the most accurate and credible data for each valuation approach.

Business Personal Property – Business Personal Property is observed annually with appraisers entering business locations to identify and document business personal property quality and density. A rendition is mailed annually to each business. Comparable businesses are analyzed to determine consistency of appraisal values per square foot or unit. Businesses are categorized using Standard Industrial Codes. Rendition laws provide additional information on which to base values of all business personal property accounts.

PERFORMANCE ANALYSIS

In each appraisal year, the previous appraisal year's equalized values are analyzed with ratio studies to determine appraisal accuracy and appraisal uniformity overall. In its annual procedures, the district tests values by market area within state property reporting categories. Ratio studies are conducted in compliance with the current Standard on Ratio Studies from the IAAO. Mean, median, and weighted mean ratios are calculated as measures of central tendency for properties in each reporting category to measure the level of appraisal (appraisal accuracy). In each reappraisal year this analysis is used to develop the starting point for establishing the level of accuracy of appraisal performance.

ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for appraisal year 2019 are detailed in the 2019 appraisal district budget, as adopted by the Board of Directors. This reappraisal plan is adjusted to reflect the expected available staffing in appraisal year 2019 and the anticipated staffing for appraisal year 2020. Staffing will impact the cycle of real property re-inspection and personal property on-site review that can be accomplished in this time period. (See Appendix B for listing of key appraisal staff)

Changes in legislation involving appraisal districts may occur in 2019 when the legislature is called into session. These new laws may require adjustments to the budget, staffing, and programming.

Existing appraisal practices, which are continued from year to year, are identified in procedure manuals and district staff is appropriately trained in order to keep their skills current. In each reappraisal year, real property appraisal cost new tables and depreciation tables are reviewed and updated as necessary based upon cost data obtained from national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means, and local market data. The preliminary values produced by these updates are tested against verified sales data and independent fee appraisals, and adjustments are made as necessary to fit the local market area. Income studies by commercial real property use type are conducted and models are updated from current market data. This includes a review of economic rents and capitalization rates from the local market, data obtained through ARB hearing process, and information from published sources. Personal property density schedules are analyzed, tested and updated based on cost data obtained by rendition and ARB hearing documentation.

Information Technology support is detailed with year specific functions identified by management and system upgrades are scheduled with the district's software vendor. Computer generated forms are reviewed for revisions based on year and reappraisal status. Legislative changes are scheduled for completion and also tested through coordination between the districts IT department and its software vendor. Existing maps and data requirements are developed and updates coordinated between the district's GIS and IT departments in order to make the tools available to appraisal staff.

PLANNING AND ORGANIZATION

A calendar of key events with critical completion dates is prepared for the district. This calendar identifies the key events for developing the appraisal roll (See Appendix C for Calendar of Events.) Production standards for field activities are calculated and incorporated in the planning and scheduling process. This plan encompasses the normal processes carried out for each year by the district, therefore catastrophic events or significant legislative action may have a detrimental effect to the district's operations and require changes to this plan.

MASS APPRAISAL SYSTEM

The Information Technology Division (IT) maintains Travis Central Appraisal District's information technology infrastructure. The various Management Information Support functions include technical support, computer operations, applications systems development and support, internet support functions, data communications, network and personal computer workstation support, data management, geographic information systems in support of mapping, and multiple layers of GIS related intelligence and digital photography for utilization by all operating departments of the organization. The principal environment for the TCAD IT facility is supported on a Dell multi-server network with SAN data storage operating on Microsoft software with True Automation's PACs system as the principle Computer Assisted Mass Appraisal software. Additionally, multiple network servers are in place to support the access through the internal and external networks for use by individuals. The TCAD data structures reside and are supported by multiple database tables and flat file structures accessible through the PC workstation and network structure. These systems provide direct support for all operating departments involved in appraisal functions, customer service, exemption administration and the Appraisal Review Board support activities. The server data is also utilized to fulfill all the reporting requirements for the taxing units and the State Comptroller's Property Tax Assistance Division.

Computer Assisted Mass Appraisal (CAMA) system revisions are specified by the district management team and scheduled with IT and the district's software vendor. Legislative mandates will be addressed and implemented into the necessary systems applications. All computer generated forms, letters, notices and orders will be reviewed annually and revised as necessary. The following details the procedures as they relate to the 2019 and 2020 appraisal years:

The district's website makes a range of information available for public access, including information on appraisal district operations. The site also provides links to connect users to related websites for taxing units, other appraisal districts and state government resources. Property owners can access additional online information from Travis CAD's website (www.traviscad.org) that includes property characteristics, preliminary and certified values, protests and appeal procedures, property maps and a tax calendar.

Real Property Valuation

Revisions to cost models, income models, and market models are specified, updated and tested each appraisal year. Market area boundaries are reviewed and adjusted as indicated by growth patterns and market preferences and other factors. Deeds are processed on an ongoing basis to transfer ownership, establish the basis for land size, and assign account numbers to newly platted lots as an addition to the appraisal roll. The district will also update and process exemptions and special use appraisal applications as necessary and applicable.

Cost schedules are tested with market data (sales) to insure that the appraisal district is in compliance with Texas Property Tax Code, Section 23.011. Replacement cost new tables as well as depreciation tables are based on cost data from national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means and from local market data. The resulting schedules are tested for accuracy and uniformity using ratio studies.

Land tables are updated using current market data (sales) and then tested with a ratio study. Value modifiers are developed for property categories by market area and tested on a pilot basis before deployment with ratio studies/calibration tools.

Income, expense, and occupancy data is updated in the income models for each property use category and market area. Property categories are reviewed to ensure their continued applicability. Capitalization rate studies are completed using current sales data when available, and published sources are also utilized. The resulting models are tested using ratio study tools.

Personal Property Valuation

Density schedules are updated using data received during the previous appraisal year from renditions and hearing documentation. Valuation procedures are reviewed, modified as necessary, and tested.

Appraisal Notices

Appraisal Notices will be sent in accordance with Texas Property Tax Code, Section 25.19. Appraisal notices will be reviewed for legal sufficiency and correctness. Enclosures will be updated, including the latest version of the comptroller's *Property Taxpayer's Remedies*. Real property notices will generally be mailed in early April and personal property notices will be mailed in mid-May for each year covered by the plan.

Hearing Process

Appraisal directors will conduct training for staff in early April of each appraisal year to ensure preparedness for informal and formal hearings, which will generally begin in mid-April of each year covered by the plan. Logistical staff will attend the stated mandated training for ARB members typically held in March.

Revisions and enhancements to existing hearing scheduling procedures for informal and formal appraisal review board hearings will be reviewed and updated to ensure efficiency and timely certification of the appraisal roll. Standards of documentation and the appraisal districts hearing evidence will be reviewed and updated to reflect the current valuation methods and practices. Production of evidence will be tested and compliance with Tax Code requirements will be ensured.

PILOT STUDY

New or revised mass appraisal models will be tested on randomly selected market areas. Sales ratio studies will be used to test the models. Actual test results will be compared against anticipated results and those models not performing satisfactorily will be refined and retested. The procedures used for model specification and model calibration will comply with USPAP Standard Rules 5 and 6.

DATA COLLECTION

IDENTIFYING & UPDATING PROPERTY CHARACTERISTICS

Field appraisers are currently provided with standardized field collection devices in order to verify existing property characteristics or record new property data. The work assignments are batch-produced based on the geographic area that is delineated for reappraisal. Existing appraisal data is displayed on a field devices used by the appraiser to record new or modified data during an on-site inspection. Each parcel of property has detailed information recorded into the CAMA system. Each improvement shows the sketch and dimensions, the quality of construction, the year of construction, the exterior covering, then number of baths, fireplaces, air conditioning type, fences, pools and other attributes, and the overall condition of the improvement. For land the legal description, dimensions, zoning, size and special characteristics are noted and can be used when comparing to other land parcels. (See Appendix D for sample field device screens).

Other field inspection resources for all departments may include a MAPSCO street directory, sales and income data, fire damage reports, private water and electrical service applications, building permits, certificates of occupancy, building plans, site plans, recorded deeds and plats, photos, published articles and actual cost information.

Field and office procedures are reviewed and revised as required for the data collection process. Activities scheduled for each appraisal year include market area delineation, new construction and demolitions, remodeling, re-inspection of problematic areas, re-inspection of the universe of properties, verification of sales data, and quality control.

	Residential	Commercial	Personal Property
2019	<p>Enhanced classification of Residential market segments to match ABOR MLS areas in name and border. PACS "Neighborhood" level to begin with ABOR MLS then a neighborhood designation. Market segmentation/bifurcation to be executed through use of "Subsets" in PACS rather than a separate neighborhood.</p> <p>House-by-house characteristics audit of SFRs in Alpha Areas E, M, R, and Z (31,894 properties) with images (from street or Connect Explorer) and Class Calculator implementation.</p> <p>Review and enhancement of Residential cost schedules to reflect current market effect of exterior veneer types.</p> <p>New "stacked" (multi-floor) condo classification system and cost schedule similar to model used for apartments.</p> <p>Convert all Residential properties, with a Condition rating other than "Average", to automated PACS remodel change year (new functionality).</p> <p>Procedure manuals, update and review.</p> <p>Residential public/private network drive cleanup and archiving.</p> <p>Create Residential market book which details all reappraised neighborhoods including sales/market data, land analysis, neighborhood maps and descriptions.</p>	<p>Photograph all commercial properties without a main image. Priority will be placed on properties valued under \$5,000,000 which are more likely to be valued on the cost approach and adjusted due to physical characteristics.</p> <p>Implement a uniform equity tracking sheet for the Office, Retail & Industrial portfolios to be utilized during valuation, protest and litigation process.</p> <p>Review all existing adjustments on commercial land to determine their validity and ensure equity.</p> <p>Value Self-Storage properties on the Multi-Family style valuation model.</p> <p>Study the effects on market value, if any, of floodplain and other land characteristics.</p> <p>Develop an income model for small retail properties.</p> <p>Assign an Economic Unit code to all large retail properties for enhanced tracking capabilities.</p>	<p>Re-drive all regions annually for new or adjusted BPP accounts and business closures. In addition, re-drive action is required on the following field card indicators; C4-19, New, SIC Question, Link Error, Sq. Ft Question, Locked Door, No Rendition, and High End and Low End CAPP valuations.</p> <p>Properties that were not rendered in the last two years will be reviewed with an onsite field inspection.</p>
2020	<p>House-by-house characteristics audit of SFRs in Alpha Areas N, S, and Y (25,592 properties) with images (from street or Connect Explorer) and Class Calculator implementation.</p> <p>Pictometry Connect Assessment "change finder" audit to find omitted improvements, razed improvements, or additions.</p> <p>Mobile home characteristic audit, review cost schedule implemented in 2018 and verify current characteristics.</p> <p>Urban core ratio study to reevaluate market impact of accessory dwelling units (ADU).</p> <p>Paired sales analysis in Westlake Hills, Barton Hills, and Balcones areas to reassess contributory value of city, hill country, and lake views.</p> <p>Enhance new subdivision and condo regime workflow to improve efficiency.</p> <p>Update residential market book which details all reappraised neighborhoods (new for 2019).</p> <p>Review and remove, where needed, redundant or obsolete GIS layers from PACS.</p>	<p>Review appraiser portfolios and land regions to maximize productivity, staff knowledge and continued development.</p> <p>Review and automate commercial equity and sales grids for better comp selection and to maximize efficiency.</p> <p>Collect financing data of recent sales in order to calculate a market derived "typical" loan to value ratio.</p> <p>Create comp sets to define benchmark properties in order to analyze market trends.</p> <p>Consider creating an income model for all commercial property types.</p> <p>Re-drive all retail properties in the central submarket.</p> <p>Review all commercial property values.</p>	<p>Drive all regions for new existing, moved and/or closed accounts.</p> <p>Inspection required for all field card displaying C4-20, New, SIC Question, Link Error, Sq. Ft Question, Locked Door, and other property codes.</p> <p>Onsite inspection of non-rendered account that have not rendered in past two years.</p> <p>Reassign appraiser regions to maximize productivity, staff knowledge and continued development.</p>

** In addition to properties identified by building permits, sales, protests, and administrative review

Market Area Delineation

Market areas are defined by the physical, economic, governmental and social forces that influence property values. The effects of these forces were used to identify, classify, and stratify or delineate similarly situated properties into smaller, more comparable and manageable subsets for valuation purposes. Delineation can involve the physical drawing or the neighborhood boundary lines on a map or, it can also involve statistical separation or stratification based on attribute analysis. These homogeneous properties have been delineated into valuation neighborhoods for residential property or economic class for commercial property, but because there are discernible patterns of growth that characterize a neighborhood or market segment, analyst staff will annually evaluate the neighborhood boundaries or market segments to ensure homogeneity of property characteristics. A map of market areas and listing of market neighborhoods is in Appendix E.

New Construction/Demolition

Field and office review procedures for inspection of new construction will be reviewed and revised as required in order to complete the data collection phase. Field production standards are established and procedures for monitoring tested to meet field review deadlines. Sources of building permit data is confirmed and system input procedures are identified in the procedures adopted by the department.

Remodeling

Market areas with extensive remodeling will be identified through permits and on-site inspections will be planned to verify property characteristic data. Reappraisal of significantly changed properties will take place and values will be tested with ratio studies before they are finalized.

Re-Inspection of Problematic Market Areas

Real property market areas, stratified by property classification, will be tested for low or high protest volumes; low or high sales ratios; and high coefficients of dispersion. Market areas that fail any or all of these tests will be determined to be problematic. Field reviews will be scheduled to verify and correct property characteristics data. Additional sales data will be researched and verified in order to assess whether the market area is correctly stratified. In the absence of adequate market data, neighborhood boundary lines may need to be redrawn and neighborhood clusters, representative of the overall market area will be established.

Re-Inspection of the Universe of Properties

Texas Property Tax Code, Section 25.18(b) requires the re-inspection of the universe of properties at least once every three years. The district's re-inspection activity is dictated by availability of staff, which is dependent on the completion of current year protests and certification. Re-inspection of properties will be completed using a combination of field inspections and office review. Office review of property for the 2019-2020 years will include the examination of aerial photography using the 2019 and 2020 flown oblique and orthographic imagery provided by Pictometry Inc., property sketches, existing property characteristics, and existing street-view images captured by district staff.

Verification of Sales Data and Property Characteristics

Sales information must be verified and property characteristics data contemporaneous with the date of sale will be captured. Since Texas does not require full sales disclosure of sales transactions, the district will obtain sales prices through deeds, voluntarily disclosed closing statements or fee appraisals (usually submitted as evidence in a protest hearing) buyer and seller mail questionnaires, or third party sources such as, real estate agents and market data vendors.

Quality Control

Appraisal department managers and data management employees conduct on-going quality control of the entire data entry process. Supervisors and managers verify the accuracy of collected data with periodic on-site field reviews. PACS Mobile contains a QC module enabling managers to check appraiser field work before downloading to PACS. The review process may pinpoint areas where additional appraiser training is required.

VALUATION METHODS BY PROPERTY TYPE

RESIDENTIAL PROPERTY VALUATION

Scope of Responsibility

The Residential Appraisal staff is responsible for developing equal and uniform market values for residential properties. There were approximately 324,927 residential improved parcels in Travis County in 2018.

Residential appraisal assignments are delineated from commercial assignments on the basis of property use type codes. Generally, the residential staff values residential single family, all multifamily housing other than apartments, and personal property mobile homes.

The Residential Division is responsible for appraising vacant residential lots and tracts in neighborhoods beginning with an alpha character including real property inventory. Reviews applications and makes grant/deny decisions for special valuation of rural land under Article VIII, 1-d or 1-d-1, of the Texas Constitution, which provides for productivity valuation of qualifying properties primarily devoted to agricultural, wildlife management, or ecological laboratory activities. When required by statute, this division also executes tax rollbacks (re-capture) for properties whose ownership or primary use no longer qualifies them for productivity valuation.

State Cd	State Cd Desc	Prop Count	Market Val
A	SINGLE FAMILY RESIDENCE	302,211	\$ 121,867,568,943
B	MULTIFAMILY RESIDENCE	13,028	\$ 28,913,922,457
C1	VACANT LOTS AND LAND TRACTS	28,667	\$ 3,023,498,393
D1	QUALIFIED OPEN-SPACE LAND	5,012	\$ 3,008,837,715
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	401	\$ 35,446,316
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRV5	5,995	\$ 1,260,534,201
F1	COMMERCIAL REAL PROPERTY	14,372	\$ 50,046,996,408
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	44	\$ 774,076,729
G1	OIL AND GAS	5	\$ 287,886
J1	WATER SYSTEMS	30	\$ 13,604,269
J2	GAS DISTRIBUTION SYSTEM	10	\$ 160,996,669
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	34	\$ 189,618,525
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,330	\$ 362,196,827
J5	RAILROAD	10	\$ 29,200,529
J6	PIPELINE COMPANY	125	\$ 30,122,553
J7	CABLE TELEVISION COMPANY	45	\$ 265,911,409
J8	OTHER TYPE OF UTILITY	1	\$ 21,000,000
J9	RAILROAD ROLLING STOCK	2	\$ 4,337,842
L1	COMMERCIAL PERSONAL PROPERTY	37,567	\$ 7,363,247,368
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	833	\$ 5,117,127,126
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	9,688	\$ 210,679,559
O	RESIDENTIAL INVENTORY	10,599	\$ 811,185,541
S	SPECIAL INVENTORY TAX	620	\$ 320,443,810
X	TOTALLY EXEMPT PROPERTY	12,197	\$ 23,955,822,446
		442,826	\$ 247,786,663,521

Appraisal Resources

Personnel - The Residential Appraisal staff consists of one director, three managers, and thirty nine appraisers and four support staff. A detailed count may be found in the adopted budget.

Data gathering - A common set of data characteristics for each residential dwelling (Single family residence PTD Codes: A1-A9); (multiple family residences PTD Codes: B2-B4) (personal property mobile homes PTD Code: M1) in Travis County is collected in the field and data entered to the computer. Land data resources include property-specific (view attributes, topography, site plan approvals, sales, listings, and zoning, e.g.) and general (neighborhood trends, investment criteria, e.g.) data, acquired from field inspection, aerial imagery, public records, owner survey, consultation with the district's Agricultural Advisory Board, as well as contract services that report sale and listing information, general market trend and investment criteria, *et al.* Travis CAD uses personal field devices to make data entry more efficient in the field work. These PFD's will enable the appraiser to enter data as it is gathered, thus eliminating errors and save time due to not re-writing the gathered data and another employee interpreting the data. This property-specific data drives the TCAD computer-assisted mass appraisal (CAMA) approaches to valuation. Residential appraisal also requires verified sales data, actual construction cost data, and other real estate sources and data. Appraisers also review various real estate related publications to determine patterns and trends in the market data.

Specific Valuation Objectives

Each year, new land accounts created by subdivision, condominium declaration, or by split/merge activity are appraised based on recent market data. Field inspections ascertain land characteristics for these new accounts, for the development status of subdivision / condominium developments that were partially complete in the previous year, and for existing individual properties or land market areas targeted for review (or re-drive). On an annual basis, in cooperation with Residential and Commercial real property appraisal divisions, existing land values are compared with recent market data within designated land market areas. All qualifying D1 properties are reappraised annually as to their productivity values, as are qualifying O properties' inventory values.

In addition to properties identified by building permits, sales, protests, and administrative review, for tax year 2019, Travis Central Appraisal District proposes to review:

1. House-by-house characteristics audit of SFRs in Alpha Areas E, M, R, and Z (31,894 properties)
2. All SFRs in Alpha Areas E, M, R, and Z imaged (from street or Connect Explorer) (31,894 properties)
3. Class Calculator implementation for all SFRs in Alpha Areas E, M, R, and Z (31,894 properties)
4. Review and enhancement of Residential cost schedules to reflect current market effect of exterior veneer types
5. New "stacked" (multi-floor) condo classification system and cost schedule similar to model used for apartments
6. Convert all Residential properties, with a Condition rating other than "Average", to automated PACS remodel change year (new functionality)
7. Procedure manuals, update and review
8. Residential spreadsheet consolidation and archiving
9. Residential public/private network drive cleanup and archiving
10. Enhanced classification of Residential market segments:
 - a. PACS "Region" level to match ABOR MLS areas in name and border
 - b. PACS "Neighborhood" level to begin with ABOR MLS then a neighborhood designation
 - c. Market segmentation/bifurcation to be executed through use of "Subsets" in PACS, rather than a separate neighborhood
11. Create Residential market book which details all reappraised neighborhoods including sales/market data, land analysis, neighborhood maps and descriptions

In addition to properties identified by building permits, sales, protests, and administrative review, for tax year 2020, Travis Central Appraisal District proposes to review:

1. House-by-house characteristics audit of SFRs in Alpha Areas N, S, and Y (25,592 properties)
2. All SFRs in Alpha Areas N, S, and Y imaged (from street or Connect Explorer) (25,592 properties)
3. Class Calculator implementation for all SFRs in Alpha Areas N, S, and Y (25,592 properties)
4. Pictometry Connect Assessment “change finder” audit to find omitted improvements, razed improvements, or additions
5. Mobile home characteristic audit, review cost schedule implemented in 2018 and verify current characteristics
6. Urban core ratio study to reevaluate market impact of accessory dwelling units (ADU)
7. Paired sales analysis in Westlake Hills, Barton Hills, and Balcones areas to reassess contributory value of city, hill country, and lake views
8. Enhance new subdivision and condo regime workflow to improve efficiency
9. Update residential market book which details all reappraised neighborhoods (new fro 2019)
10. Review and remove, where needed, redundant or obsolete GIS layers from PACS

New construction/demolition - New construction and office review procedures are identified and revised as needed. Building permits provided by the cities – Austin being the largest, are a main source of discovering construction or demolition properties. This data is acquired periodically from the cities and used in identifying properties for annual inspection.

Sales data is researched and verified – Sales with a sales ratio of 75% below or 25% above the Travis CAD market value must be verified and property characteristics data gathered with the date of sale captured. The sales ratio formula is Travis CAD appraisal of the property divided by the sales price. The district also inspects listings within +/- 30% of the Travis CAD market value.

Highest and Best Use Analysis – Highest and best use of property is the reasonable and probable use that supports the highest present values as of the appraisal date. The highest and best use of residential property is normally its current use. This being due to the fact that residential development, in most areas, through deed restrictions and zoning preclude other land uses. Residential valuation reassessment is used in transition areas and areas of mixed residential and commercial use. In transition areas with ongoing renovations of neighborhoods no longer prosperous, the appraiser would review the residential property use and determine the highest and best use. Once the conclusion is made that the highest and best use remains residential, further highest and best use analysis is done to decide the type of residential use on a neighborhood basis. As an example, it may be determined in a transition area that older, non-remodeled homes are not the most productive or profitable use, and the highest and best use of such property is to demolish the old homes and construct new dwellings. In areas of mixed residential and commercial use, the appraiser reviews properties on a periodic basis to determine if changes in the real estate market require reassignment of the highest and best use of a select category of properties.

VALUATION AND STATISTICAL ANALYSIS (Model Calibration)

Cost Schedules

Geographically adjusted, from national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means, cost schedules utilized are reviewed and adjusted periodically in order to consistently reflect market costs or any changing economic trends. These are costs compared with sales of new improvements and evaluated from year to year and indexed to reflect the local residential building and labor market. Costs may also be adjusted for neighborhood factors and influences that affect the total replacement cost of the improvements in a smaller market area based on evidence taken from a sample of market sales. The cost schedules are reviewed regularly and any variation greater than a range of plus or minus 10% from nationally recognized cost schedules is documented.

Tables are also produced in order to uniformly apply value for added amenities as determined by the marketplace. Examples may include pools, bathhouses, outbuildings, boathouses, tennis courts, and other market driven value items.

Possible adjustments for factors that may inhibit value are also in table form and are applied uniformly to any properties affected. Examples may include cracked slab, termite damage, repairs needed, etc.

The District considers all three approaches to value and recognizes the cost approach as an acceptable approach. Generally for residential property the district considers the market approach a more viable and accurate indicator due to it's being more sensitive to economic, social and physical characteristics of a given property.

Income Models

The income approach to value may be useful to those real properties that are typically viewed as "income producing" when sufficient income data is available and where comparable sales are not present. In the current residential market, the income approach is not generally used.

Sales Information

A sales file for the storage of "snapshot" sales data for vacant and improved properties at the time of sale is maintained for residential real property. Residential improved and vacant sales are collected from a variety of sources, including: district survey letters sent to buyers and sellers, field discovery, protest hearings, sales vendors, builders, realtors and brokers.

A system of type, source, validity and verification codes has been established to define salient facts related to a property's purchase or transfer and to help determine relevant market sale price information. The effect of time as an influence on price can be considered by paired sales analysis and applied in the ratio study to the sales as indicated within each neighborhood area. Neighborhood sales reports are generated as an analytical tool for the appraisers in the development and estimation of market price ranges and property component value estimates. Abstraction and allocation of property components based on sales of similar property is an important analytical tool to interpret market sales under the cost and market approaches to value. These analysis tools help determine and estimate the effects of change, with regard to price, as indicated by sale prices for similar property within the current market.

Statistical Analysis

The residential appraisal staff performs statistical analysis annually to evaluate whether values are equitable and consistent with the market. Ratio studies are conducted on residential neighborhoods in the district to judge the two primary aspects of mass appraisal: accuracy and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each neighborhood and are summarized by year. These summary statistics including, but not limited to, the weighted mean, median, standard deviation, coefficient of variation, and coefficient of dispersion provide the managers a tool by which to determine both the level and uniformity of appraised value on a neighborhood basis. The level of appraised value is determined by the weighted mean for individual properties within a neighborhood, and a comparison of neighborhood weighted means reflect the general level of appraised value between comparable neighborhoods. Review of the standard deviation, coefficient of variation, and coefficient of dispersion discerns appraisal uniformity within and between neighborhoods.

The appraisers, through the sales ratio analysis process, review neighborhoods annually. The first phase involves neighborhood ratio studies that compare the recent sales prices of neighborhood properties to the appraised values of these sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales. Based on the sales ratio statistics and designated parameters for a valuation update, a preliminary decision is made as to whether the value level in a neighborhood needs to be updated in an upcoming reappraisal, or whether the level

of appraised value is acceptable. The residential appraisers perform statistical analysis annually to evaluate whether estimated values are equitable and consistent with the market.

Neighborhood and Market Analysis

Neighborhood analysis of market sales to achieve an acceptable sale ratio or level of appraisal is also the reconciliation of the market and cost approaches to valuation. Market factors are developed from appraisal statistics provided from market analyses and ratio studies and are used to ascertain that estimated values are consistent with the market and to reconcile cost indicators. The district's primary approach to the valuation of residential properties uses a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences not particularly specified in a purely cost model.

The following equation denotes the hybrid model used:

$$MV = LV + ((RCN - AD) * MA)$$

In accordance with the cost approach, the estimated market value (MV) of the property equals the land value (LV) plus the replacement cost new of property improvements (RCN) less accrued depreciation (AD) times the market adjustment factor (MA). The MA is only applied to the improvement value, not the land value. As the cost approach separately estimates both land and building contributory values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values may be needed to bring the level of appraisal to an acceptable standard as indicated by market sales. Thus, demand side economic factors and influences may be observed and considered. These market, or location adjustments, may be abstracted and applied uniformly within neighborhoods to account for location variances between market areas or across a jurisdiction.

Market Adjustment or Trending Factors

Neighborhood, or market adjustment, factors are developed from appraisal statistics provided from ratio studies and are used to ensure that estimated values are consistent with the market. The district's primary approach to the valuation of residential properties is the market or sales comparison approach.

Statistical analysis of present appraised value as compared with recent sales determines the appropriate market adjustment for a neighborhood. Statistical programs developed by the TCAD Residential Department staff are used to study market trends and to develop appropriate market adjustments.

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". Sec.23.23 of the Tax Code implements the cap on increases in value. The limited value begins in the second year the property owner qualifies for a residential homestead exemption. The appraised value of a qualified residence homestead will be the LESSER of:

- the market value; or
- the preceding year's appraised value PLUS 10 percent PLUS the value of any improvements added since the last re-appraisal.

The appraised value of a homestead increases 10% annually or until the appraised value is equal to the market value. If a limited homestead property sells, the cap automatically expires as of January 1st of the year following the sale of the property and the property is appraised at its market value. The market value of a limited homestead is maintained, as well as the limited appraised value.

Residential Inventory

Section 23.12 of the Texas Property Tax Code provides the definition of market value for inventory. Inventory includes residential real property that has never been occupied as a residence and is held for sale in the ordinary course of business, if the property is unoccupied, is not leased or rented, and produces no revenue.

Residential inventory is appraised at market value. The market value of residential inventory is the price at which it would sell as unit to a purchaser who would continue the business. The land appraisal staff applies the same generally accepted appraisal techniques to determine the market value of residential real property inventory.

Agricultural Appraisal

Texas constitution permits certain kinds of agricultural land to be appraised for tax purposes at a productivity value, rather than a market value. This special appraisal value is based solely on the land's capacity to produce agricultural products. Property qualifying for agricultural appraisal will have a substantial reduction in taxes, based on the difference in the special agricultural appraisal and the market value of the property. Property taxes are deferred until a change in use of the property occurs or, in a much less frequently requested type of special agricultural appraisal, when the ownership changes. At the time of use or ownership change, taxes are recaptured for up to five previous years, based on the difference in what was paid based on the agricultural appraisal, and what would have been paid based on the market value of the property. Procedures for implementing this appraisal are based on the guidelines published in the Manual for the Appraisal of Agricultural Land. A copy may be obtained from the State Comptroller of Public Accounts.

The Texas Property Tax code requires an application before land is considered for agricultural valuation. The deadline for filing a timely application is before May 1. Late agricultural valuation applications may be filed up to the time the appraisal roll is certified; however, a penalty is imposed for late filing. After an application is filed the property is inspected to determine its qualifications. Three criteria must be met when determining qualification.

- 1.) Use – the land must be currently devoted principally to agricultural use;
- 2.) Degree of intensity – the agricultural use must be to the degree of intensity generally accepted in the area; and
- 3.) History of Use – the land must have been devoted principally to agricultural use for five of the preceding seven years. Land located within an incorporated city or town must have been devoted principally to agricultural used continuously for the preceding five years.

When the land's use qualifications have been reviewed, one of three actions will be taken.

- 1.) Application is denied and the property owner is notified by certified mail and given thirty days to appeal the decision to the Appraisal Review Board;
- 2.) Application is approved and the property owner is notified of the decision and the productivity land appraised value. Once approved, the property remains valued as a special agricultural use until a change of use occurs, or the ownership changes. If the property's use remains unchanged and only ownership has changed, the new owner is notified and is required to timely apply for special agricultural valuation;
- 3.) Disapprove the application and request more information. The applicant is allowed thirty days to provide additional information; otherwise, the application is denied. When requested information is provided, it is added to data already collected to arrive at a final decision.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The appraiser identifies individual properties in need of field review through examples such as: sales ratio analysis, ARB hearings, building permits, property owner's requests, aerial photography and other sources.

Sold properties are reviewed on a regular basis to check for accuracy of data characteristics before they are used in reappraisal analysis.

Increased sales activity can result in a more substantial field effort on the part of the appraisers to review and resolve sales that fall outside acceptable ranges. Additionally, the appraisers frequently field review subjective data items such as quality of construction, condition, and physical, functional and economic obsolescence, factors contributing significantly to the market value of the property.

Office Review

Office reviews are performed in compliance with the International Association of Assessing Officer standards, and with the guidelines required by the existing classification system. The appraiser may utilize aerial photography as a means to verify building characteristics and location without an on-site inspection.

Appraisers conduct a routine valuation review of all properties as outlined in the discussion of ratio studies and market analysis. Previous values resulting from protest hearings, informal negotiation, or litigation are individually reviewed to determine if the value remains appropriate for the current year.

Once an appraisal manager is satisfied with the level and uniformity of value for each area, the estimates of value are prepared for a notice of proposed value.

PERFORMANCE TESTS

Sales Ratio Studies

The primary analytical tool used by the appraisal manager to measure and improve performance is the ratio study. The district ensures that the appraised values produced meet the standards of accuracy in several ways. Overall sales ratios are generated for each ISD to allow the appraiser to review general market trends within their area of responsibility, and provide an indication of market appreciation over a specified period of time. The neighborhood descriptive statistic is reviewed for each neighborhood being updated for the current tax year. In addition to the mainframe sales ratios by school district and neighborhood, sales ratios statistics are generated. Reported in the sales ratio statistics is a level of appraisal value and uniformity profile by land use and appraised value ranges.

Management Review Process

Once the proposed value estimates are finalized, the appraisal supervisors review the sales ratios by neighborhood and present pertinent valuation data, such as weighted sales ratio and pricing trends to the Director of Residential Appraisal and the Chief Appraiser for final review and approval. This review includes comparison of level of value between related neighborhoods within and across jurisdiction lines. The primary objective of this review is to ensure that the proposed values have met preset appraisal guidelines appropriate for the tax year in question.

COMMERCIAL PROPERTY VALUATION

Appraisal Responsibility

Commercial Appraisal operates within the Commercial/BPP Department of Travis Central Appraisal District which is responsible for the valuation of all commercial real property, including land and improvements, located within the boundaries of Travis Central Appraisal District's jurisdiction. This currently includes approximately 14,416 improved commercial accounts. Commercial real property types generally include multi-family, office, retail, warehouse/manufacturing and various other categories of business related facilities. In general terms, the commercial appraisal staff is responsible for establishing market value on any real property for which the highest and best use is determined to be non-residential.

Commercial appraisal assignments are delineated from residential assignments on the basis of state use code guidelines established by the State Comptroller. Generally the commercial staff values all commercially improved properties including apartments, retail, office and industrial. Non-Homestead residential properties located in areas of transition to commercial, known as interim-use properties, are also valued by the commercial division. Property data and valuation models for commercial accounts are stored in PACS, Property Appraisal Collection System.

State Cd	State Cd Desc	Prop Count	Market Val
A	SINGLE FAMILY RESIDENCE	302,211	\$ 121,867,568,943
B	MULTIFAMILY RESIDENCE	13,028	\$ 28,913,922,457
C1	VACANT LOTS AND LAND TRACTS	28,667	\$ 3,023,498,393
D1	QUALIFIED OPEN-SPACE LAND	5,012	\$ 3,008,837,715
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	401	\$ 35,446,316
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRV5	5,995	\$ 1,260,534,201
F1	COMMERCIAL REAL PROPERTY	14,372	\$ 50,046,996,408
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	44	\$ 774,076,729
G1	OIL AND GAS	5	\$ 287,886
J1	WATER SYSTEMS	30	\$ 13,604,269
J2	GAS DISTRIBUTION SYSTEM	10	\$ 160,996,669
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	34	\$ 189,618,525
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,330	\$ 362,196,827
J5	RAILROAD	10	\$ 29,200,529
J6	PIPELINE COMPANY	125	\$ 30,122,553
J7	CABLE TELEVISION COMPANY	45	\$ 265,911,409
J8	OTHER TYPE OF UTILITY	1	\$ 21,000,000
J9	RAILROAD ROLLING STOCK	2	\$ 4,337,842
L1	COMMERCIAL PERSONAL PROPERTY	37,567	\$ 7,363,247,368
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	833	\$ 5,117,127,126
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	9,688	\$ 210,679,559
O	RESIDENTIAL INVENTORY	10,599	\$ 811,185,541
S	SPECIAL INVENTORY TAX	620	\$ 320,443,810
X	TOTALLY EXEMPT PROPERTY	12,197	\$ 23,955,822,446
		442,826	\$ 247,786,663,521

Appraisal Resources

Personnel – The Commercial Appraisal Section is staffed with a Commercial Director, an Assistant Director, a Commercial Manager, Commercial Research Specialist and five appraisers. Appraisal duties and responsibilities are divided by commercial property type and include Multi-family, Industrial, Office and Retail. All portfolios are overseen by the department director and manager. The Multi-family/Office divisions have three appraisers. The Retail/Industrial portfolios also have three appraisers. The Commercial Division has a support staff that consists of one administrative/clerical position.

Commercial Appraisal - The Commercial Appraisal Division is responsible for valuing all commercial improved real property within Travis Central Appraisal District. Each portfolio team takes responsibility for all aspects of data collection, valuation, valuation appeal (protests), and litigation defense.

The Multi-family/Office appraisal team generally values all apartments, office condos, Fraternity/Sorority, Dormitory, Retirement Centers, Nursing/Rest Homes, Hospitals, Treatment/Rehab Centers, Hotel/Motel, Alternate Living Facilities, large and small offices, banks, mortuary/funeral homes, golf courses, country clubs and parking garages in TCAD's jurisdiction.

The Retail/Industrial appraisal team generally values all size warehouse facilities, vehicle Dealer Showroom, Full and Self-service stations, Mini Lube/Tune-up, Automatic Car Wash facilities retail store facilities, night clubs, bars, restaurants, theaters, bowling centers, health clubs and marinas in TCAD's jurisdiction.

The assignment of exact area of responsibility is reviewed and assigned each appraisal year by the Director of Commercial Appraisal. Managers and appraisers are also given the task of completing field reviews for all permits issued in their designated appraisal areas. Appraisers are consistently cross trained so they are knowledgeable and competent to appraise any/all commercial property types within TCAD's jurisdiction, even when those properties fall outside of their assigned portfolios.

Research - Each appraisal team is responsible for collecting, processing, and maintaining sales and income information that is used in the valuation process. After the information is processed and verified, the sales information is entered into the Property Appraisal Collection System (PACS) or a data base maintained by each division. Sales and income information is maintained in databases outside of the CAMA system for use during the appeals season in the form of the Commercial Evidence Packet.

The commercial appraisal staff is responsible for updating and maintaining the commercial Appraisal Field Manual. This includes the periodic review and calibration of various cost and depreciation tables.

Data - A standardized set of data characteristics for each commercial property in Travis County is collected and data entered by the commercial appraisal staff into PACS. This property-specific data drives the three valuation models. Additional required data includes verified sales of vacant land and improved properties and the pertinent data obtained from each (sales price levels, capitalization rates, income multipliers, equity dividend rates, marketing period, etc.). Other data used by the appraisers includes sale listings, fee appraisals, actual income and expense data (typically obtained through the appeals process), actual contract rental data, leasing information (commissions, tenant finish, length of terms, etc.), and actual construction cost data. In addition to the actual data obtained from specific properties, market data publications and published market surveys are also reviewed to provide additional support for market trends.

Specific Valuation Objectives

Each year, new land accounts created by subdivision, condominium declaration, or by split/merge activity are appraised based on recent market data. Field inspections ascertain land characteristics for these new accounts, for the development status of subdivision/condominium developments that were partially complete in the prior year, and for existing individual properties or land market areas targeted for review (or re-drive). On an annual basis, in

cooperation with Residential and Commercial real property appraisal divisions, existing land values are compared with recent market data within designated land market areas. In addition to properties identified by building permits, sales, protests, and administrative review, for tax year 2019, Travis Central Appraisal District proposes to:

1. Photograph all commercial properties without a main image. Priority will be placed on properties valued under \$5,000,000 which are more likely to be valued on the cost approach and adjusted due to physical characteristics.
2. Implement a uniform equity tracking sheet for the Office, Retail & Industrial portfolios to be utilized during valuation, protest and litigation process.
3. Review all existing adjustments on commercial land to determine their validity and ensure equity.
4. Value Self-Storage properties on the Multi-Family style valuation model.
5. Study the effects on market value, if any, of floodplain and other land characteristics.
6. Develop an income model for small retail properties.
7. Assign an Economic Unit code to all large retail properties for enhanced tracking capabilities.

In addition to properties identified by building permits, sales protests, and administrative review, for tax year 2020, Travis Central Appraisal District proposes to:

1. Review appraiser portfolios and land regions to maximize productivity, staff knowledge and continued development.
2. Review and automate commercial equity and sales grids for better comp selection and to maximize efficiency.
3. Collect financing data of recent sales in order to calculate a market derived "typical" loan to value ratio.
4. Create comp sets to define benchmark properties in order to analyze market trends.
5. Consider creating an income model for all commercial property types.
6. Re-drive all retail properties in the central submarket.
7. Review all commercial property values.

PRELIMINARY ANALYSIS & DATA COLLECTION

Prior to beginning the valuation activities for an appraisal year, the appraisal department management team completes a review of the results of the preceding year. Budget, calendar issues and resource availability are all considered. Appraisal activities must be coordinated between TCAD departments to avoid conflicts and ensure availability of personnel. Appraisal Review Board activity and value changes during the appeals process are analyzed. TCAD takes a proactive approach to create organizational efficiencies by reviewing prior year activities and refining internal processes to better serve its stakeholders.

Area Analysis

Data on regional economic forces such as demographic patterns, regional location factors, employment and income patterns, general trends in real property prices and rents, interest rates, discount rates, and financing trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources. More detailed analysis is then completed to determine what appraisal area market changes will need to occur during the upcoming valuation cycle.

Neighborhood Analysis

A commercial neighborhood, submarket or economic area is comprised of land and the commercial

properties located within the boundaries of a specifically defined geographic location. The term used in PACS is "neighborhood" otherwise known as NBHD. Every commercial account and economic unit is identified with a NBHD. A market area consists of a wide variety of both competing and complimentary property types including residential, commercial, industrial and governmental. Market area delineations can be based on man-made, political, or natural boundaries.

The effects of these forces are used to determine the highest and best use for a property, and to select the appropriate sale, income and cost data in the valuation process.

TCAD commercial NBHD boundaries closely mirror, but may not match, the submarket areas as defined by Office and Industrial Commercial Real Estate, Austin Investor Interest (multifamily property) and CoStar Properties, a published source of commercial sales. Economic area identification and delineation by each major property use type is a key component in a mass-appraisal, commercial valuation system. All the PACS income and sales comparison valuation models are NBHD specific. Economic areas are periodically reviewed to determine if a revised delineation is required.

Highest and Best Use Analysis

The highest and best use is the most reasonable and probable use that generates the highest present value of the real estate, as of the date of valuation. The highest and best use of any given property must be physically possible, legally permissible, financially feasible, and maximally productive. It is that use that will generate the highest net return to the property over a period of time. For vacant tracts of land within a jurisdiction, the highest and best use is considered speculative but market-oriented, and is based on the surrounding land uses in a competing land market area. The appraiser must consider the most probable use that is permitted under local administrative regulations and ordinances. While its current zoning regulation may restrict a property's use, the appraiser may also consider the probability that the zoning could be changed, based on activity in the area and a city's propensity for approving zoning change requests.

For improved properties, highest and best use is evaluated as currently improved and as if the site were still vacant. In many instances, the property's current use is the same as its highest and best use. However, the appraiser may determine that the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, speculative use, excess land, or a different optimum use, if the site were vacant. Improved properties reflect a wide variety of highest and best uses which include, but are not limited to: office, retail, apartment, warehouse, light industrial, special purpose, or interim uses. Proper highest and best use analysis insures that the most accurate estimate of market value can be derived.

Market Analysis

A mass-appraisal market analysis relates directly to economic market forces affecting supply and demand that affect a group of similar or "like" properties. This study involves the relationships between social, economic, environmental, governmental, and site conditions. Appraisers consider such general market data as submarket supply and demand, zoning and code restrictions, municipal services, school district characteristics, job growth patterns, population trends, transportation issues, investment patterns and a myriad of other factors that influence the local real estate market. Specific market data is gathered and analyzed including sales of commercial properties, new construction and other building permit activity, new leases, lease rates, absorption rates, vacancies, typical property expenses (inclusive of replacement reserves, if recognized by the market), expense ratio trends, and capitalization rate indicators. This data is used to determine market ranges in price, operating costs and investment return expectations.

DATA COLLECTION VALIDATION

Data Collection Procedures/Field Inspections

Data collection of commercial real property involves maintaining data characteristics of the property in PACS. The information contained for each property includes site characteristics, such as land size and topography, and improvement data such as square footage of the building, actual and effective years of construction, quality of construction, condition and all of the miscellaneous details. The appraisers are required to use a property classification system that established uniform procedures for the correct listing of real property. All properties are coded according to a classification system. The appraisers use property classification references during training and as a guide in the field inspection of property and when adding new properties to the appraisal roll.

When the appraisers are doing field inspections, they review all characteristics of the property and make changes where there are discrepancies. They review items such as building class, quality of construction, condition, and physical, functional and economic obsolescence factors contributing to the market value of the property. All comments, changes, date of inspection, appraiser's initials are all added to the property records.

Commercial Building Permits

Every city within TCAD's jurisdiction has a system of issuing building permits to property owners in order to ensure that building code standards are followed for all new construction or major remodeling projects. Permits may also be issued for repair or replacement of plumbing, electrical, HVAC, roofing, foundations, canopies, interior or exterior finish, parking lots, and ancillary structures. On a regular basis, copies of those permits are either forwarded to TCAD or downloaded by a TCAD employee from various city websites. Permits are matched to a corresponding commercial account and pertinent permit data is entered into PACS.

Comparable Sales Data

Commercial sales data is collected, verified and processed by the commercial appraisal staff. The sale data is reviewed and verified to determine reliability of the content and the source. Sale details are compiled to create a "snapshot" of the sold parcels as of the time of sale. A commercial appraiser may conduct a field inspection to verify the accuracy of the existing property characteristics data.

Income and Expense Data

Income and expense data consists of property rent rolls and income statements and is generally provided by property owners during the appeals process. The appraisal staff scans the information into PACs or forwards the data to the support section where it is immediately scanned into the property. The data can be retrieved by appraisers and processed into the PACS income and expense tables. The district also subscribes to several real estate publications, such as CoStar, Real Capital Analytics and Axiometrics that provide individual summarized income data within each specified submarket or improved market area. Pertinent income data includes contract and market rental rates, asking rental rates, physical and economic vacancies, tenant reimbursements, operating expenses, capitalization rates, discount rates, lease up projections, and finish out costs.

Sources of Commercial Data

Property specific data is gathered as part of an on-site field inspection. The majority of cost related data is compiled by subscribing to national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means and from local market data. Closing statements, actual cost documents, rent rolls and income statements provided by owners or agents during the protest and ARB process are considered the most reliable sources of property data. TCAD should receive all copies of the deeds recorded in Travis County that convey commercially classed properties located within the TCAD jurisdiction. When a deed involving a change in commercial property ownership is entered into the TCAD system, data mining techniques are employed to gather as much sale and sale related appraisal information as possible. Travis Central Appraisal District subscribes to CoStar, a vendor of

commercial sale and property data, Austin Investor Interests and other subscription based data sources. Other sales sources are contacted such as the brokers involved in the sale, property managers, commercial real estate vendors, Fannie Mae, the Texas State Comptrollers Property Tax Division and other knowledgeable parties. The commercial appraisal staff attempts to confirm and verify data from secondary sources. Unlike the majority of states, Texas laws do not require mandatory disclosure of sale prices. TCAD Commercial sales data is provided by voluntary disclosure or purchased from third party vendors.

VALUATION APPROACH

The commercial appraisal system, developed and maintained in PACS, consists of mass appraisal applications of the sales comparison, cost, and income approaches to value. Each approach to value represents a specific model or formula that defines property characteristics and their relationships in an effort to arrive at an indication of market value for a given property.

Cost Approach

The very basic valuation model is:

Market Value = Land Value Plus Improvement Value.

This model represents the formula for the cost approach to value. The formula for a cost driven valuation model begins with an estimate of replacement cost new (RCN) for all improvements (buildings, fencing, paving etc.) on a parcel of land. Three forms of depreciation are considered and subtracted from the RCN to result in an estimate of value for the improved portion of the real estate. The sales comparison approach is typically the most reliable method to value the underlying land. An overall value is then computed by adding the depreciated value of the improvements to the value of the land.

Improvement Valuation

Cost model specification involves categorizing or grouping commercial improvements by construction type or use. The Commercial Department uses a numerical coding system of building classes that represent over 282 types of commercial property construction. For each building class, key characteristics are used to describe a typical or benchmark property. The characteristics include construction quality, plumbing, interior, flooring, roof type, roof materials, heating/cooling, exterior, foundation, story height, electrical, and number of stories. The Real Property Appraisal Field Manual contains a description and a list of these specific characteristics for each property class. Additional site improvements for each building class, such as concrete paving, light standards, canopies, garages, and storage buildings are also specified and valued using the cost approach. There are approximately 311 additional detail types that are defined and valued in the PACS cost model.

Other key data necessary for cost valuation includes gross building area, year built and effective year of construction (EYOC), percent and quality of finish-out, percent of completion, and property condition. A base cost rate is associated with each commercial building class. An improvement value or replacement cost is then computed by multiplying the base rate times the structures gross building area. An improvement can have more than one building class.

The total improvement value for an account represents the sum of the depreciated improvement value of all taxable improvements plus any value for the additional site improvements associated with the account.

Depreciation

Accrued depreciation is the sum of all forms of loss affecting the contributory value of the improvements. It is the measured loss against replacement cost new taken from all forms of physical deterioration, functional and economic obsolescence. Accrued depreciation is estimated and developed based on losses typical for each property type at that specific age. Physical depreciation is expressed as a percentage that is computed and subtracted from estimated replacement cost value. This percentage rate is extracted from PACS depreciation tables and is dependent on the class, condition, effective age and economic life of each improvement. Individual determinations are made for functional and economic depreciation rates based on property specific conditions. The sum of the three rates is utilized in the PACS application to compute a depreciated improvement value.

Land Valuation

On an annual basis, all commercial land values are analyzed by the Commercial Department. The Commercial Department will review, update and adjust any land parcels coded with a commercial neighborhood and/or subset code identified with the numeral "1". Commercial land accounts have all been placed into a delineated commercial submarket to easily identify boundaries and comp set.

Sales Comparison Approach

Although all three of the approaches to value are based on market data, the Sales Comparison Approach is most frequently referred to as the Market Approach. This approach is utilized for estimating land value and also in comparing sales of similarly improved properties to parcels on the appraisal roll. Sales of similarly improved properties can also provide a basis for the depreciation schedules in the Cost Approach, rates and multipliers used in the Income Approach, and as a direct comparison in the Sales Comparison Approach. Improved sales are also used in ratio studies, which afford the appraiser an excellent means of judging the present level and uniformity of the appraised values.

The formula for the sales comparison approach is:

Market Value = Sale Price of Comparable Properties adjusted for differences between the comparables and the subject.

In this model, market value is a total amount without a separation for improvement and land values. The sales comparison approach requires an adequate amount of sales data to be accurate. Some commercial property categories cannot be valued with this technique because of a limited amount of verifiable sales data.

Commercial mass appraisal using sales is specified or defined based on several standardized property characteristics or comparison fields. Sales within neighborhoods are used to more accurately define market value for that specific type of property. For commercial properties valued using the Market or Sales method a sales ratio report is conducted by neighborhood in PACS. The sales ratio report allows the commercial appraiser to determine the market adjustment necessary by calculating the mean for sales during a given time frame.

Before the market adjustments are defined in PACS, the appraisers study and analyze the sales in each market segment. This market analysis aids in revealing patterns in value that vary due to location, size, age, etc. The appraiser then determines what market areas have enough credible sales data to make market adjustments based on sales.

Income Approach

The income approach to value is applied to those real properties which are typically viewed by market participants as "income producing", and for which the income methodology is considered a leading value indicator. The basic formula for the income approach is:

Market Value = Net Operating Income Divided By Overall Cap Rate.

This is also known as "Direct Capitalization", which is a generally accepted appraisal technique used to convert one year's stabilized income into an indication of market value. The PACS income approach module provides the mechanism to capture and specify a property's income characteristics for three levels or variable situations known as "Pro Forma", "Direct Cap" (actual) and "Schedule" (market). These income calculations are under Income Value in three separate tabs in the PACS income module. A thorough analysis of actual market data is performed by the commercial appraisal team. The "Direct Cap" allows the appraiser to use actual income characteristics that are property specific to create an income model individual to the property.

The income approach formula include gross potential income, economic vacancy, secondary income, total operating expenses, net operating income and capitalization rate.

The income approach formula is generally expressed the following way. A brief definition of each component of the formula is listed below.

Potential Gross Rent
Minus
Vacancy & Collection Loss
Equals
Effective Gross Rent
Plus
Secondary Income
Equals
Effective Gross Income
Minus
Operating Expenses
Equals
Net Operating Income
Then
Net Operating Income/Overall Cap Rate = Value

Potential Gross Rent (PGR) - Total economic or market rent at 100% occupancy; usually expressed as an annual amount on a per square foot or per unit basis.

Vacancy and Collection (V&C) - Loss in rental income because of economic vacancy, bad debt or economic rental concessions; often expressed as a percent of PGR; based on market cycles and trends.

Effective Gross Rent (EGR) - Rental Income after subtracting vacancy & rental loss from potential gross rent.

Secondary or Other Income - Income, other than rent, that is received from concessions; laundry rooms, parking, storage area rental, electronic communication roof space rental, and other sources related to ordinary operation of a property. Can be expressed as a percentage of PGR or EGR or dollar amount per unit of measure.

Effective Gross Income - Amount of actual income received from rent and secondary sources.

Operating Expenses - Expenses necessary to maintain a cash flow from the real property (not from the business). Typical expenses include management, utilities, property insurance, property taxes, repairs and maintenance, etc. This dollar amount can also be expressed as a percentage or ratio that represents total expenses divided by effective gross income.

Net Operating Income (NOI) - Income remaining after subtracting operating expenses from Effective Gross Income. This amount is income before debt service, property depreciation, personal income taxes, amortization, or interest payments.

Overall Capitalization Rate (OAR) - Rate used to convert income into value. An overall rate represents the requirements of discount (return), recapture and effective tax rates for the whole property. This is expressed as cap rate plus tax rate. If the tax rate is "loaded" into the cap rate, then the amount of real estate taxes is removed as an expense item.

VALUATION PROCESS

Valuation involves the process of estimating and periodically adjusting the mass appraisal formulas, tables, and schedules to reflect current local market conditions. Three valuation models are utilized in the mass appraisal process; cost, income and sales comparison models. These are represented as separate options for commercial valuation in PACS. PACS software is developed to create valuation models specified according to appropriate Uniform Standards of Professional Appraisal Practices and International Association of Assessing Officers mass appraisal standards and techniques.

Cost & Depreciation Schedules

The cost approach to value is applied to all improved real property utilizing the comparative unit or square foot method to determine replacement cost new. Replacement cost new should include all direct and indirect costs, including materials, labor, supervision, architect and legal fees, overhead and a reasonable profit. Development of a comparative cost unit for each building class involves the utilization of national cost data reporting services as well as consideration of actual cost information on comparable properties. A base cost rate has been developed for each building class and represents the replacement cost per unit for a benchmark property for each class.

Accrued depreciation is estimated and developed based on losses typical for each property type at that specific age. Physical depreciation is the loss in value due to wear and tear and exposure to natural forces. For each major class of commercial property, standardized physical depreciation tables have been developed based on physical condition and the building life expectancy. These schedules have been developed for improvements with a 15, 20, 30, 40, 50, 60 or 70-year economic life expectancy. Effective age estimates are based on the utility of the improvements relative to where the improvement lies on the scale of its total economic life and its competitive position in the marketplace. In addition to age, physical depreciation is also based on five condition ratings, salvage, poor, average, good and excellent, that relate to the level of property maintenance.

A depreciation calculation override can be used if the condition or effective age of a property varies from the standard. These adjustments are typically applied to a specific property in the form of physical adjustment, economic adjustment or functional adjustment.

Final Valuation Summary and Reconciliation

Based on the market data analysis and the methodology described in the cost, income and sales approaches values are determined by the appraiser for each commercial property. The cost approach mass appraisal model is applied to every improved property. The final valuation is applied using the cost, sales comparison or income approach, depending on the property type and availability of data.

Statistical and Capitalization Analysis

The Commercial Appraisers perform statistical analysis annually to evaluate whether estimated values are equitable and consistent with the market. Appraisers review every commercial property type annually through the sales ratio analysis process. Ratio studies are conducted on commercial properties to judge the two primary aspects of mass appraisal accuracy – level and uniformity of

value. Appraisal statistics of central tendency generated from sales ratios are evaluated and analyzed for the market areas. The level of appraised values is determined by the weighted mean ratio for sales of individual properties, and a comparison of weighted means reflect the general level of appraised values.

Potential gross rent estimates, occupancy levels, secondary income, allowable expenses (inclusive of non-recoverable and replacement reserves), net operating income and capitalization rate and multipliers are continuously reviewed. Income model estimates and conclusions are compared to actual information obtained on individual commercial properties during the appeal and protest hearings process, as well as with information received from published sources and area property managers and owners.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The appraiser identifies individual properties in critical need of field review through sales ratio analysis. All properties are periodically reviewed to check for accuracy of property characteristics. Re-drive of selected neighborhoods is conducted on an annual basis.

Office Review

Office reviews are conducted on all properties. As authorized by the International Association of Assessing Officer standards, on properties subject to field inspection and are performed in compliance with the guidelines required by the existing classification system. The appraiser may utilize aerial photography as a means to verify building characteristics and location without an on-site inspection.

Valuation reports comparing the previous year's values against proposed and final values are generated for all commercial properties. Previous values from protest hearings are reviewed to determine if the value remains the same for the current year based on sales and market conditions. The percentage of value differences are noted for each property within a delineated market segment allowing the appraiser to identify, research and resolve value anomalies before final appraised values are determined. Each appraiser's review is limited to properties in their area of responsibility by property type.

Once the appraiser and manager are satisfied with the level and uniformity of value for each commercial property within the appraiser's area of responsibility, the estimates of value are prepared to send a notice of proposed appraised value.

PERFORMANCE TESTS

Sales Ratio Studies

The primary tool to measure appraisal performance is a ratio study. A ratio study compares appraised values to market values. Sales ratio studies are an integral part of estimating equitable and accurate market values, and ultimately property assessments for the taxing jurisdictions.

Ratio studies generally have six basic steps: (1) determination of the purpose and objectives, (2) data collection and preparation, (3) comparing appraisal and market data, (4) stratification, (5) statistical analysis, and (6) evaluation and application of the results.

BUSINESS PERSONAL PROPERTY VALUATION

General Overview

Business Personal Property Appraisal operates within the Commercial/BPP Department of Travis Central Appraisal District which is responsible for developing fair and uniform market value appraisal procedures for business personal property (BPP) located within the district. There are five BPP account categories: standard business personal property consisting of merchandise, supplies, furniture, fixtures machinery, equipment and vehicles; leased assets; commercial aircraft and boats; utilities; special inventory for dealers selling autos, boats and boat trailers, manufactured homes, and heavy equipment; and mineral properties. For the 2018 tax year there were 43,274 business personal property value accounts having situs in Travis County.

State Cd	State Cd Desc	Prop Count	Market Val
A	SINGLE FAMILY RESIDENCE	302,211	\$ 121,867,568,943
B	MULTIFAMILY RESIDENCE	13,028	\$ 28,913,922,457
C1	VACANT LOTS AND LAND TRACTS	28,667	\$ 3,023,498,393
D1	QUALIFIED OPEN-SPACE LAND	5,012	\$ 3,008,837,715
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	401	\$ 35,446,316
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRV5	5,995	\$ 1,260,534,201
F1	COMMERCIAL REAL PROPERTY	14,372	\$ 50,046,996,408
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	44	\$ 774,076,729
G1	OIL AND GAS	5	\$ 287,886
J1	WATER SYSTEMS	30	\$ 13,604,269
J2	GAS DISTRIBUTION SYSTEM	10	\$ 160,996,669
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	34	\$ 189,618,525
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,330	\$ 362,196,827
J5	RAILROAD	10	\$ 29,200,529
J6	PIPELINE COMPANY	125	\$ 30,122,553
J7	CABLE TELEVISION COMPANY	45	\$ 265,911,409
J8	OTHER TYPE OF UTILITY	1	\$ 21,000,000
J9	RAILROAD ROLLING STOCK	2	\$ 4,337,842
L1	COMMERCIAL PERSONAL PROPERTY	37,567	\$ 7,363,247,368
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	833	\$ 5,117,127,126
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	9,688	\$ 210,679,559
O	RESIDENTIAL INVENTORY	10,599	\$ 811,185,541
S	SPECIAL INVENTORY TAX	620	\$ 320,443,810
X	TOTALLY EXEMPT PROPERTY	12,197	\$ 23,955,822,446
		442,826	\$ 247,786,663,521

Appraisal Resources

Personnel – Under the direction of the Assistant Commercial Director, the BPP staff consists of two Senior Personal Property Appraisers, five Personal Property Appraisers, and one shared Administrative Assistant. A detailed count may be found in the adopted budget.

Data – A common set of data characteristics for each account in the district are collected by appraisers in the field, by phone, and other pertinent sources and are entered into the TCAD computer files by both the appraisal and support staff. These assigned property characteristics produce a computer-assisted personal property appraisal (CAPP) used for comparison purposes when working renditions to determine whether an account's rendered value or CAPP value will be selected by the category appraiser. The category appraisers also utilize the CAPP system during the review of their SIC code assignments to value accounts that fail to render.

Specific Valuation Objectives

For tax year 2019, Travis Central Appraisal District proposes to:

Identify all new businesses needing set up for appraisal year 2019, track all existing business closures and business relocations within Travis County. Staff will utilize all available resources to research whether identified businesses have opened, closed or moved to a new location within Travis County. Staff will re-drive all roads to review and update, close and/or pick up new accounts not currently on the appraisal roll.

BPP utilizes indicators (C4's) printed on the field cards to highlight account questions or reasons of concern. All such indicators require specific actions by the appraisers to be notated on the field card.

Criteria for upcoming year's field inspections and/or indicators requiring action by the appraisers:

1. All new BPP setups.
2. 2019 and 2020 Unrendered properties > \$20,000.
3. Relocations/Ownership changes

For tax year 2020, Travis Central Appraisal District proposes to:

Follow the same guidelines set forth in 2019 as outlined below and described above. If the PACS mobile application has been enhanced to allow for business personal field collection, the staff will incorporate the IPAD field collection processes into their 2020 reappraisal procedure.

Review building permits and certificate of occupancy issuances prior to field work to assist field appraisers in flagging new accounts. The BPP support staff will also assist the field appraisers with researching whether the businesses have closed or moved to a new location within Travis County. Then field appraisers will re-drive all assigned roads to review, close and/or pick up new accounts.

Re-drive all regions annually for new or adjusted BPP accounts and business closures.

BPP utilizes indicators printed on the field cards to highlight account questions or reasons of concern. All such indicators require specific actions by the appraisers to be notated on the field card.

Adjustment of Criteria for upcoming year's field inspections and/or indicators requiring action by the appraisers will vary in 2020 depending on what results are found from the 2019 field work results.

VALUATION APPROACH

SIC Code Analysis

Standard Industrial Classification (SIC) codes were created in the 1930s to develop a plan of business classification by the Federal Government. These four digit numeric codes are used as the basis for classifying and valuing business personal property accounts. TCAD has further stratified these codes by adding an alpha suffix to certain SIC codes in order to expand business category groups having similar property characteristics. The North American Classification System (NAICS) was released in 1998 to replace SIC codes, but the software system used by TCAD has not yet been converted to accept the six digit NAICS code. Until that conversion is made, SIC codes will continue to be utilized.

SIC code identification and delineation is the cornerstone of the business personal property valuation system in the district. All of the analysis work done in association with the valuation process is SIC code specific. For 2018, TCAD used 723 SIC codes to classify local business categories. SIC code delineation is periodically reviewed to determine if further refinements are necessary. Of the existing 723 SIC codes,

550 of them have CAPPA valuation model assignments. Those SIC codes without CAPPA models primarily consist of business categories that have few or no comparables within Travis County.

Highest and Best Use Analysis

The highest and best use of property is the most reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legally permissible, financially feasible, and maximally productive. The highest and best use of business personal property is normally its current use.

DATA COLLECTION/VALIDATION

Data Collection Procedures

Appraisal and data collection procedures are maintained in the Business Personal Property Manual and supplemented with departmental memorandums as needed. Procedures are reviewed and revised to meet the changing requirements of field data collection. Business personal property appraisers reappraise all businesses each year through various discovery means and resources.

Sources of Data

Standard Business Personal Property Accounts

Before the field appraisers begin their new-year field work in August/September, a comparison is done between TCAD active field accounts, internally created reports and third party data providers to assist the appraisal staff with identifying accounts that are given priority for inspection/re-inspection.

Various discovery publications are utilized which include, but are not limited to, the Austin Business Journal, the Texas Department of Motor Vehicles website and the commercially registered vehicle listing provided by Infonation Inc., Comptroller's sales tax permits listings, Texas Secretary of State business organizations website for corporations, and the County Clerk's assumed name filings records. This data may be accessed by the field appraisers during the discovery period from various external and internal databases, and printed data may be filed with the appropriate field card.

Leased Asset/Special Property at Multiple Locations Accounts

The primary source of discovery for these accounts is the owner renditions submitted in either hard copy or electronic format by the lessors, or lease companies. BPP renditions have a section requesting information on leased assets from the lessee. This data is reviewed by the staff to verify the lessor is on the appraisal roll.

Commercial and Business Aircraft & Boat Accounts

The Federal Aviation Administration's (FAA) website provides TCAD with the commercial aircraft registered in Travis County. In addition, local airport/airfield management submit listings of commercial and business aircraft having situs in this district. Commercial boats are identified via an annual report from Texas Parks and Wildlife listing all boats registered in Travis County.

Special Inventory Accounts

Monthly statements and annual declaration dealer forms for motor vehicles, boats outboard motors and boat trailers, heavy equipment, and manufactured homes (as defined by Section 23 of the Texas Property Tax Code) are used for the discovery and valuation of special inventory accounts. To verify all special inventory dealers are on the appraisal roll, BPP staff checks with the state agencies responsible for licensing these dealers: Texas Department of Transportation for motor vehicle dealers, Texas Parks and Wildlife for boat dealers, and the Texas Department of Housing and Community Affairs for manufactured home dealers. Heavy equipment dealers are not licensed.

Utility, Pipeline and Mineral Accounts

Travis Central Appraisal District contracts with a third party appraisal firm, Capitol Appraisal Group, Inc. (CAGI) for the appraisal of the utility and pipeline categories identified with J1 through J7 State Codes in the General Overview section. CAGI is also contracted for the valuation of the few mineral accounts located in Travis County. CAGI also values selected complex industrial properties per their contract with TCAD. Uniform Standards of Professional Appraisal Practices or USPAP certification and reappraisal plan information on these properties are maintained at Capitol Appraisal Group's offices.

VALUATION AND STATISTICAL ANALYSIS (model calibration)

Cost Schedules

The BPP staff develops the cost schedules (CAPPAs grids) specific to the related SIC codes. Cost data is analyzed from property owner renditions, Settlement and Waiver of Protest documentation, and Appraisal Review Board (ARB) hearing evidence to produce SIC grids specifically from these sources only when the value data has been accepted by the appraisal staff. The computation of the SIC grids involves using min, max, mean and percentile functions on the population of accepted accounts. Schedules are reviewed as necessary to reflect changing market conditions and are presented exclusively in a reproduction-cost new (RCN) per square foot format. TCAD has developed a total of 1,079 SIC grid segments (583 for furniture, fixtures, machinery and equipment segments, and 496 for merchandise and supplies segments).

Statistical Analysis

Summary statistics such as the median, weighted mean and standard deviation provide appraisers analytical tools by which to determine both the level and uniformity of appraised value by SIC code. Review of standard deviation can distinguish appraisal uniformity within SIC codes.

Depreciation Schedule and Trending Factors

Although all three approaches to value are considered, Travis Central Appraisal District's primary approach to the valuation of business personal property is the cost approach. The trending factors used by TCAD in the development of the depreciation schedule are based on IAAO standards. Price Indexes and Utilization factors from the Bureau of Labor and Statistics, and other local factors are used to calculate the current present value factors (PVF) that are applied to the rendered cost data to calculate the fair market value (FMV) of the fixed assets. The published Iowa State percent good or remaining economic life depreciation factors recognize the trend for changes in cost factors.

Depreciation and lifeing schedules are reviewed and adjusted as needed. Lifeing studies of rendered fixed assets provide guidance for establishing lifeing conventions related to specific SIC codes. Any revisions are then adopted and their use is reflected in all of the calculations for that SIC coded business category. Consistent application of this schedule ensures that market values are uniform and equal. All rendered assets are initially valued using rendered costs calculated by the adopted PVF tables, or rendered good faith estimates.

Computer Assisted Personal Property Appraisal (CAPPAs) Valuations

The two main objectives of the CAPPAs valuation process are to: (1) analyze and adjust existing SIC models and (2) develop new models for business classifications not previously integrated into CAPPAs. The delineated sample is reviewed for accuracy of SIC code, square footage, field data, and original cost information. Models are created and refined using actual original cost data to derive a typical per square foot value for a specific category of assets.

The data sampling process is conducted in the following order: 1) Prioritizing SIC codes for model analysis. 2) Compiling the data and developing the reports. 3) Field inspecting the selected samples. The models are built and adjusted using internally developed software. The models are then tested against the previous year's data. The typical cost per square foot is determined by a statistical analysis of the available data using the percentile function of the population of rendered indexed costs per square foot.

Standard Business Personal Property Account

CAPPA model values are used in the general business personal property valuation program to estimate the value of new and/or existing accounts for which a property owner's rendition has either not been received or not used to estimate a value based on comparable properties. The calculated current year value is compared to the indicated CAPPA model value by the category appraiser. All rendered accounts are analyzed and the rendition's appraised value is selected by the assigned category appraiser.

Exemption Application Processing

Freeport Goods (Sec. 11.251) and Goods-In-Transit (Sec. 11.253) annual exemption applications are reviewed by the assigned appraisers and either approved, disallowed, or denied as per Section 11.43. The review consists of an audit of supporting worksheet documents and an analysis of the exemption applications to verify the form's accuracy. If no supporting worksheet documents are provided, the application is disallowed and written requests for omitted documentation are made. Upon the receipt of the worksheet documents, the exemptions are either approved, modified and approved, disapproved with a written request for additional documentation to support the application's claim, or denied with a written letter detailing the status of the application.

Certain vehicles specified under Sec. 11.254 that are used for both the production of income and personal use may receive an exemption for a single vehicle. The exemption applications are reviewed by the appraisal staff and use the same approval or denial procedures as stated for freeport goods and goods-in-traffic above. A vehicle that has been granted this exemption is not required to file an annual exemption application unless requested by the chief appraiser or in cases where there is a vehicle replacement or an ownership change.

Leased Asset/Special Property at Multiple Locations Account

Leased and multi-location assets are valued using the depreciation schedules mentioned earlier. If the asset to be valued in this category is a vehicle, either the NADA published "trade-in" values or a TCAD depreciation schedule developed for motor vehicles is used.

Commercial and Business Aircraft

Valuation for commercial aircraft designated as a certified air carrier, and business aircraft used for business purposes is processed through the utilization of the Aircraft Blue Book Price Guide (Winter Edition). The Texas Property Tax Code has specific methodology for the valuation and/or allocation of all aircraft for aircraft used both inside and outside this state; Sec. 21.05 states the method for valuing commercial aircraft and Sec. 21.055 refers to the valuation of business aircraft.

Special Inventory

The Texas Property Tax Code provides special valuation procedures for the appraisal of this category of property consisting of dealer motor vehicles, boats outboard motors and boat trailers, manufactured homes, and heavy equipment. Annual Dealer Inventory Declaration forms filed by the

property owner on or before February 1st are the basis for the appraisal of special inventory. The declaration form details the dealer's previous year's Texas sales (used as the numerator) and divided by either a factor of 12 or the number of months the dealer was open the prior year (the denominator). This establishes a monthly basis consistent with the owner's tax payment requirements. In the absence of an annual declaration, comparable dealers that have filed declarations are identified and adjusted to the subject property to establish an estimated market value.

Dealer's Inventory Tax Statement forms that are filed monthly beginning February 10th and ending January 10th of the following year detail the current year sales for the previous month. Dealers file these forms with both the appraisal district and the assessor-collector's office and make monthly property tax payments to the assessor-collector based on the prior month's sales.

INDIVIDUAL VALUE REVIEW PROCEDURES

Rendered BPP Accounts Review

Standard Business Personal Property Account

A BPP query reporting rendered accounts that have been imaged into the system identifies accounts ready to be processed by the support staff, and after their entry of the rendered information, an additional query alerts the category appraiser of the rendered accounts ready for their review and value selection. This report also flags accounts that require special review procedures: accounts that have either increased or decreased their total area from the prior year; accounts that had a prior year ARB decision thereby compelling the appraiser to analyze that decision to determine if TCAD has substantial evidence to alter the prior year's ARB determination for the current year's appraisal per Sec. 23.01(c); newly established business accounts; and revisions to SIC cost tables. The initial review criteria for standard business personal property accounts are established prior to the printing of field cards. The field cards affected by said criteria are printed with special symbols directing the appraiser to review a specific problem(s) during their field work. Field appraisers pass on the results of the "inspection required" as C4 Year comments to the category appraiser for their review during the rendition valuation process.

Leased Assets

Leased Asset/Special Property accounts that have a high volume of assets and/or vehicles have the highest percentage of rendered accounts (roughly 98 percent) of any BPP category. These renditions are commonly filed by the property owner in an Excel compatible format via e-mail or CD. The property owner's spreadsheet is copied over to a template that also contains a present value factor lookup table. The appraiser assigns taxing entities based on asset/vehicle situs, the life class is assigned by asset description, and the value is then calculated. After sorting assets by common taxing entities, a property ID number is assigned to each entity set of assets and the appraiser assigns the value for that account onto the system. Accounts that render by hardcopy must be manually entered into the template by support staff or the appraiser.

Commercial and Business Aircraft

The commercial and business aircraft account's renditions are simultaneously reviewed and valued utilizing a third party market value appraisal guide.

Special Inventory

Special inventory dealers with a current declaration on file are reviewed by the assigned

appraiser to assess their validity and valued based on the prior year's sales divided by 12 or the total number of months doing business in the prior year.

Un-Rendered BPP Accounts Review

Standard Business Personal Property Account

BPP accounts that fail to render are scrutinized by the field appraiser during their field work and the category appraiser prior to 25.19 Notice of Appraised Values are mailed to the property owner. The field appraiser is responsible for assigning the business category SIC code, the total area of the business, the CAPP grid Quality/Density factors and any comments detailing specific information picked up during field reviews. The category appraiser will review all un-rendered accounts by SIC code to determine the value in comparison with rendered properties.

Leased Assets

As noted earlier, 98 percent of this category of BPP renders their property. The appraiser responsible for processing the leased asset accounts will contact properties that have failed to render to determine the reason why a rendition was not received.

Commercial and Business Aircraft

Un-rendered commercial and business aircraft accounts are valued the same as rendered properties of the same category, through the utilization of the Aircraft Blue Book Price Guide (Winter Edition) with year and model numbers identified based on the aircraft's N number.

Special Inventory

Special inventory dealers that fail to render are reported to the State licensing agency responsible for issuing licenses, in accordance with the State Property Tax Code. The appraiser will compare un-rendered special inventory accounts with comparable sized dealers of the same category and value the property based on that comparison.

PERFORMANCE TESTS

Ratio Studies

Each year the Property Tax Division of the State Comptroller's Office conducts a Property Value Study (PVS). The PVS is a ratio study used to measure appraisal district performance. Results from the PVS play a part in school funding. Rather than a sales ratio study, the personal property PVS is a ratio study using state cost and depreciation schedules to develop comparative personal property values. These values are then compared to TCAD's personal property values and ratios are determined.

MASS APPRAISAL REPORT

Each tax year the Texas Property Tax Code required mass appraisal report will be prepared and certified by the chief appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 15th). The mass appraisal report will be completed in compliance with USPAP Standard Rule 6-8. The signed certification by the chief appraiser is compliant with USPAP Standard Rule 6-9.

FINAL PERFORMANCE ANALYSIS

Value Defense

Evidence to be used by the appraisal district to meet its burden of proof for market value and equity in both informal and formal appraisal review board hearing is specified and tested annually.

A variety of evidence is utilized by the district depending on the property type of the subject of the protest. In addition, the district updates the evidence supplied to an owner, an agent, or the Appraisal Review Board to be contemporaneous with the valuation procedures utilized. Some examples of evidence that may be used include, but are not limited to:

1. Property sales information
2. Property sales adjustment grids
3. Property equity adjustment grids
4. Gross rent/ Income multiplier data
5. Proforma and actual income data
6. Property characteristics data including photos as applicable
7. Aerial photography
8. Cost approach reports as applicable
9. Property renditions as applicable
10. Published reports regarding cost, market or income data
11. Schedules and or models utilized
12. Any other information collected by the district

Independent Performance Test

According to Chapter 5 of the Texas Property Tax Code and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Division (PTD) conducts a property value study (PVS) of each Texas school district within each appraisal district at least once every two years. As a part of this study, the Code also requires the Comptroller to: use sales and recognized auditing and sampling techniques; review each appraisal district's appraisal methods, standards and procedures to determine whether the district used recognized standards and practices (MAP review); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and, determine the level and uniformity of property tax appraisal in each appraisal district. The methodology used in the property value study includes stratified samples to improve sample representativeness and techniques or procedures of measuring uniformity. This study utilizes statistical analysis of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio

studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median, and price-related differential (PRD) for properties overall and by state category (i.e., categories A, B, C, D and F1 are directly applicable to real property).

There are sixteen independent school districts in the Travis Central Appraisal District for which appraisal rolls are annually developed. The preliminary results of this study are released in January of the year following the year of appraisal. The final results of this study are certified to the Education Commissioner of the Texas Education Agency (TEA) in the following July of each year for the year of appraisal.

This outside (third party) ratio study provides additional assistance to Travis Central Appraisal District in determining areas of market activity or changing market conditions. Results from the 2016 & 2018 Property Value Studies will be reviewed and analyzed by appraisal managers. Geographic areas or property categories with unsatisfactory ratio results will be added to the work plan for the 2019 and 2020 reappraisal cycles.

LIMITING CONDITIONS

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

1. The appraisals are prepared exclusively for ad valorem tax purposes.
2. The property characteristic data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised are performed as staff resources and time allows. Some interior inspections of property appraised are performed at the request of the property owner or as requested by the district for clarification purposes and to correct property descriptions.
3. Validation of sales transactions is attempted through questionnaires to buyer and seller, telephone survey and field review. In the absence of such confirmation, sales data obtained from vendors is considered reliable.
4. Appendix B has a list of staff providing significant assistance to the person signing this certification.

Certification Statement:

"I, Marya Crigler, Chief Appraiser for the Travis Central Appraisal District, solemnly swear that I have made or caused to be made a reappraisal plan for Travis Central Appraisal District as required by law."

Marya Crigler, RPA
Chief Appraiser

APPENDIX A

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

<u>2018 Board of Directors</u>	<u>Jurisdiction Represented</u>	<u>Term Expires</u>
Mr. Tom Buckle	West Travis County	12/13/18
Ms. Blanca Zamora-Garcia, Chair	City of Austin	12/31/19
Mr. Bruce Grube, Vice Chair	Travis County	12/31/19
Mr. Ed Keller, Secretary	Austin ISD	12/31/18
Rev. Kristoffer S. Lands	City of Austin/Austin ISD Jointly	12/31/18
Ms. Teresa Bastian	Austin ISD	12/31/19
Mr. James Valadez	Travis County	12/31/18
Ms. Eleanor Powell	City of Austin	12/31/18
Mr. Anthony Nguyen	East Travis County	12/31/19
Mr. Bruce Elfant	Travis County Tax Assessor Collector	Non-voting member

Entity Cd	Entity Name	Entity Type	Taxing Unit Number
02	CITY OF AUSTIN	City	227-104-03
05	CITY OF MANOR	City	227-101-03
09	CITY OF WEST LAKE HILLS	City	227-107-03
11	CITY OF ROLLINGWOOD	City	227-103-03
12	VILLAGE OF SAN LEANNA	City	227-114-03
2F	CITY OF ROUND ROCK	City	246-106-03
20	CITY OF PFLUGERVILLE	City	227-102-03
21	CITY OF LAKEWAY	City	227-105-03
3F	CITY OF CEDAR PARK	City	246-101-03
3H	CITY OF AUSTIN/HAYS CO	City	227-104-03
40	CITY OF CREEDMOOR	City	227-108-03
49	CITY OF LAGO VISTA	City	227-113-03
5F	CITY OF ELGIN	City	011-102-03
5G	VILLAGE OF VOLENTE	City	227-120-03
5H	VILLAGE OF WEBBERVILLE	City	227-121-03
50	CITY OF JONESTOWN	City	227-109-03
55	VILLAGE OF BRIARCLIFF	City	227-115-03
6F	CITY OF LEANDER	City	246-109-03
61	CITY OF MUSTANG RIDGE	City	028-103-03
7E	VILLAGE OF THE HILLS	City	227-119-03
7F	VILLAGE OF POINT VENTURE	City	227-118-03
83	CITY OF BEE CAVE	City	227-117-03
1B	TRAVIS CO ESD NO 7	Emergency District	227-208-40
1C	TRAVIS CO ESD NO 3	Emergency District	227-203-40
39	TRAVIS CO ESD NO 9	Emergency District	227-210-40
41	TRAVIS CO ESD NO 1	Emergency District	227-201-40
51	TRAVIS CO ESD NO 11	Emergency District	227-211-40
52	TRAVIS CO ESD NO 6	Emergency District	227-207-40
56	TRAVIS CO ESD NO 5	Emergency District	227-204-40
57	TRAVIS CO ESD NO 4	Emergency District	227-205-40
58	TRAVIS CO ESD NO 10	Emergency District	227-206-40
71	TRAVIS CO ESD NO 14	Emergency District	227-213-40
72	TRAVIS CO ESD NO 12	Emergency District	227-212-40
77	TRAVIS CO ESD NO 8	Emergency District	227-209-40
9B	TRAVIS CO ESD NO 2	Emergency District	227-202-40
8K	TRAVIS CO ESD NO 13	Emergency District	227-214-40
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	Emergency District	011-202-40
6R	TRAVIS CO ESD NO 15	Emergency District	227-215-40
03	TRAVIS COUNTY	County	227-000-00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	Hospital District	227-201-11
68	AUSTIN COMM COLL DIST	Junior College	227-201-15
1D	TRAVIS CO MUD NO 5	Municipal Utility Dist	227-239-04
1F	TANGLEWD FOREST LTD DIST	Municipal Utility Dist	227-201-30
1H	COTTONWD CREEK MUD NO 1	Municipal Utility Dist	227-254-04
2D	TRAVIS CO MUD NO 6	Municipal Utility Dist	227-240-04
2H	NE TRAVIS CO UTILITY DIST	Municipal Utility Dist	227-201-05
25	HURST CREEK MUD	Municipal Utility Dist	227-205-04
26	LAKEWAY MUD	Municipal Utility Dist	227-203-04
3D	TRAVIS CO MUD NO 7	Municipal Utility Dist	227-241-04
3G	TRAVIS CO MUD NO 14	Municipal Utility Dist	227-256-04
32	WELLS BRANCH MUD	Municipal Utility Dist	227-233-04

33	SHADY HOLLOW MUD	Municipal Utility Dist	227-211-04
4D	TRAVIS CO MUD NO 8	Municipal Utility Dist	227-242-04
4F	TRAVIS CO MUD NO 10	Municipal Utility Dist	227-253-04
5D	TRAVIS CO MUD NO 9	Municipal Utility Dist	227-243-04
5E	SENNA HILLS MUD	Municipal Utility Dist	227-249-04
59	RIVER PLACE MUD	Municipal Utility Dist	227-217-04
6E	LAKE POINTE MUD NO 3 (DA)	Municipal Utility Dist	227-251-04
6G	TRAVIS CO MUD NO 15	Municipal Utility Dist	227-255-04
6H	WEST TRAVIS CO MUD NO 6	Municipal Utility Dist	227-259-04
6J	WEST TRAVIS CO MUD NO 8	Municipal Utility Dist	227-261-04
7A	MOORES CROSSING MUD	Municipal Utility Dist	227-226-04
7D	LAKE POINTE MUD NO 5 (DA)	Municipal Utility Dist	227-250-04
7G	WILBARGER CRK MUD NO 1	Municipal Utility Dist	227-257-04
7H	WILBARGER CRK MUD NO 2	Municipal Utility Dist	227-258-04
70	TRAVIS CO MUD NO 2	Municipal Utility Dist	227-252-04
8C	TRAVIS CO MUD NO 3	Municipal Utility Dist	227-237-04
8E	RNCH @ CYPRSS CRK MUD 1	Municipal Utility Dist	246-218-04
84	NORTHTOWN MUD	Municipal Utility Dist	227-225-04
9C	TRAVIS CO MUD NO 4	Municipal Utility Dist	227-238-04
9G	LAKESIDE WCID NO 2A	Municipal Utility Dist	227-292-04
4J	TRAVIS CO MUD NO 11	Municipal Utility Dist	227-262-04
4K	TRAVIS CO MUD NO 12	Municipal Utility Dist	227-263-04
4L	TRAVIS CO MUD NO 13	Municipal Utility Dist	227-264-04
1K	BELVEDERE MUD	Municipal Utility Dist	227-265-04
2K	PRESIDENTIAL GLEN MUD	Municipal Utility Dist	227-266-04
7J	LAKESIDE MUD NO 3	Municipal Utility Dist	227-268-04
7K	SUNFIELD MUD NO 1	Municipal Utility Dist	227-269-04
2N	NORTH AUSTIN MUD NO 1	Municipal Utility Dist	246-213-04
2L	TRAVIS CO MUD NO 16	Municipal Utility Dist	227-272-04
5L	LAZY NINE MUD NO 1A	Municipal Utility Dist	227-273-04
5M	LAZY NINE MUD NO 1B	Municipal Utility Dist	227-274-04
3M	WILLIAMSON/TRAVIS MUD NO 1	Municipal Utility Dist	246-207-04
8N	ANDERSON MILL LIMITED DISTRICT	Municipal Utility Dist	246-201-30
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	Municipal Utility Dist	227-279-04
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	Municipal Utility Dist	227-280-04
6M	TRAVIS CO MUD NO 21	Municipal Utility Dist	227-282-04
6L	TRAVIS CO MUD NO 17	Municipal Utility Dist	227-281-04
3N	TRAVIS CO MUD NO 18	Municipal Utility Dist	227-283-04
4M	PILOT KNOB MUD NO 3	Municipal Utility Dist	227-284-04
4P	PILOT KNOB MUD NO 2	Municipal Utility Dist	227-286-04
73	ONION CREEK METRO PARK DIST	Municipal Utility Dist	227-291-04
6P	LOST CREEK LIMITED DISTRICT	Municipal Utility Dist	227-202-30
2R	TRAVIS CO MUD NO 23	Municipal Utility Dist	227-294-04
3R	TRAVIS CO MUD NO 24	Municipal Utility Dist	227-295-04
8L	TRAVIS CO BEE CAVE ROAD DIST NO 1	Road District	227-209-10
01	AUSTIN ISD	School District	227-901-02
06	DEL VALLE ISD	School District	227-910-02
07	LAKE TRAVIS ISD	School District	227-913-02
08	EANES ISD	School District	227-909-02
1A	HAYS CONSOLIDATED ISD	School District	105-906-02
16	LAGO VISTA ISD	School District	227-912-02
19	PFLUGERVILLE ISD	School District	227-904-02

2A	ELGIN ISD	School District	011-902-02
22	COUPLAND ISD	School District	246-914-02
3A	MARBLE FALLS ISD	School District	027-904-02
34	MANOR ISD	School District	227-907-02
38	DRIPPING SPRINGS ISD	School District	105-904-02
4A	JOHNSON CITY ISD	School District	016-901-02
5A	ROUND ROCK ISD	School District	246-909-02
69	LEANDER ISD	School District	246-913-02
1J	CYPRESS RANCH WCID NO 1	Water control Improvement Dist	227-219-19
10	TRAVIS CO WCID NO 10	Water control Improvement Dist	227-203-19
17	TRAVIS CO WCID NO 17	Water control Improvement Dist	227-208-19
18	TRAVIS CO WCID NO 18	Water control Improvement Dist	227-209-19
2G	WMSN CO WSID DIST 3	Water control Improvement Dist	246-201-08
23	TRAVIS CO WCID POINT VENTURE	Water control Improvement Dist	227-201-19
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	Water control Improvement Dist	227-214-19
35	TRAVIS CO WCID NO 19	Water control Improvement Dist	227-210-19
37	TRAVIS CO WCID NO 20	Water control Improvement Dist	227-211-19
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	Water control Improvement Dist	227-218-19
9D	LAKESIDE WCID NO 1	Water control Improvement Dist	227-215-19
9H	LAKESIDE WCID NO 2B	Water control Improvement Dist	227-217-19
9I	LAKESIDE WCID NO 2C	Water control Improvement Dist	227-220-19
9J	LAKESIDE WCID NO 2D	Water control Improvement Dist	227-224-19
5J	KELLY LANE WCID NO 1	Water control Improvement Dist	227-221-19
5K	KELLY LANE WCID NO 2	Water control Improvement Dist	227-222-19
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	Water control Improvement Dist	227-226-19

APPENDIX B

TRAVIS CENTRAL APPRAISAL DISTRICT
LIST OF KEY PERSONNEL

Name	Division	Title
Marya Crigler	Administration	Chief Appraiser
Lonnie Hendry	Administration	Deputy Chief Appraisal
Leana Mann	Administration	Finance & Facilities Officer
Paula Fugate	Administration	Human Resources Officer
Michael Kasper	Residential	Director Residential Appraisal
Monica Chacon	Residential	Assistant Director Residential Appraisal
Russell Ledbetter	Residential	Residential Appraisal Manager
John Robins	Residential	Residential Appraisal Manager
Eileen Berke	Appraisal Support	Director Customer Service & Appraisal Support
Matt Markert	Commercial	Director Commercial & Business Personal Property
Jeff Gore	Commercial	Commercial Manager
Tawnya Blaylock	IT	Manager IT
Susan Swinson	GIS	Manger Geographic Information Systems
Dusty Banks	Appeals	Senior Litigation Attorney

APPENDIX C

January 2019

January 2019							February 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28		

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Dec 30 - Jan 5	Dec 30	31	Jan 1, 19	2	3	4	5
			<ul style="list-style-type: none"> ARB and BOD terms be Close Supplement Export to County Freeze/Refreeze HS Exempt Qualify Dat Tax Assessment Date 	<ul style="list-style-type: none"> Sales Letter Print Update ARB Chair 	<ul style="list-style-type: none"> NOAV Run (Mailout) 	<ul style="list-style-type: none"> Policy & Procedure Re Update Phone System 	<ul style="list-style-type: none"> Database Cleanup (Sys
Jan 6 - 12	6	7	8	9	10	11	12
	<ul style="list-style-type: none"> Server Updates 	<ul style="list-style-type: none"> BPP Review Appr Init & Building Permit Load Emergency Hard Drive 	<ul style="list-style-type: none"> 25.25B Quarterly Repo BOD Meeting 	<ul style="list-style-type: none"> Agent Report CAD40-1 Complete Review Cost 	<ul style="list-style-type: none"> 2nd Run Field Cards Ag applications Taxbill deadline Update TCAD Letterhe 	<ul style="list-style-type: none"> Review forms for PTAD 	
Jan 13 - 19	13	14	15	16	17	18	19
			<ul style="list-style-type: none"> ARB - Enroll PTAD Mar Begin Update Mass Ap 	<ul style="list-style-type: none"> Get NOAV Sample from Review HS Application Send Electronic Proper 		<ul style="list-style-type: none"> Load TxDPS - Request 	
Jan 20 - 26	20	21	22	23	24	25	26
		<ul style="list-style-type: none"> TCAD HOLIDAY 	<ul style="list-style-type: none"> ARB Training Planning 	<ul style="list-style-type: none"> Update Cost & Deprec 		<ul style="list-style-type: none"> Cap Rate Public Notice 	
Jan 27 - Feb 2	27	28	29	30	31	Feb 1	2
		<ul style="list-style-type: none"> BPP Freeport /Aircraft Exemptions/Special Ap PTD Sales Submission Run BPP CPPR's 	<ul style="list-style-type: none"> Run HS Application Re 	<ul style="list-style-type: none"> Application Deadline LIH Cap Rate Deadline 	<ul style="list-style-type: none"> PVS Study Results VIT Declaration Deadli 		

February 2019

February 2019							March 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2						1	2
3	4	5	6	7	8	9	3	4	5	6	7	8	9
10	11	12	13	14	15	16	10	11	12	13	14	15	16
17	18	19	20	21	22	23	17	18	19	20	21	22	23
24	25	26	27	28			24	25	26	27	28	29	30
							31						

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jan 27 - Feb 2	Jan 27	28	29	30	31	Feb 1	2
						Ag Advisory Board Delinquency Deadline Run Situs match Mailir Start Valuation Valuation & Error repo	Database Cleanup (Sys
Feb 3 - 9	3	4	5	6	7	8	9
	Server Updates	Annexation Letter Building Permit Load Emergency Hard Drive Public Notice - Consol Update ARB Memeber	Close Supplement Export to County Freeze/Refreeze	Auto Update OV65 Sales Letter Print	Homestead Applicatio NOAV Run (Mailout)		Run HS Reset
Feb 10 - 16	10	11	12	13	14	15	16
		Review ARB insert doc	BOD Meeting				
Feb 17 - 23	17	18	19	20	21	22	23
		TCAD HOLIDAY					
Feb 24 - Mar 2	24	25	26	27	28	Mar 1	2
					Aerial Photos Due Begin Valuation CASS Export to Vendo CHODO Deadline		

March 2019

March 2019							April 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Feb 24	25	26	27	28	Mar 1	2
2/24 - 3/1						Begin Budget Estimate	Database Cleanup (Sys
	3	4	5	6	7	8	9
3/3 - 8	Server Updates	Building Permit Load Emergency Hard Drive	Begin High End Review Close Supplement Export to County Freeze/Refreeze Order ARB Inserts	eFile Selection Sales Letter Print	CASS Certification NOAV Run (Mailout)		PVS Appeal Deadline
	10	11	12	13	14	15	16
3/10 - 15		CA NOAV ltr to vendor eFile Insert to Vendor NOAV Final Draft	BOD Meeting	eFile Insert Review			
	17	18	19	20	21	22	23
3/17 - 22		Complete Land Ag tab Review ARB Reports	NOAV Final Draft to Vendor	Review taxpayer evidence			
	24	25	26	27	28	29	30
3/24 - 29		ARB Training Prep	Effective tax rate w/ Staff	Update ARB status code	ARB PTAD Mandatory Training - tentative date Test ARB Rooms		
	31	Apr 1	2	3	4	5	6
3/31 - 4/5	2011 Financial Audit Report CHODO Sales Deadline TIF Reports from Cities						

April 2019

April 2019							May 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Mar 31 - Apr 6	Mar 31	Apr 1	2	3	4	5	6
		<ul style="list-style-type: none"> Building Permit Load Emergency Hard Drive Personal Use Veh Dea Request Abatement TII 	<ul style="list-style-type: none"> ARB Audio test Close Supplement Create NOAV Run Sch Export to County Freeze/Refreeze Update ARB Reports 	<ul style="list-style-type: none"> Review taxpayer info r Sales Letter Print 	<ul style="list-style-type: none"> Homestead Applicatio NOAV Run (Mailout) Update Estimated tax r 	<ul style="list-style-type: none"> Public Notice - Consol 	<ul style="list-style-type: none"> Database Cleanup (Sys
Apr 7 - 13	7	8	9	10	11	12	13
	<ul style="list-style-type: none"> Server Updates 		<ul style="list-style-type: none"> 25.25B Quarterly Repo BOD Meeting 			<ul style="list-style-type: none"> Change Public Termin NOAV 1 Review forms for PTAC 	
Apr 14 - 20	14	15	16	17	18	19	20
		<ul style="list-style-type: none"> Review Protest Public Start Evidence Review Update Phone Messag 	<ul style="list-style-type: none"> Rendition/Extension D 	<ul style="list-style-type: none"> Staff ARB Training 			
Apr 21 - 27	21	22	23	24	25	26	27
		<ul style="list-style-type: none"> Complete Mass Apprai 			<ul style="list-style-type: none"> Review ARB Scheduling 	<ul style="list-style-type: none"> NOAV 2 	
Apr 28 - May 4	28	29	30	May 1	2	3	4
		<ul style="list-style-type: none"> Estimates for Schools 	<ul style="list-style-type: none"> Exemption Application 				

May 2019

May 2019							June 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 28 - May 4	Apr 28	29	30	May 1	2	3	4
				<ul style="list-style-type: none"> Begin PTD Sales Subm NOAV Res Deadline (S Sales Letter Print Special Appraisal Appl 	NOAV Run (Mailout)	Mass Schedule for Cer	<ul style="list-style-type: none"> Database Cleanup (Sys Protest Public Notice
May 5 - 11	5	6	7	8	9	10	11
	<ul style="list-style-type: none"> Server Updates 	<ul style="list-style-type: none"> Budget Estimates Due Building Permit Load Emergency Hard Drive 	<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze 			Start ARB Scheduling	Review ARB Nightly job
May 12 - 18	12	13	14	15	16	17	18
			BOD Meeting	<ul style="list-style-type: none"> Appraisal Record Subr CPPR Extension Deadli Denial Notices Deadlin Values from Capital Ag 			
May 19 - 25	19	20	21	22	23	24	25
						NOAV 3	
May 26 - Jun 1	26	27	28	29	30	31	Jun 1
		TCAD HOLIDAY			CASS Export to Vendo		

June 2019

June 2019							July 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	May 26	27	28	29	30	31	Jun 1
5/26 - 31							<div style="border: 1px solid black; padding: 2px;">ARB Record Submissio</div> <div style="border: 1px solid black; padding: 2px;">Database Cleanup (Sys</div> <div style="border: 1px solid black; padding: 2px;">Mass Appraisal Report</div> <div style="border: 1px solid black; padding: 2px;">Taxing Unit Challenge</div>
6/2 - 7	2 Server Updates	3 Building Permit Load Emergency Hard Drive Print BPP Penalty Lette Run Set BPP CPPR Pen	4 Close Supplement Export to County Freeze/Refreeze	5 Sales Letter Print	6 CASS Certification Homestead Applicatio NOAV Run (Mailout)	7	8 Estimates for School
6/9 - 14	9	10	11 BOD Meeting	12	13	14	15 Budget Deadline
6/16 - 21	16	17	18	19	20	21 NOAV 4	22
6/23 - 28	23	24	25 RPA Field Work Planni	26	27	28	29
6/30 - 7/5	30 Taxing Unit Deadline	Jul 1	2	3	4	5	6

July 2019

July 2019							August 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jun 30 - Jul 6	Jun 30	Jul 1 Building Permit Load Emergency Hard Drive	2 Begin Certification Error BPP Start Schedule For Close Supplement Export to County Freeze/Refreeze Set System Certification	3 Sales Letter Print	4 NOAV Run (Mailout) TCAD Holiday	5	6 Database Cleanup (Sys)
	7 Server Updates	8	9 25.25B Quarterly Report BOD Meeting	10 PACS Upgrade for Certification Review Certification Request	11 Test Certification Runs	12 Last day 41.11 Change Review forms for PTAD	13 BPP Waiver Request Due
Jul 7 - 13	14	15	16	17 Send Electronic Proper	18	19	20 ARB Approve Appraisal Change Public Termina Create Next Year Layer Print Certification Report RUN Certification Set Reappraisal
	21	22	23 Change ARB Letter LD Reset Next/Last Appra Run Certification Micro	24	25 Chief Appr Certification	26 TCAD Planning Session	27 BPP Waiver Grant/Den
Jul 14 - 20	28	29	30	31 PTD Sales Chasing Dead PTD Sales Submission	Aug 1	2	3
	Jul 28 - Aug 3						

August 2019

August 2019							September 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jul 28 - Aug 3	Jul 28	29	30	31	Aug 1	2	3
					Homestead Application NOAV Run (Mailout) Sept 1 Application Dea Tx Dept Economic Dev	Prop Code Clean Up PTD State Code Clean	Database Cleanup (Sys)
Aug 4 - 10	4	5	6	7	8	9	10
	Server Updates	Building Permit Load Emergency Hard Drive Field Card Criteria Run	Close Supplement Export to County Freeze/Refreeze	Sales Letter Print Taxing Unit Effective R			
Aug 11 - 17	11	12	13	14	15	16	17
		Start Field Card Print	BOD Meeting			PVS Final Results to TE	
Aug 18 - 24	18	19	20	21	22	23	24
		Finalize Annual Calend			Public Notice Budget		
Aug 25 - 31	25	26	27	28	29	30	31
					CASS Export to Vendo PTD EARS Submission Request Deferrals		Taxpayer Address Corr

September 2019

September 2019							October 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	6	7	8	9	10	11	12
8	9	10	11	12	13	14	13	14	15	16	17	18	19
15	16	17	18	19	20	21	20	21	22	23	24	25	26
22	23	24	25	26	27	28	27	28	29	30	31		
29	30												

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sep 1 - 7	Sep 1 Server Updates	2 Building Permit Load Emergency Hard Drive TCAD HOLIDAY	3 Close Supplement Export to County Freeze/Refreeze Order SAN Upgrade E	4 Create Freeze/Refreeze Sales Letter Print	5 CASS Certification NOAV Run (Mailout) Request Tax Rates	6	7 Database Cleanup (Sys
	8	9	10 BOD Meeting Public Hearing Budget	11	12	13	14 CASS Export to Vendol
Sep 8 - 14	15 Budget Deadline	16	17 Clean Up PTD Errors Enter new tax rates	18	19	20 End Formals	21
	22	23 Freeze / Refreeze	24 Plan for Budget Amme	25	26 1st Export to County County Auditors Repo	27	28
Sep 15 - 21	29 Budget 4Q due Tax Rate Deadline	30	Oct 1	2	3	4	5
Sep 22 - 28							
Sep 29 - Oct 5							

October 2019

October 2019							November 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sep 29 - Oct 5	Sep 29	30	Oct 1	2	3	4	5
			<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze Start Field Work Tax Bills Mailed (Statut 	<ul style="list-style-type: none"> Review TCDRS Funding Sales Letter Print 	<ul style="list-style-type: none"> Homestead Applicatio NOAV Run (Mailout) 		<ul style="list-style-type: none"> Database Cleanup (Sys
Oct 6 - 12	6	7	8	9	10	11	12
	<ul style="list-style-type: none"> Server Updates 	<ul style="list-style-type: none"> Building Permit Load Emergency Hard Drive NOAV Dates to vendo 	<ul style="list-style-type: none"> 25.25B Quarterly Repo BOD Meeting Budget Amendments 			<ul style="list-style-type: none"> Request TxDPS license Review forms for PTAC 	
Oct 13 - 19	13	14	15	16	17	18	19
		<ul style="list-style-type: none"> TCAD Holiday*** 					<ul style="list-style-type: none"> SAN Upgrade
Oct 20 - 26	20	21	22	23	24	25	26
					<ul style="list-style-type: none"> Service Awards 	<ul style="list-style-type: none"> BOD Ballots 	
Oct 27 - Nov 2	27	28	29	30	31	Nov 1	2

November 2019

November 2019							December 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Oct 27	28	29	30	31	Nov 1	2
Oct 27 - Nov 2							Database Cleanup (Sys
	3	4	5	6	7	8	9
Nov 3 - 9	Server Updates	Building Permit Load Emergency Hard Drive	Close Supplement Export to County Freeze/Refreeze	Sales Letter Print	NOAV Run (Mailout)	Interview ARB membe	
	10	11	12	13	14	15	16
Nov 10 - 16		TCAD HOLIDAY	BOD Meeting				
	17	18	19	20	21	22	23
Nov 17 - 23						TCAD HOLIDAY	
	24	25	26	27	28	29	30
Nov 24 - 30				Get PID date for Deed;	CASS Export to Vendo TCAD HOLIDAY		

December 2019

December 2019							January 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	5	6	7	1	2	3	4
8	9	10	11	12	13	14	12	13	14	15	16	17	18
15	16	17	18	19	20	21	19	20	21	22	23	24	25
22	23	24	25	26	27	28	26	27	28	29	30	31	
29	30	31											

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Dec 1 - 7	Dec 1 HS Verification Start Server Updates	2 Building Permit Load Emergency Hard Drive	3 Close Supplement Export to County Freeze/Refreeze	4 Order paper/toner Sales Letter Print	5 CASS Certification Homestead Applicatio NOAV Run (Mailout)	6 Appraisal Services Qud ARB Chairman Signatu Request copy of ARB C Update Annual Calend	7 Database Cleanup (Sys
	8	9	10 BOD Meeting	11	12 Order BPP Insert and e Prop Code CleanUp	13	14 Print VIT Statements
Dec 8 - 14	15 BOD Voting Deadline	16	17	18	19	20	21
	22	23	24 TCAD Holiday	25 Run BPP Cost Compar TCAD Holiday	26	27	28
Dec 15 - 21	29	30	31 HS Verification Deadli	Jan 1, 20	2	3	4
Dec 22 - 28							
Dec 29 - Jan 4							

January 2020

January 2020							February 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Dec 29 - Jan 4	Dec 29	30	31	Jan 1, 20	2	3	4
				<ul style="list-style-type: none"> ARB and BOD terms b HS Exempt Qualify Dat Sales Letter Print Tax Assessment Date TCAD Holiday 	<ul style="list-style-type: none"> NOAV Run (Mailout) Update ARB Chair 	<ul style="list-style-type: none"> Policy & Procedure Re Update Phone System 	<ul style="list-style-type: none"> Database Cleanup (Sys
Jan 5 - 11	5	6	7	8	9	10	11
	<ul style="list-style-type: none"> Server Updates 	<ul style="list-style-type: none"> BPP Review Appr Init & Building Permit Load Emergency Hard Drive 	<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze 	<ul style="list-style-type: none"> Agent Report CAD40-1 Complete Review Cost 	<ul style="list-style-type: none"> 2nd Run Field Cards Ag applications 	<ul style="list-style-type: none"> Review forms for PTAD Taxbill deadline Update TCAD Letterhe 	
Jan 12 - 18	12	13	14	15	16	17	18
			<ul style="list-style-type: none"> 25.25B Quarterly Repo BOD Meeting 		<ul style="list-style-type: none"> Get NOAV Sample for Review HS Application Send Electronic Proper 	<ul style="list-style-type: none"> Load TxDPS - Request 	
Jan 19 - 25	19	20	21	22	23	24	25
		<ul style="list-style-type: none"> TCAD HOLIDAY 	<ul style="list-style-type: none"> ARB - Enroll PTAD Mar Begin Update Mass Ap 	<ul style="list-style-type: none"> Update Cost & Deprec 		<ul style="list-style-type: none"> Cap Rate Public Notice 	
Jan 26 - Feb 1	26	27	28	29	30	31	Feb 1
		<ul style="list-style-type: none"> BPP Freeport /Aircraft Exemptions/Special Ap PTD Sales Submission Run BPP CPPR's 	<ul style="list-style-type: none"> ARB Training Planning 	<ul style="list-style-type: none"> Run HS Application Re 	<ul style="list-style-type: none"> Application Deadline LIH Cap Rate Deadline 	<ul style="list-style-type: none"> PVS Study Results VIT Declaration Deadli 	

February 2020

February 2020							March 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1	1	2	3	4	5	6	7
2	3	4	5	6	7	8	8	9	10	11	12	13	14
9	10	11	12	13	14	15	15	16	17	18	19	20	21
16	17	18	19	20	21	22	22	23	24	25	26	27	28
23	24	25	26	27	28	29	29	30	31				

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Jan 26	27	28	29	30	31	Feb 1
Jan 26 - Feb 1							<div style="border: 1px solid red; padding: 2px;">Database Cleanup (Sys</div> <div style="border: 1px solid green; padding: 2px;">Delinquency Deadline</div> <div style="border: 1px solid blue; padding: 2px;">Start Valuation</div>
	2	3	4	5	6	7	8
Feb 2 - 8	<div style="border: 1px solid red; padding: 2px;">Server Updates</div>	<div style="border: 1px solid orange; padding: 2px;">Annexation Letter</div> <div style="border: 1px solid orange; padding: 2px;">Building Permit Load</div> <div style="border: 1px solid blue; padding: 2px;">Emergency Hard Drive</div> <div style="border: 1px solid yellow; padding: 2px;">Update ARB Memeber</div>	<div style="border: 1px solid green; padding: 2px;">Close Supplement</div> <div style="border: 1px solid green; padding: 2px;">Export to County</div> <div style="border: 1px solid green; padding: 2px;">Freeze/Refreeze</div> <div style="border: 1px solid purple; padding: 2px;">Public Notice - Consol</div>	<div style="border: 1px solid orange; padding: 2px;">Auto Update OV65</div> <div style="border: 1px solid blue; padding: 2px;">Sales Letter Print</div>	<div style="border: 1px solid blue; padding: 2px;">Homestead Applicatio</div> <div style="border: 1px solid blue; padding: 2px;">NOAV Run (Mailout)</div>	<div style="border: 1px solid green; padding: 2px;">Ag Advisory Board</div> <div style="border: 1px solid blue; padding: 2px;">Run Situs match Mailir</div> <div style="border: 1px solid blue; padding: 2px;">Valuation & Error repo</div>	<div style="border: 1px solid orange; padding: 2px;">Run HS Reset</div>
	9	10	11	12	13	14	15
Feb 9 - 15		<div style="border: 1px solid yellow; padding: 2px;">Review ARB insert doc</div>	<div style="border: 1px solid green; padding: 2px;">BOD Meeting</div>				
	16	17	18	19	20	21	22
Feb 16 - 22		<div style="border: 1px solid purple; padding: 2px;">TCAD HOLIDAY</div>					
	23	24	25	26	27	28	29
Feb 23 - 29					<div style="border: 1px solid red; padding: 2px;">CASS Export to Vendo</div>	<div style="border: 1px solid blue; padding: 2px;">Aerial Photos Due</div> <div style="border: 1px solid blue; padding: 2px;">Begin Valuation</div> <div style="border: 1px solid green; padding: 2px;">CHODO Deadline</div>	

March 2020

March 2020							April 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	5	6	7	1	2	3	4
8	9	10	11	12	13	14	12	13	14	15	16	17	18
15	16	17	18	19	20	21	19	20	21	22	23	24	25
22	23	24	25	26	27	28	26	27	28	29	30		
29	30	31											

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Mar 1 - 7	Mar 1	2	3	4	5	6	7
	Server Updates	Building Permit Load Emergency Hard Drive	Begin High End Review Close Supplement Export to County Freeze/Refreeze Order ARB Inserts Order Rights & Remed	eFile Selection Sales Letter Print	CASS Certification NOAV Run (Mailout)	Begin Budget Estimate	Database Cleanup (Sys
Mar 8 - 14	8	9	10	11	12	13	14
		CA NOAV ltr to vendor eFile Insert to Vendor NOAV Final Draft PVS Appeal Deadline	BOD Meeting	eFile Insert Review			
Mar 15 - 21	15	16	17	18	19	20	21
		Complete Land Ag tab Review ARB Reports	NOAV Final Draft to V	Review taxpayer evide			
Mar 22 - 28	22	23	24	25	26	27	28
		ARB Training Prep			ARB PTAD Mandatory Training - tentative date Effective tax rate w/ St Test ARB Rooms	Update ARB status cog	
Mar 29 - Apr 4	29	30	31	Apr 1	2	3	4
			2011 Financial Audit R CHODO Sales Deadline TIF Reports from Citie				

April 2020

April 2020							May 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4						1	2
5	6	7	8	9	10	11	3	4	5	6	7	8	9
12	13	14	15	16	17	18	10	11	12	13	14	15	16
19	20	21	22	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31						

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Mar 29 - Apr 4	Mar 29	30	31	Apr 1	2	3	4
				Personal Use Veh Dea Sales Letter Print	Create NOAV Run Sch Homestead Applicatio NOAV Run (Mailout) Update ARB Reports	Review taxpayer info r	Database Cleanup (Sys Update Estimated tax i
Apr 5 - 11	5	6	7	8	9	10	11
	Public Notice - Consol Server Updates	Building Permit Load Emergency Hard Drive Request Abatement TI	ARB Audio test Close Supplement Export to County Freeze/Refreeze			Change Public Termin NOAV 1 Review forms for PTAC	
Apr 12 - 18	12	13	14	15	16	17	18
			25.25B Quarterly Repo BOD Meeting	Staff ARB Training		Rendition/Extension D	
Apr 19 - 25	19	20	21	22	23	24	25
		Review Protest Public Start Evidence Review Update Phone Messag				NOAV 2	Review ARB Scheduling
Apr 26 - May 2	26	27	28	29	30	May 1	2
		Complete Mass Apprai		Estimates for Schools	Exemption Application		

May 2020

May 2020							June 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Apr 26	27	28	29	30	May 1	2
4/26 - 5/1						Begin PTD Sales Subm Mass Schedule for Cer NOAV Res Deadline (S Special Appraisal Appl	Database Cleanup (Sys Protest Public Notice
	3	4	5	6	7	8	9
5/3 - 8	Server Updates	Budget Estimates Due Building Permit Load Emergency Hard Drive	Close Supplement Export to County Freeze/Refreeze	Sales Letter Print	NOAV Run (Mailout)		
	10	11	12	13	14	15	16
5/10 - 15	Start ARB Scheduling	Review ARB Nightly job	BOD Meeting			Appraisal Record Subm CPPR Extension Deadli Denial Notices Deadlin Values from Capital Ap	
	17	18	19	20	21	22	23
5/17 - 22						NOAV 3	
	24	25	26	27	28	29	30
5/24 - 29		TCAD HOLIDAY			CASS Export to Vendo		
	31	Jun 1	2	3	4	5	6
5/31 - 6/5							

June 2020

June 2020							July 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
May 31 - Jun 6	May 31	Jun 1	2	3	4	5	6
		<ul style="list-style-type: none"> ARB Record Submissio Building Permit Load Emergency Hard Drive Mass Appraisal Report Print BPP Penalty Lette Run Set BPP CPPR Pen 	<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze 	<ul style="list-style-type: none"> Sales Letter Print 	<ul style="list-style-type: none"> CASS Certification Homestead Applicatio NOAV Run (Mailout) 		<ul style="list-style-type: none"> Database Cleanup (Sys
Jun 7 - 13	7	8	9	10	11	12	13
	<ul style="list-style-type: none"> Server Updates 	<ul style="list-style-type: none"> Estimates for School 	<ul style="list-style-type: none"> BOD Meeting 				
Jun 14 - 20	14	15	16	17	18	19	20
		<ul style="list-style-type: none"> Budget Deadline 				<ul style="list-style-type: none"> NOAV 4 	
Jun 21 - 27	21	22	23	24	25	26	27
					<ul style="list-style-type: none"> RPA Field Work Planni 		
Jun 28 - Jul 4	28	29	30	Jul 1	2	3	4
			<ul style="list-style-type: none"> Taxing Unit Deadline 				

July 2020

July 2020							August 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30	31					

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jun 28 - Jul 4	Jun 28	29	30	Jul 1 Sales Letter Print	2 Begin Certification Error BPP Start Schedule For NOAV Run (Mailout)	3	4 Database Cleanup (Sys) TCAD Holiday
	5 Server Updates	6 Building Permit Load Emergency Hard Drive	7 Close Supplement Export to County Freeze/Refreeze Set System Certification	8	9	10 PACS Upgrade for Cer Review Certification Re Review forms for PTAD	11 Test Certification Runs
Jul 5 - 11	12 Last day 41.11 Change	13 BPP Waiver Request D	14 25.25B Quarterly Repo BOD Meeting	15	16	17 Send Electronic Proper	18
	19	20 ARB Approve Appraisal Change Public Termin Create Next Year Layer Print Certification Repo RUN Certification Set Reappraisal	21	22	23 Change ARB Letter LD Reset Next/Last Appra Run Certification Micro	24	25 Chief Appr Certification
Jul 12 - 18	26 TCAD Planning Sessio	27 BPP Waiver Grant/Den	28	29	30	31 PTD Sales Chasing Dea PTD Sales Submission	Aug 1
	19	20	21	22	23	24	25
Jul 19 - 25	26	27	28	29	30	31	Aug 1
	26	27	28	29	30	31	Aug 1
Jul 26 - Aug 1	26	27	28	29	30	31	Aug 1
	26	27	28	29	30	31	Aug 1

August 2020

August 2020							September 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Jul 26	27	28	29	30	31	Aug 1
7/26 - 31							Database Cleanup (Sys Sept 1 Application Dea Tx Dept Economic Dev
	2	3	4	5	6	7	8
8/2 - 7	Server Updates	Building Permit Load Emergency Hard Drive Field Card Criteria Run	Close Supplement Export to County Freeze/Refreeze	Sales Letter Print	Homestead Applicatio NOAV Run (Mailout)	Prop Code Clean Up PTD State Code Clean Taxing Unit Effective R	
	9	10	11	12	13	14	15
8/9 - 14		Start Field Card Print	BOD Meeting				
	16	17	18	19	20	21	22
8/16 - 21	PVS Final Results to TE	Finalize Annual Calend					
	23	24	25	26	27	28	29
8/23 - 28					CASS Export to Vendo Public Notice Budget		PTD EARS Submission Request Deferrals
	30	31	Sep 1	2	3	4	5
8/30 - 9/4		Taxpayer Address Corr					

September 2020

September 2020							October 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5			1	2	3	4	5
6	7	8	9	10	11	12	6	7	8	9	10	11	12
13	14	15	16	17	18	19	13	14	15	16	17	18	19
20	21	22	23	24	25	26	20	21	22	23	24	25	26
27	28	29	30				27	28	29	30	31		

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Aug 30 - Sep 5	Aug 30	31	Sep 1	2	3	4	5
			<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze Order SAN Upgrade E 	<ul style="list-style-type: none"> Create Freeze/Refreeze Sales Letter Print 	<ul style="list-style-type: none"> CASS Certification NOAV Run (Mailout) 		<ul style="list-style-type: none"> Database Cleanup (Sys Request Tax Rates
Sep 6 - 12	6	7	8	9	10	11	12
	<ul style="list-style-type: none"> Server Updates 	<ul style="list-style-type: none"> Building Permit Load Emergency Hard Drive TCAD HOLIDAY 	<ul style="list-style-type: none"> BOD Meeting Public Hearing Budget Public Hearing Reappr 				
Sep 13 - 19	13	14	15	16	17	18	19
		<ul style="list-style-type: none"> CASS Export to Vendo 	<ul style="list-style-type: none"> Budget Deadline 		<ul style="list-style-type: none"> Clean Up PTD Errors Enter new tax rates 	<ul style="list-style-type: none"> End Formals 	
Sep 20 - 26	20	21	22	23	24	25	26
			<ul style="list-style-type: none"> Plan for Budget Amme 	<ul style="list-style-type: none"> Freeze / Refreeze 			<ul style="list-style-type: none"> 1st Export to County County Auditors Repo
Sep 27 - Oct 3	27	28	29	30	Oct 1	2	3
	<ul style="list-style-type: none"> Budget 4Q due 		<ul style="list-style-type: none"> Tax Rate Deadline 				

October 2020

October 2020							November 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sep 27 - Oct 3	Sep 27	28	29	30	Oct 1	2	3
					Homestead Applicatio NOAV Run (Mailout) Tax Bills Mailed (Statut	Review TCDRS Funding Start MAPS Document	Database Cleanup (Sys
Oct 4 - 10	4	5	6	7	8	9	10
	Server Updates	Building Permit Load Emergency Hard Drive NOAV Dates to vendo	Close Supplement Export to County Freeze/Refreeze Start Field Work	Sales Letter Print		Request TxDPS license Review forms for PTAD	
Oct 11 - 17	11	12	13	14	15	16	17
		TCAD Holiday***	25.25B Quarterly Repo BOD Meeting Budget Amendments				SAN Upgrade
Oct 18 - 24	18	19	20	21	22	23	24
					Service Awards	BOD Ballots	
Oct 25 - 31	25	26	27	28	29	30	31

November 2020

November 2020							December 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	6	7	8	9	10	11	12
8	9	10	11	12	13	14	13	14	15	16	17	18	19
15	16	17	18	19	20	21	20	21	22	23	24	25	26
22	23	24	25	26	27	28	27	28	29	30	31		
29	30												

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Nov 1 - 7	Nov 1 MAPS Document Subn Server Updates	2 Building Permit Load Emergency Hard Drive	3 Close Supplement Export to County Freeze/Refreeze	4 Sales Letter Print	5 NOAV Run (Mailout)	6 Financial Auditor RFP	7 Database Cleanup (Sys
	8 Interview ARB membe	9	10 BOD Meeting	11 TCAD HOLIDAY	12	13	14
Nov 8 - 14	15	16	17	18	19	20	21
	22	23	24	25	26 CASS Export to Vendo TCAD HOLIDAY	27 Get PID date for Deeds TCAD HOLIDAY	28
Nov 15 - 21	29	30	Dec 1	2	3	4	5
Nov 22 - 28							
Nov 29 - Dec 5							

December 2020

December 2020							January 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30
							31						

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Nov 29 - Dec 5	Nov 29	30	Dec 1	2	3	4	5
			<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze HS Verification Start 	<ul style="list-style-type: none"> Sales Letter Print 	<ul style="list-style-type: none"> CASS Certification Homestead Applicatio NOAV Run (Mailout) 	<ul style="list-style-type: none"> Appraisal Services Qud Order paper/toner 	<ul style="list-style-type: none"> Database Cleanup (Sys
Dec 6 - 12	6	7	8	9	10	11	12
	<ul style="list-style-type: none"> ARB Chairman Signatu Request copy of ARB C Server Updates Update Annual Calend 	<ul style="list-style-type: none"> Building Permit Load Emergency Hard Drive 	<ul style="list-style-type: none"> BOD Meeting 		<ul style="list-style-type: none"> Order BPP Insert and e 		<ul style="list-style-type: none"> Prop Code CleanUp
Dec 13 - 19	13	14	15	16	17	18	19
		<ul style="list-style-type: none"> Print VIT Statements 	<ul style="list-style-type: none"> BOD Voting Deadline 				
Dec 20 - 26	20	21	22	23	24	25	26
					<ul style="list-style-type: none"> TCAD Holiday 	<ul style="list-style-type: none"> TCAD Holiday 	
Dec 27 - Jan 2	27	28	29	30	31	Jan 1, 21	2
				<ul style="list-style-type: none"> Run BPP Cost Compar 	<ul style="list-style-type: none"> HS Verification Deadlir 		

APPENDIX D

PACS Mobile

Screen shots of PACS Mobile

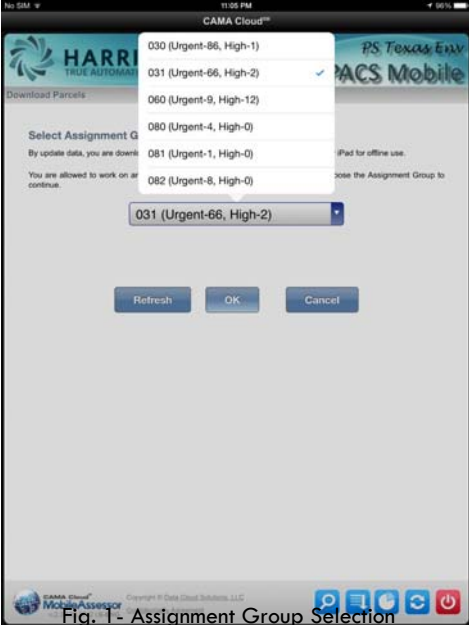


Fig. 1 - Assignment Group Selection

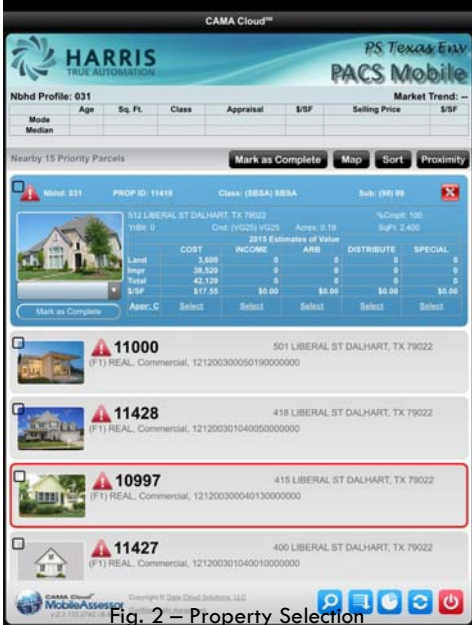


Fig. 2 - Property Selection

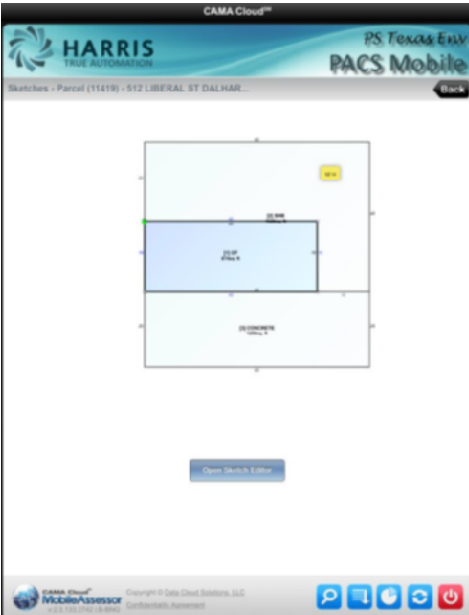


Fig. 3 - Property Sketch

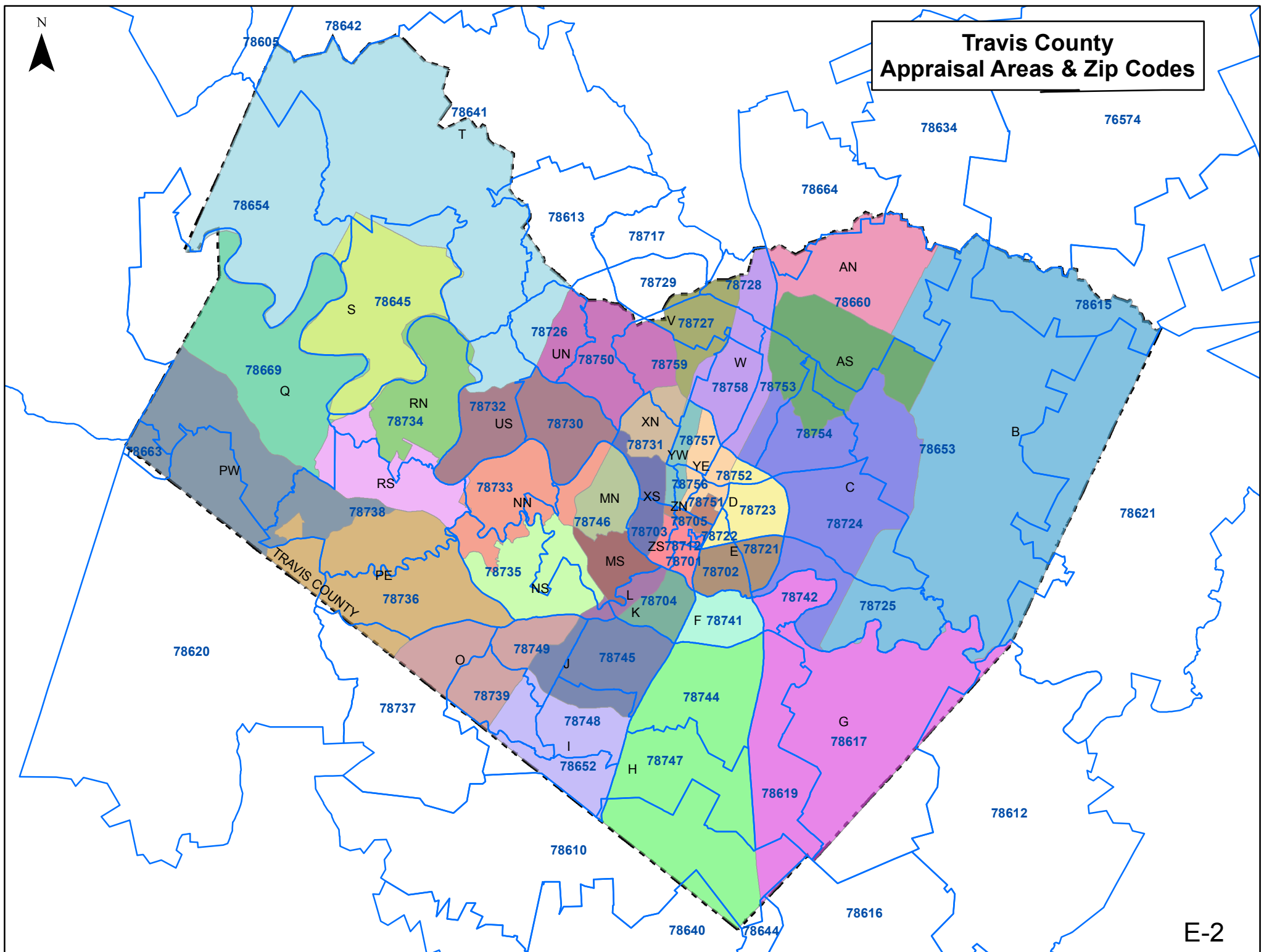


Fig. 4 - Aerial Imagery

APPENDIX E






















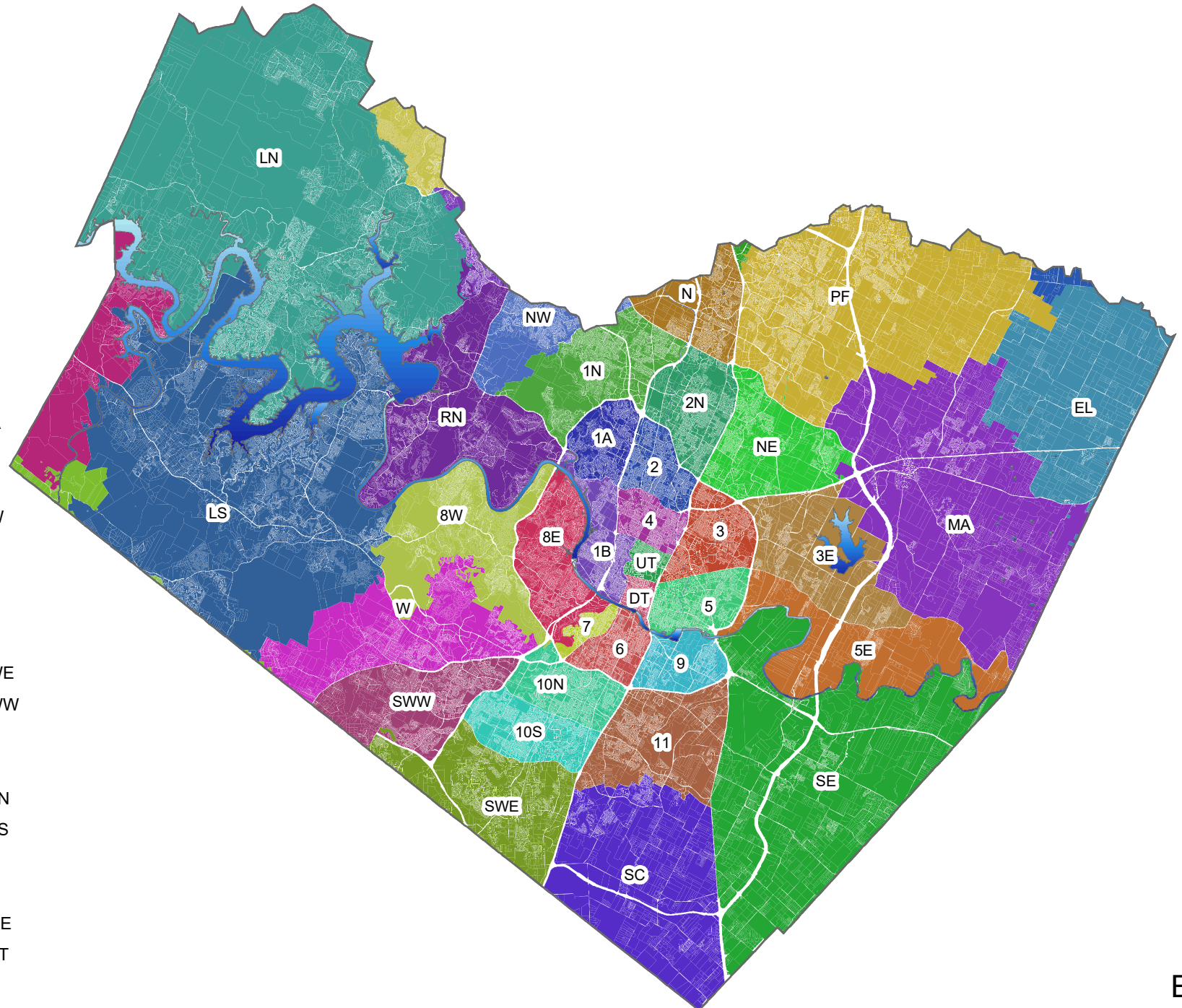
Travis County Appraisal Areas & Zip Codes



2018 TCAD Parcels per MLS Areas

Legend

	10N		DT
	10S		EL
	11		HD
	1A		LN
	1B		LS
	1N		LW
	2		MA
	2N		N
	3		NE
	3E		NW
	4		PF
	5		RN
	5E		SC
	6		SE
	7		SWE
	8E		SWW
	8W		UT
	9		W
			CLN
			CLS
			HU
			LH
			RRE
			TCT



Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
35003	35003	Commercial	37EC2		Commercial
72004	FRAT/SORORITY	Commercial	37EC3		Commercial
87004	87004	Commercial	37FE3		Commercial
98004	98004	Commercial	37NC1		Commercial
00EXE	EXEMPT PPTY W/ SQ FT	Commercial	37NC2		Commercial
05CBD	05CBD	Commercial	37NE1		Commercial
05CEN	05CEN	Commercial	37NO1		Commercial
05EC	05EC	Commercial	37NO2		Commercial
05EC1	05EC1	Commercial	37NO3		Commercial
05ENS	05ENS	Commercial	37NW2		Commercial
05FNW	05FNW	Commercial	37NW3		Commercial
05NC	05NC	Commercial	37SC2		Commercial
05NC1	05NC1	Commercial	37SC3		Commercial
05NC2	05NC2	Commercial	37SE1		Commercial
05NE	05NE	Commercial	37SE2		Commercial
05NEM	MUELLER INFLUENCE	Commercial	37SE3		Commercial
05NO	05NO	Commercial	37SO1		Commercial
05NO1	GALEWOOD DR	Commercial	37SW2		Commercial
05NW	05NW	Commercial	37SW3		Commercial
05SC	05SC	Commercial	3DUMP	3DUMP	Commercial
05SC1	05SC1	Commercial	40NOR	40NOR	Commercial
05SC2	05SC2	Commercial	40NWE	40NWE	Commercial
05SE	05SE	Commercial	40SWE	40SWE	Commercial
05SW	05SW	Commercial	40WES	40WES	Commercial
05WC	05WC	Commercial	41CBD	COMMUNITY SHOPPING CNTR	Commercial
05WC1	05WC1	Commercial	41CEN	COMMUNITY SHOPPING CNTR	Commercial
05WC2	05WC2	Commercial	41FNW	ANCHORED SHOPPING CTR FNW	Commercial
05WC3	05WC3	Commercial	41NEA	COMMUNITY SHOPPING CNTR	Commercial
06CBD	06CBD	Commercial	41NOR	COMMUNITY SHOPPING CNTR	Commercial
06CEN	06CEN	Commercial	41NWE	COMMUNITY SHOPPING CNTR	Commercial
06EC1	06EC1	Commercial	41PFL/FNE	ANCHOR SC PFULGER F NE	Commercial
06ENS	06ENS	Commercial	41SOU	COMMUNITY SHOPPING CNTR	Commercial
06FNW	06FNW	Commercial	41SWE	41 SOUTHWEST	Commercial
06NC	06NC	Commercial	42CBD	NEIGHBOR SHOPPPING CNTR	Commercial
06NC1	06NC1	Commercial	42CEN	NEIGHBOR SHOPPPING CNTR	Commercial
06NC2	06NC2	Commercial	42FNW	NEIGHBOR SHOPPPING CNTR	Commercial
06NE	06NE	Commercial	42NOR	NEIGHBOR SHOPPPING CNTR	Commercial
06NEM	MUELLER INFLUENCE	Commercial	42NWE	NEIGHBOR SHOPPPING CNTR	Commercial
06NO	06NO	Commercial	42PFL/FNE	ANCHORED SC PFLUGER FNE	Commercial
06NO1	GALEWOOD DR	Commercial	42SOU	NEIGHBOR SHOPPPING CNTR	Commercial
06SC	06SC	Commercial	42SWE	42 SOUTHWEST	Commercial
06SC1	06SC1	Commercial	42WES	NEIGHBOR SHOPPPING CNTR	Commercial
06SC2	06SC2	Commercial	43CBD	MULTI TENANT >10000 SF	Commercial
06SE	06SE	Commercial	43CEN	43CEN	Commercial
06WC	06WC	Commercial	43EAS	43EAS	Commercial
06WC1	06WC1	Commercial	43FNW	43FNW	Commercial
06WC2	06WC2	Commercial	43NEA	43NEA	Commercial
06WC3	06WC3	Commercial	43NOR	43NOR	Commercial
08CBD	08CBD	Commercial	43NWE	43NWE	Commercial
08CEN	08CEN	Commercial	43PFL/FNE	STRIP PFLUG/FNE	Commercial

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
08EC	08EC	Commercial	43SEA	43SEA	Commercial
08EC1	UT INFLUENCE	Commercial	43SOU	43SOU	Commercial
08ENS	08ENS	Commercial	43SWE	43 SOUTHWEST	Commercial
08FNW	08FNW	Commercial	44CEN	44CEN	Commercial
08FNW2	08FNW2	Commercial	44EAS	44EAS	Commercial
08HIR	DOWNTOWN HIGH RISE APTS	Commercial	44NOR	44NOR	Commercial
08NC	08NC	Commercial	44NWE	44NWE	Commercial
08NC1	08NC1	Commercial	44PFL/FNE	GROCERY STORE PFLUG/FNE	Commercial
08NE	08NE	Commercial	44SOU	44SOU	Commercial
08NE1	08NE1	Commercial	45WES	45WES	Commercial
08NE2	08NE2	Commercial	46CEN	46CEN	Commercial
08NO	08NO	Commercial	46EAS	46EAS	Commercial
08NO1	08NO1	Commercial	46FNW	46FNW	Commercial
08NO2	08NO2	Commercial	46NEA	46NEA	Commercial
08NW	08NW	Commercial	46NOR	46NOR	Commercial
08NWW	08NWW	Commercial	46NWE	46NWE	Commercial
08SC	08SC	Commercial	46PFL/FNE	BIG-BOX PFLUG/FAR NE	Commercial
08SC1	08SC1	Commercial	46SOU	46SOU	Commercial
08SC2	08SC2	Commercial	46SWE	46SWE	Commercial
08SC3	08SC3	Commercial	47CBD	MEDIUM STORE 10-25000 SF	Commercial
08SE	08SE	Commercial	47CEN	MEDIUM STORE 10-25000 SF	Commercial
08SE1	08SE1	Commercial	47DCEN	DRUGSTORE	Commercial
08SH	08SH	Commercial	47DFNW	DRUGSTORE	Commercial
08SRH	SENIOR APARTMENTS	Commercial	47DNOR	DRUGSTORE	Commercial
08SW	08SW	Commercial	47DNWE	DRUGSTORE	Commercial
08SW1	08SW1	Commercial	47DPFL/FN	DRUG STORE PFLUG/FAR NE	Commercial
08TC	08TC	Commercial	47DSOU	DRUGSTORE	Commercial
08TCB	08TCB	Commercial	47DSWE	47DSWE	Commercial
08WC	08WC	Commercial	47EAS	47EAS	Commercial
08WC1	08WC1	Commercial	47FNW	MEDIUM STORE 10-25000 SF	Commercial
08WC2	08WC2	Commercial	47NEA	MEDIUM STORE 10-25000 SF	Commercial
08WC3	08WC3	Commercial	47NOR	MEDIUM STORE 10-25000 SF	Commercial
08WWW	08WWW	Commercial	47SOU	MEDIUM STORE 10-25000 SF	Commercial
0COTA	CIRCUIT OF THE AMERICAS F1 TRAC	Commercial	47SWE	47SWE	Commercial
0DOCK	DOCKOMINIUM	Commercial	48CBD	CONVENIENCE STORE	Commercial
0WASH	NON-FULL-SERVICE CARWASH	Commercial	48CEN	CONVENIENCE STORE	Commercial
10CEN	MF'D COMMCL BLDG	Commercial	48EAS	CONVENIENCE STORE	Commercial
10EAS	MF'D COMMCL BLDG	Commercial	48FEA	CONVENIENCE STORE	Commercial
10FEA	MF'D COMMCL BLDG	Commercial	48FNW	CONVENIENCE STORE	Commercial
10FNW	MF'D COMMCL BLDG	Commercial	48NCN	CONVENIENCE STORE	Commercial
10NEA	MF'D COMMCL BLDG	Commercial	48NEA	CONVENIENCE STORE	Commercial
10NOR	MF'D COMMCL BLDG	Commercial	48NOR	CONVENIENCE STORE	Commercial
10SEA	MF'D COMMCL BLDG	Commercial	48NWE	CONVENIENCE STORE	Commercial
10SOU	MF'D COMMCL BLDG	Commercial	48PFL/FNE	CONVENIENCE STORE PFLU/FNE	Commercial
10SWE	MF'D COMMCL BLDG	Commercial	48SCN	CONVENIENCE STORE	Commercial
1CBD1	1CBD1	Commercial	48SEA	CONVENIENCE STORE	Commercial
1CBD2	1CBD2	Commercial	48SOU	CONVENIENCE STORE	Commercial
1CBD3	1CBD3	Commercial	48SWE	48SWE	Commercial
1CBDC	CBD CORE	Commercial	48WES	CONVENIENCE STORE	Commercial
1CBDR	RAINEY STREET DISTRICT	Commercial	50CBD	OFFICE HI-RISE >=6 FLRS	Commercial
1EA1	1EA1	Commercial	50CEN	OFFICE HI-RISE >=6 FLRS	Commercial

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
1EA2	1EA2	Commercial	50FNW	OFFICE HI-RISE >=6 FLRS	Commercial
1EA3	1EA3	Commercial	50NEA	OFFICE HI-RISE >=6 FLRS	Commercial
1EC1	1EC1	Commercial	50NOR	OFFICE HI-RISE >=6 FLRS	Commercial
1EC2	1EC2	Commercial	50NWE	OFFICE HI-RISE >=6 FLRS	Commercial
1EC3	1EC3	Commercial	50SCN	OFFICE HI-RISE >=6 FLRS	Commercial
1FE1	1FE1	Commercial	50SEA	OFFICE HI-RISE >=6 FLRS	Commercial
1FE2	1FE2	Commercial	50SWE	OFFICE HI-RISE >=6 FLRS	Commercial
1FE3	1FE3	Commercial	51CBD	OFFICE LARGE > 35000 SF	Commercial
1NC1	1NC1	Commercial	51CEN	OFFICE LARGE > 35000 SF	Commercial
1NC2	1NC2	Commercial	51EAS	OFFICE LARGE > 35000	Commercial
1NC3	1NC3	Commercial	51FNW	OFFICE LARGE > 35000 SF	Commercial
1NE1	1NE1	Commercial	51FSWE	OFFICE LARGE > 35000 SF	Commercial
1NE2	1NE2	Commercial	51NEA	OFFICE LARGE > 35000 SF	Commercial
1NE3	1NE3	Commercial	51NOR	OFFICE LARGE > 35000 SF	Commercial
1NO1	1NO1	Commercial	51NWE	OFFICE LARGE > 35000 SF	Commercial
1NO2	1NO2	Commercial	51SCN	OFFICE LARGE > 35000 SF	Commercial
1NO3	1NO3	Commercial	51SEA	OFFICE LARGE > 35000 SF	Commercial
1NW1	1NW1	Commercial	51SOU	OFFICE LARGE > 35000 SF	Commercial
1NW2	1NW2	Commercial	51SWE	OFFICE LARGE > 35000 SF	Commercial
1NW3	1NW3	Commercial	52CBD	OFFICE MEDIUM 10-35000 SF	Commercial
1SC1	1SC1	Commercial	52CEN	OFFICE MEDIUM 10-35000 SF	Commercial
1SC2	1SC2	Commercial	52EAS	OFFICE MEDIUM 10-35000 SF	Commercial
1SC3	1SC3	Commercial	52FNW	OFFICE MEDIUM 10-35000 SF	Commercial
1SE1	1SE1	Commercial	52FSWE	W 360 (2244,620,71)	Commercial
1SE2	1SE2	Commercial	52NEA	OFFICE MEDIUM 10-35000 SF	Commercial
1SE3	1SE3	Commercial	52NOR	OFFICE MEDIUM 10-35000 SF	Commercial
1SO1	1SO1	Commercial	52NWE	OFFICE MEDIUM 10-35000 SF	Commercial
1SO2	1SO2	Commercial	52SCN	OFFICE MEDIUM 10-35000 SF	Commercial
1SO3	1SO3	Commercial	52SEA	OFFICE MEDIUM 10-35000 SF	Commercial
1SW1	1SW1	Commercial	52SOU	OFFICE MEDIUM 10-35000 SF	Commercial
1SW2	1SW2	Commercial	52SWE	OFFICE MEDIUM 10-35000 SF	Commercial
1SW3	1SW3	Commercial	53CBD	OFFICE SMALL <10,000SF	Commercial
20AUTO	AUTO PARTS STORE	Commercial	53CEN	OFFICE SMALL <10,000SF	Commercial
20CBD	SM STORE CBD	Commercial	53EAS	OFFICE SMALL <10,000SF	Commercial
20CEN	SM STORE CENTRAL	Commercial	53EXE	OBS 2014	Commercial
20EAS	SM STORE EAST	Commercial	53FNW	OFFICE SMALL <10,000SF	Commercial
20FEA	SM STORE FAR EAST	Commercial	53KOE	KOENIG LANE	Commercial
20FNW	SM STORE FAR NORTH WEST	Commercial	53NEA	OFFICE SMALL <10,000SF	Commercial
20FWE	SM STORE FAR WEST	Commercial	53NOR	OFFICE SMALL <10,000SF	Commercial
20NCN	SM STORE NORTH CENTRAL	Commercial	53NWE	OFFICE SMALL <10,000SF	Commercial
20NEA	SM STORE NORTH EAST	Commercial	53SCN	OFFICE SMALL <10,000SF	Commercial
20NOR	SM STORE NORTH	Commercial	53SEA	OFFICE SMALL <10,000SF	Commercial
20NWE	SM STORE NORTH WEST	Commercial	53SOU	OFFICE SMALL <10,000SF	Commercial
20PFL/FNE	SMALL STORE PFLUG/FNE	Commercial	53SWE	OFFICE SMALL <10,000SF	Commercial
20SCN	SM STORE SOUTH CENTRAL	Commercial	54CBD	SMALL MEDICAL OFFICE	Commercial
20SEA	SM STORE SOUTH EAST	Commercial	54CEN	SMALL MEDICAL OFFICE	Commercial
20SOU	SM STORE SOUTH	Commercial	54EAS	SMALL MEDICAL OFFICE	Commercial
20SWE	20SWE	Commercial	54FNW	SMALL MEDICAL OFFICE	Commercial
23CBD01		Commercial	54NEA	SMALL MEDICAL OFFICE	Commercial
23CBD02		Commercial	54NOR	SMALL MEDICAL OFFICE	Commercial
23CBD03		Commercial	54NWE	SMALL MEDICAL OFFICE	Commercial

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
23CBD05		Commercial	54SCN	SMALL MEDICAL OFFICE	Commercial
23CBD06		Commercial	54SOU	SMALL MEDICAL OFFICE	Commercial
23EC01		Commercial	54SWE	SMALL MEDICAL OFFICE	Commercial
23ENS01		Commercial	55CEN	LARGE MEDICAL OFFICE	Commercial
23ENS02		Commercial	55FNW	LARGE MEDICAL OFFICE	Commercial
23ENS03		Commercial	55FSW	LARGE MEDICAL OFFICE	Commercial
23ENS04		Commercial	55NEA	LARGE MEDICAL OFFICE	Commercial
23ENS05		Commercial	55NOR	LARGE MEDICAL OFFICE	Commercial
23ENS06		Commercial	55NWE	LARGE MEDICAL OFFICE	Commercial
23ENS07		Commercial	55SEA	LARGE MEDICAL OFFICE	Commercial
23ENS08		Commercial	55SOU	LARGE MEDICAL OFFICE	Commercial
23FNW01		Commercial	55SWE	LARGE MEDICAL OFFICE	Commercial
23FNW02		Commercial	56CEN	BANK LARGE OFFICE	Commercial
23FNW03		Commercial	56EAS	BANK LARGE OFFICE	Commercial
23FNW04		Commercial	56FNW	BANK LARGE OFFICE	Commercial
23FNW05		Commercial	56FSW	BANK LARGE OFFICE	Commercial
23NC01		Commercial	56NEA	BANK LARGE OFFICE	Commercial
23NC02		Commercial	56NOR	BANK LARGE OFFICE	Commercial
23NC03		Commercial	56NWE	BANK LARGE OFFICE	Commercial
23NC04		Commercial	56SEA	BANK LARGE OFFICE	Commercial
23NC05		Commercial	56SOU	BANK LARGE OFFICE	Commercial
23NC06		Commercial	56SWE	BANK LARGE OFFICE	Commercial
23NC07		Commercial	57CBD	BANK DRIVE THRU	Commercial
23NC08		Commercial	57CEN	BANK DRIVE THRU	Commercial
23NE01		Commercial	57NWE	BANK DRIVE THRU	Commercial
23NE02		Commercial	57SEA	BANK DRIVE THRU	Commercial
23NE03		Commercial	57SOU	BANK DRIVE THRU	Commercial
23NE04		Commercial	57SWE	BANK DRIVE THRU	Commercial
23NE05		Commercial	58CBD	BANK BRANCH OFFICE	Commercial
23NE06		Commercial	58CEN	BANK BRANCH OFFICE	Commercial
23NW01		Commercial	58EAS	BANK BRANCH OFFICE	Commercial
23NW02		Commercial	58FNW	BANK BRANCH OFFICE	Commercial
23NW03		Commercial	58NEA	BANK BRANCH OFFICE	Commercial
23NW04		Commercial	58NOR	BANK BRANCH OFFICE	Commercial
23NW05		Commercial	58NWE	BANK BRANCH OFFICE	Commercial
23NW06		Commercial	58SCN	BANK BRANCH OFFICE	Commercial
23NW07		Commercial	58SEA	BANK BRANCH OFFICE	Commercial
23NW08		Commercial	58SOU	BANK BRANCH OFFICE	Commercial
23NW09		Commercial	58SWE	BANK BRANCH OFFICE	Commercial
23SC01		Commercial	59CBD	59CBD	Commercial
23SC02		Commercial	59CEN	59CEN	Commercial
23SC03		Commercial	59EAS	59EAS	Commercial
23SC04		Commercial	59FNW	59FNW	Commercial
23SC05		Commercial	59KOE	KOENIG LANE	Commercial
23SC06		Commercial	59NEA	59NEA	Commercial
23SC07		Commercial	59NOR	59NOR	Commercial
23SC08		Commercial	59NWE	59NWE	Commercial
23SC09		Commercial	59SCN	59SCN	Commercial
23SC10		Commercial	59SEA	59SEA	Commercial
23SC11		Commercial	59SOU	59SOU	Commercial
23SC12		Commercial	59SWE	59SWE	Commercial

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
23SC13		Commercial	60CEN	IND'L >= 20K SF, <25% F/O	Commercial
23SC14		Commercial	60EAS	IND'L >= 20K SF, <25% F/O	Commercial
23SC15		Commercial	60FEA	IND'L >= 20K SF, <25% F/O	Commercial
23SE01		Commercial	60FNE	IND'L >= 20K SF, <25% F/O	Commercial
23SW01		Commercial	60FNO	IND'L >= 20K SF, <25% F/O	Commercial
23SW02		Commercial	60FNOR	IND'L >= 20K SF, <25% F/O	Commercial
23SW03		Commercial	60NEA	IND'L >= 20K SF, <25% F/O	Commercial
23SW04		Commercial	60NOR	IND'L >= 20K SF, <25% F/O	Commercial
23SW05		Commercial	60NWE	IND'L >= 20K SF, <25% F/O	Commercial
23SW06		Commercial	60SEA	IND'L >= 20K SF, <25% F/O	Commercial
24CBD01		Commercial	60SOU	IND'L >= 20K SF, <25% F/O	Commercial
24CBD02		Commercial	60SWE	IND'L >= 20K SF, <25% F/O	Commercial
24CBD03		Commercial	61CEN	WAREHOUSE <20,000 SF	Commercial
24CBD04		Commercial	61CFNW	WHS CONDO FNW	Commercial
24CBD05		Commercial	61EAS	WAREHOUSE <20,000 SF	Commercial
24CBD06		Commercial	61EAS/C	WAREHOUSE <20000 CONDO	Commercial
24CBD07		Commercial	61FEA	WAREHOUSE <20,000 SF	Commercial
24CBD08		Commercial	61FNE	WAREHOUSE <20,000 SF	Commercial
24CBD09		Commercial	61FNOR	WAREHOUSE <20,000 SF	Commercial
24CBD11		Commercial	61FNW	WAREHOUSE <20,000 SF	Commercial
24EC01		Commercial	61FNW/C	WAREHOUSE <20000 CONDO	Commercial
24EC02		Commercial	61NEA	WAREHOUSE <20,000 SF	Commercial
24EC03		Commercial	61NEA/C	WAREHOUSE <20000 CONDO	Commercial
24EC04		Commercial	61NOR	WAREHOUSE <20,000 SF	Commercial
24EC05		Commercial	61NOR/C	WAREHOUSE <20000 CONDO	Commercial
24EC06		Commercial	61NWE	WAREHOUSE <20,000 SF	Commercial
24EC07		Commercial	61SEA	WAREHOUSE <20,000 SF	Commercial
24EC08		Commercial	61SOU	WAREHOUSE <20,000 SF	Commercial
24EC09		Commercial	61SWE	WAREHOUSE <20,000 SF	Commercial
24EC10		Commercial	61SWE/C	WAREHOUSE <20000 CONDO	Commercial
24EC11		Commercial	61WES	WAREHOUSE <20,000 SF	Commercial
24NC01		Commercial	63BRV	BOAT & RV STORAGE	Commercial
24NC02		Commercial	63CBD	SELF-STORAGE FACILITY	Commercial
24SC01		Commercial	63CEN	SELF-STORAGE FACILITY	Commercial
24SC02		Commercial	63EAS	SELF-STORAGE FACILITY	Commercial
24SC03		Commercial	63FEA	SELF-STORAGE FACILITY	Commercial
24WC01		Commercial	63FNE	SELF-STORAGE FACILITY	Commercial
26CBD01		Commercial	63FNOR	SELF-STORAGE FACILITY	Commercial
26CBD02		Commercial	63NEA	SELF-STORAGE FACILITY	Commercial
26CBD03		Commercial	63NOR	SELF-STORAGE FACILITY	Commercial
26CBD04		Commercial	63NWE	SELF-STORAGE FACILITY	Commercial
26CBD05		Commercial	63SEA	SELF-STORAGE FACILITY	Commercial
26CBD06		Commercial	63SOU	SELF-STORAGE FACILITY	Commercial
26CBD07		Commercial	63SWE	SELF-STORAGE FACILITY	Commercial
26CBD08		Commercial	64EAS	IND'L >=20K SF, 25-49.9% F/O	Commercial
26CBD09		Commercial	64FEA	IND'L >=20K SF, 25-49.9% F/O	Commercial
26CBD10		Commercial	64FNE	IND'L >=20K SF, 25-49.9% F/O	Commercial
26CBD11		Commercial	64FNOR	IND'L >=20K SF, 25-49.9% F/O	Commercial
26CEN01		Commercial	64NEA	IND'L >=20K SF, 25-49.9% F/O	Commercial
26ENS01		Commercial	64NOR	IND'L >=20K SF, 25-49.9% F/O	Commercial
26ENS02		Commercial	64NWE	IND'L >=20K SF, 25-49.9% F/O	Commercial

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
26ENS03		Commercial	64SEA	IND'L >=20K SF, 25-49.9% F/O	Commercial
26ENS04		Commercial	64SOU	IND'L >=20K SF, 25-49.9% F/O	Commercial
26ENS05		Commercial	64SWE	IND'L >=20K SF, 25-49.9% F/O	Commercial
26ENS06		Commercial	65CEN	IND'L >=20K SF, 50-74.9% F/O	Commercial
26ENS07		Commercial	65EAS	IND'L >=20K SF, 50-74.9% F/O	Commercial
26ENS08		Commercial	65FEA	IND'L >=20K SF, 50-74.9% F/O	Commercial
26FNW01		Commercial	65FNOR	IND'L >=20K SF, 50-74.9% F/O	Commercial
26FNW02		Commercial	65NEA	IND'L >=20K SF, 50-74.9% F/O	Commercial
26FNW03		Commercial	65NOR	IND'L >=20K SF, 50-74.9% F/O	Commercial
26FNW04		Commercial	65SEA	IND'L >=20K SF, 50-74.9% F/O	Commercial
26FNW05		Commercial	65SOU	IND'L >=20K SF, 50-74.9% F/O	Commercial
26FNW06		Commercial	65SWE	IND'L >=20K SF, 50-74.9% F/O	Commercial
26FNW07		Commercial	66CEN	IND'L >=20K SF, >=75% F/O	Commercial
26FNW08		Commercial	66EAS	IND'L >=20K SF, >=75% F/O	Commercial
26FNW09		Commercial	66FEA	IND'L >=20K SF, >=75% F/O	Commercial
26FNW10		Commercial	66FNOR	IND'L >=20K SF, >=75% F/O	Commercial
26FNW11		Commercial	66NEA	IND'L >=20K SF, >=75% F/O	Commercial
26NC01		Commercial	66NOR	IND'L >=20K SF, >=75% F/O	Commercial
26NC02		Commercial	66NWE	IND'L >=20K SF, >=75% F/O	Commercial
26NC03		Commercial	66SEA	IND'L >=20K SF, >=75% F/O	Commercial
26NC04		Commercial	66SOU	IND'L >=20K SF, >=75% F/O	Commercial
26NC05		Commercial	66SWE	IND'L >=20K SF, >=75% F/O	Commercial
26NC06		Commercial	67ALL	DATA CENTER	Commercial
26NE01		Commercial	68EAS	TRANSIT WAREHOUSE	Commercial
26NE02		Commercial	68FEA	TRANSIT WAREHOUSE	Commercial
26NE03		Commercial	68FNOR	TRANSIT WAREHOUSE	Commercial
26NOR01		Commercial	68NEA	TRANSIT WAREHOUSE	Commercial
26NOR02		Commercial	68NOR	TRANSIT WAREHOUSE	Commercial
26NW01		Commercial	68SEA	TRANSIT WAREHOUSE	Commercial
26NW02		Commercial	69CEN	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26NW03		Commercial	69EAS	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26NW04		Commercial	69FEA	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26NW05		Commercial	69FNE	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26NW06		Commercial	69FNOR	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26NW07		Commercial	69NEA	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26NW08		Commercial	69NOR	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26NW09		Commercial	69NWE	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26NW10		Commercial	69SEA	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26SC01		Commercial	69SOU	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26SC02		Commercial	69SWE	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
26SC03		Commercial	73DORM	DORMITORY (LOW RISE)	Commercial
26SW01		Commercial	74DORM	DORMITORY (HIGH RISE)	Commercial
26SW02		Commercial	74EXE	OBS 2014	Commercial
26SW03		Commercial	76AL	ASSISTED LIVING/MEMORY	Commercial
26SW04		Commercial	76CC	CONTINUING CARE	Commercial
26SW05		Commercial	76IL	INDEPENDENT LIVING	Commercial
26SW06		Commercial	76SN	SKILLED NURSING	Commercial
26SW07		Commercial	77HOS	HOSPITAL	Commercial
29MFG	29MFG	Commercial	77OP	OUTPATIENT (SURGICAL) CTRS	Commercial
30CBD	STRIP CTR CBD	Commercial	78CEN	DAYCARE	Commercial
30CEN	STRIP CTR CENTRAL	Commercial	78EAS	DAYCARE	Commercial

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
30EAS	STRIP CTR EAST	Commercial	78FNE	DAYCARE	Commercial
30FNW	STIRP CTR FAR NORTH WEST	Commercial	78NEA	DAYCARE	Commercial
30NEA	STRIP CTR NORTH EAST	Commercial	78NOR	DAYCARE	Commercial
30NOR	STRIP CTR NORTH	Commercial	78NWE	DAYCARE	Commercial
30NWE	STRIP CTR NORTH WEST	Commercial	78SOU	DAYCARE	Commercial
30PFL/FNE	STRIP PFLUGER/FNE	Commercial	78SWE	DAYCARE	Commercial
30SEA	STRIP CTR SOUTH EAST	Commercial	78WES	DAYCARE	Commercial
30SOU	STRIP CTR SOUTH	Commercial	7WWW5	7WWW5	Commercial
30SWE	30 SOUTHWEST	Commercial	80CEN	VEHICLE SHOWROOM	Commercial
31CBD	NIGHT CLUB/BAR	Commercial	80EAS	VEHICLE SHOWROOM	Commercial
31CEN	NIGHT CLUB/BAR	Commercial	80FEA	VEHICLE SHOWROOM	Commercial
31EAS	NIGHT CLUB/BAR	Commercial	80FNW	VEHICLE SHOWROOM	Commercial
31FNW	NIGHT CLUB/BAR	Commercial	80NEA	VEHICLE SHOWROOM	Commercial
31FWE	NIGHT CLUB/BAR	Commercial	80NOR	VEHICLE SHOWROOM	Commercial
31NEA	NIGHT CLUB/BAR	Commercial	80SEA	VEHICLE SHOWROOM	Commercial
31NOR	NIGHT CLUB/BAR	Commercial	80SOU	VEHICLE SHOWROOM	Commercial
31NWE	NIGHT CLUB/BAR	Commercial	80WES	VEHICLE SHOWROOM	Commercial
31PFL/FNE	BAR PFLU/FNE	Commercial	81CEN	FULL-SERVICE GAS STATION	Commercial
31SEA	NIGHT CLUB/BAR	Commercial	81EAS	FULL-SERVICE GAS STATION	Commercial
31SOU	NIGHT CLUB/BAR	Commercial	81NOR	FULL-SERVICE GAS STATION	Commercial
31SWE	31SWE	Commercial	81NWE	FULL-SERVICE GAS STATION	Commercial
32CBD	RESTAURANT	Commercial	81SOU	FULL-SERVICE GAS STATION	Commercial
32CEN	RESTAURANT	Commercial	81SWE	FULL-SERVICE GAS STATION	Commercial
32EAS	RESTAURANT	Commercial	82FNW		Commercial
32FNW	RESTAURANT	Commercial	82NEA	82NEA	Commercial
32NEA	RESTAURANT	Commercial	82NOR	82NOR	Commercial
32NOR	RESTAURANT	Commercial	82NWE	82NWE	Commercial
32NWE	RESTAURANT	Commercial	82SOU	82SOU	Commercial
32PFL/NE	32 PFLUGER FAR NE	Commercial	83CEN	VEHICLE SVC/REPAIR/GARAGE	Commercial
32SEA	RESTAURANT	Commercial	83EAS	VEHICLE SVC/REPAIR GARAGE	Commercial
32SOU	RESTAURANT	Commercial	83FEA	VEHICLE SVC/REPAIR GARAGE	Commercial
32SWE	RESTAURANT SWE	Commercial	83FNE	VEHICLE SVC/REPAIR/GARAGE	Commercial
33CEN	FAST FOOD RESTAURANT	Commercial	83FNOR	VEHICLE SVC/REPAIR/GARAGE	Commercial
33EAS	FAST FOOD RESTAURANT	Commercial	83FNW	VEHICLE SVC/REPAIR GARAGE	Commercial
33FEA	FAST FOOD RESTAURANT	Commercial	83NEA	VEHICLE SVC/REPAIR GARAGE	Commercial
33FNW	FAST FOOD RESTAURANT	Commercial	83NOR	VEHICLE SVC/REPAIR GARAGE	Commercial
33FWE	FAST FOOD RESTAURANT	Commercial	83NWE	VEHICLE SVC/REPAIR/GARAGE	Commercial
33NEA	FAST FOOD RESTAURANT	Commercial	83SEA	VEHICLE SVC/REPAIR GARAGE	Commercial
33NOR	FAST FOOD RESTAURANT	Commercial	83SOU	VEHICLE SVC/REPAIR GARAGE	Commercial
33NWE	FAST FOOD RESTAURANT	Commercial	83SWE	VEHICLE SVC/REPAIR/GARAGE	Commercial
33PFL/FNE	FAST FOOD PFULGER FNE	Commercial	84CEN	MINI-LUBE	Commercial
33SCN	FAST FOOD RESTAURANT	Commercial	84EAS	MINI-LUBE	Commercial
33SEA	FAST FOOD RESTAURANT	Commercial	84FNOR	MINI-LUBE	Commercial
33SOU	FAST FOOD RESTAURANT	Commercial	84NEA	MINI-LUBE	Commercial
33SWE	33SWE	Commercial	84NOR	MINI-LUBE	Commercial
34CBD	HOTEL FULL SERVICE - CBD	Commercial	84NWE	MINI-LUBE	Commercial
34CBD1		Commercial	84SEA	MINI-LUBE	Commercial
34CBD3		Commercial	84SOU	MINI-LUBE	Commercial
34EA2		Commercial	84SWE	MINI-LUBE	Commercial
34EA3		Commercial	86CEN	FULL-SERVICE CARWASH	Commercial
34EC1		Commercial	86FNOR	FULL-SERVICE CARWASH	Commercial

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
34EC2		Commercial	86NEA	FULL-SERVICE CARWASH	Commercial
34NC2		Commercial	86NOR	FULL-SERVICE CARWASH	Commercial
34NO2		Commercial	86NWE	FULL-SERVICE CARWASH	Commercial
34NW1		Commercial	86SOU	FULL-SERVICE CARWASH	Commercial
34NW2		Commercial	86WES	FULL-SERVICE CARWASH	Commercial
34NW3		Commercial	87EAS	PARKING GARAGE	Commercial
34SC1		Commercial	87NOR	PARKING GARAGE	Commercial
34SC3		Commercial	88EXE	OBS 2014	Commercial
34SE1		Commercial	88REH	REHAB FACILITY	Commercial
34SE2		Commercial	89ALC	ALT LIVING CENTERS	Commercial
34SE3		Commercial	90CEN	90CEN	Commercial
34SW1		Commercial	90NWE	90NWE	Commercial
34SW2		Commercial	90PFL/FNE	90PFL/FNE	Commercial
35CBD1		Commercial	90SOU	90SOU	Commercial
35EA3		Commercial	90SWE	90SWE	Commercial
35EC2		Commercial	90WES	90WES	Commercial
35FE3		Commercial	91MOR	MORTUARY/FUNERAL HM	Commercial
35NC1		Commercial	92EXE	COUNTRY CLUB	Commercial
35NC2		Commercial	92FNW	COUNTRY CLUB	Commercial
35NE1		Commercial	92NEA	COUNTRY CLUB	Commercial
35NE2		Commercial	92SEA	COUNTRY CLUB	Commercial
35NE3		Commercial	92SWE	COUNTRY CLUB	Commercial
35NO1		Commercial	92TEN	TENNIS CLUBS	Commercial
35NO2		Commercial	94CEN	94CEN	Commercial
35NO3		Commercial	94FNW	94FNW	Commercial
35NW2		Commercial	94LRG	>100,000	Commercial
35NW3		Commercial	94NOR	94NOR	Commercial
35SC2		Commercial	94NWE	94NWE	Commercial
35SE1		Commercial	94SOU	Health Club	Commercial
35SE2		Commercial	94SWE	94SWE	Commercial
35SE3		Commercial	95AUSTIN	LAKE AUSTIN MARINA	Commercial
35SO1		Commercial	95TRAV_N	LK TRAVIS N SHORE MARINA	Commercial
35SW2		Commercial	95TRAV_S	LK TRAVIS S SHORE MARINA	Commercial
35SW3		Commercial	96ALL	SPECIAL USE PROPERTIES	Commercial
37CBD1		Commercial	96APARK	OFFSITE AIRPORT PARKING	Commercial
37CBD3		Commercial	96EVNT	EVENT CENTER	Commercial
37EA3		Commercial	96SCH	SCHOOLS	Commercial
37EC1		Commercial	97MHP	MOBILE HOME PARK	Commercial
			97RVP	RV PARK	Commercial
			98EXE	98EXE	Commercial
			9CTRT_APS	CONTRACT APPRAISAL	Commercial

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
_AACRE	A Area / Transitional Property	Residential	O0700	O0700	Residential
_AEXMP	FORMERLY AEXMP	Residential	O0701	DAVIS PLACE TOWNHOME CO	Residential
_BACRE	B Area / Transitional Property	Residential	O0710	O0710	Residential
_BEXMP	FORMERLY BEXMP	Residential	O0740	O0740	Residential
_CACRE	CACRE	Residential	O0750	O0750	Residential
_CEXMP	FORMERLY CEXMP	Residential	O0810MH	O0810MH	Residential
_DEXMP	FORMERLY DEXMP	Residential	O0840	O0840	Residential
_EEXMP	FORMERLY EEXMP	Residential	O0870	O0870	Residential
_FEXMP	FORMERLY FEXMP	Residential	O0880	RIDGEVIEW SUB	Residential
_GACRE	GACRE	Residential	O0960	O0960	Residential
_GEXMP	FORMERLY GEXMP	Residential	O0990	O0990	Residential
_HACRE	HACRE	Residential	O1000	ESQUEL (CIRCLE C) PHS 1 SEC 1	Residential
_HEXMP	FORMERLY HEXMP	Residential	O1080	O1080	Residential
_IACRE	IACRE	Residential	O1110	O1110	Residential
_IEXMP	FORMERLY IEXMP	Residential	O1170	O1170	Residential
_JEXMP	FORMERLY JEXMP	Residential	O1200	MCKOWNVILLE II	Residential
_KEXMP	FORMERLY KEXMP	Residential	O1260	O1260 - SUNSHINE COUNTRY/	Residential
_LEXMP	FORMERLY LEXMP	Residential	O1310	O1310	Residential
_MACRE	MACRE	Residential	O1350	O1350	Residential
_MEXMP	FORMERLY MEXMP	Residential	O1420	O1420	Residential
_NACRE	NACRE	Residential	O1431	O1431	Residential
_NEXMP	FORMERLY NEXMP	Residential	O1432	O1432	Residential
_O/290	FORMERLY O/290	Residential	O1440	O1440	Residential
_OEXMP	FORMERLY OEXMP	Residential	O1441	O1441	Residential
_P/290	FORMERLY P/290	Residential	O1442	O1442	Residential
_PEXMP	FORMERLY PEXMP	Residential	O1444	O1444	Residential
_QEXMP	FORMERLY QEXMP	Residential	O1445	O1445	Residential
_R/620	FORMERLY R/620	Residential	O1450	O1450	Residential
_RACRE	RACRE	Residential	O1452	O1452	Residential
_REXMP	FORMERLY REXMP	Residential	O1560	O1560	Residential
_RGN110	Land Region 110	Residential	O1561	O1561	Residential
_RGN115	Land Region 115	Residential	O1575	BECKETT PLACE TOWNHOME C	Residential
_RGN130	Land Region 130	Residential	O9000	HS ON COMMERCIAL LAND	Residential
_RGN140	Land Region 140	Residential	P0005	P0005	Residential
_RGN140WF		Residential	P0006	P0006	Residential
_RGN145	Land Region 145	Residential	P0270	P0270	Residential
_RGN150	Land Region 150	Residential	P0420	P0420	Residential
_RGN215	Land Region 215	Residential	P0450	VALLEY VIEW VILLAGE CONDO	Residential
_RGN220	Land Region 220	Residential	P0510	P0510	Residential
_RGN250	Land Region 250	Residential	P0570	P0570	Residential
_RGN250LI	_RGN250 LAKE FRONT	Residential	P0571	P0571MH	Residential
_RGN255	Land Region 255	Residential	P0600	P0600	Residential
_RGN260	Land Region 260	Residential	P0600MH	P0600MH	Residential
_RGN305	Land Region 305	Residential	P0630	P0630	Residential
_RGN307	Land Region 307	Residential	P0631A	SMALL AC ON THOMAS SPRING	Residential
_RGN307M	Land Region 307MH	Residential	P0650	Preserve at Thomas Springs Rd	Residential
_RGN312	Land Region 312	Residential	P0670	P0670	Residential
_RGN312M	Land Region 312MH	Residential	P06A0	GARDENS AT COVERED BRIDG	Residential
_RGN317	Land Region 317	Residential	P0750	P0750	Residential
_RGN317M	Land Region 317MH	Residential	P0750MH	P0750MH	Residential
_RGN317SI	RGN 317 SFR/small acreage	Residential	P0810	P0810	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
_RGN320	Land Region 320	Residential	P0870	P0870	Residential
_RGN320M	Land Region 320MH	Residential	P0900	P0900	Residential
_RGN405	Land Region 405	Residential	P0930	P0930	Residential
_RGN405M	Land Region 405MH	Residential	P0960	P0960	Residential
_RGN410	Land Region 410	Residential	P0990	P0990	Residential
_RGN415	Land Region 415	Residential	P1030	P1030 (HIGH END ACREAGE PA	Residential
_RGN415M	Land Region 415MH	Residential	P1041	P1041	Residential
_RGN420	Land Region 420	Residential	P1041A	ACREAGE FOR SPANISH OAKS	Residential
_RGN420M	Land Region 420MH	Residential	P1043	AUSTIN SEVENTY ONE	Residential
_RGN430	Land Region 430	Residential	P1060	VERDE TRAILS CONDO	Residential
_RGN435	Land Region 435	Residential	P10A0	SPANISH OAKS CONDOS	Residential
_RLKWY	FORMERLY RLKWY	Residential	P10B0	VILLAS @ SPANISH OAKS COND	Residential
_SEXMP	FORMERLY SEXMP	Residential	P10C0	EAST VILLAGE CONDO	Residential
_TACREWF	WTRFRONT ACREAGE	Residential	P1110	P1110	Residential
_TEXMP	FORMERLY TEXMP	Residential	P1140MH	P1140MH	Residential
_UEXMP	FORMERLY UEXMP	Residential	P1170	P1170	Residential
_VTACR	FORMERLY VTACR NBHD CODE	Residential	P1200	P1200	Residential
_WEXMP	FORMERLY WEXMP	Residential	P1230	P1230	Residential
_XACRE	XACRE	Residential	P1235	P1235	Residential
_XEXMP	Exemp property	Residential	P5030	P5030	Residential
_YEXMP	FORMERLY YEXMP	Residential	P5040	P5040 - MONTEBELLA SUBD	Residential
_ZEXMP	FORMERLY ZEXMP	Residential	P5090	P5090	Residential
A0100	A0100	Residential	P5107	P5107	Residential
A0105	A0105	Residential	P5110	P5110	Residential
A0110	A0110	Residential	P5110MH	MH ON ACREAGE	Residential
A0190C1	VICTORIA GLEN (NEWER BUILT)	Residential	P5111	P5111	Residential
A0190C2	VICTORIA GLEN (OLDER BUILT)	Residential	P5112	BELLA COLINAS	Residential
A0200	A0200	Residential	P5150	VISTANCIA SEC 1, 2 AND 3	Residential
A0210C	COPPERTREE CONDOS	Residential	P5160	P5160	Residential
A0212C	ENCLAVE @ WALNUT SPRINGS	Residential	P5161	P5161	Residential
A0270	COPPERFIELD TOWNHOMES	Residential	P5165	P5165	Residential
A0290C	BELLA TERRA CONDOS	Residential	P5170	SOLA VISTA	Residential
A0309	HARRIS BRANCH	Residential	P5200	P5200 - ROCKY CREEK RANCH	Residential
A0310	A0310	Residential	P5211	P5211	Residential
A031C	RETREAT AT HARRIS RIDGE	Residential	P5212	P5212	Residential
A0331	A0331	Residential	P5240	P5240	Residential
A0390	A0390	Residential	P5270	P5270	Residential
A0520	WILDFLOWER	Residential	P5330	P5330	Residential
A0545	A0545 DUPLEXS	Residential	P5394	P5394	Residential
A0800	A0800	Residential	P5419	Acreage on river	Residential
A0850	A0850MH	Residential	P5420	P5420	Residential
A0950	GASTON-SHELDON	Residential	P5450	P5450-PERDERNALES CANYON	Residential
A0952	FORT DESSAU	Residential	P5454	P5454-PEDERNALES CANYON F	Residential
A09A0	MOUNTAIN CREEK RANCH CONDOS	Residential	P5454MH	P5454MH	Residential
A1000	OLD PFLUGERVILLE	Residential	P5690	P5690	Residential
A1100	SPRING WILLOW	Residential	P5691	P5691	Residential
A1105	A1105	Residential	P5720	P5720	Residential
A1200	SPRG HILL VILLGE & MISC	Residential	P5724	P5724	Residential
A1205	A1205 DUPLEXS	Residential	P5725	Ranch at Hamilton Pool	Residential
A131C	SWENSON FARMS CONDOS	Residential	P9000	HS ON COMM ZONED LAND	Residential
A1600	A1600	Residential	Q01WF	COMBINE Q1900, Q2000	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
A1800	A1800	Residential	Q02WF	COMBINE Q2100,Q2500,Q260	Residential
A1880	A1880	Residential	Q03WF		Residential
A1900	A1900	Residential	Q04WF		Residential
A2000	A2000	Residential	Q05WF		Residential
A2100MH	A2100MH	Residential	Q06WF		Residential
A2300	A2300	Residential	Q07WF		Residential
A2400	A2400	Residential	Q08WF		Residential
A3000	A3000	Residential	Q09WF		Residential
A3105	A3105 DUPLEXS	Residential	Q1000	Q1000	Residential
A311C	6 CONDOS(16)	Residential	Q10WF		Residential
A3200	A3200	Residential	Q11WF		Residential
A332C	PARADISE COVE CONDOMINIUMS	Residential	Q12WF		Residential
A3450	A3450	Residential	Q139C	SUMMIT CONDOS - STAND AL	Residential
A3600	A3600	Residential	Q13WF		Residential
A431C	greenlawn village condo	Residential	Q14WF		Residential
A4400	A4400	Residential	Q2001		Residential
A5000	A5000	Residential	Q2002		Residential
A5200	CARRINGTON CT	Residential	Q2003		Residential
A5850	CANTARRA (CENTEX/MERITAGE)	Residential	Q2004		Residential
A5930	PARKSIDE AT NORTHTOWN CONDO	Residential	Q2005		Residential
A6005	FOREST CREEK SEC 39 DPLXS	Residential	Q2006		Residential
A6100	A6100	Residential	Q219C		Residential
A6400	A6400	Residential	Q231C		Residential
A6760	LAKES AT/OF NORTHTOWN SECTION	Residential	Q232C		Residential
A6900	A6900	Residential	Q239C		Residential
A7100	A7100	Residential	Q239C1		Residential
A7200	A7200	Residential	Q3000	Q3000	Residential
A7500	A7500 (COMMS@ROWE LN)	Residential	Q3001		Residential
A8000	A8000	Residential	Q3002		Residential
A8200	A8200	Residential	Q3003		Residential
A8400	A8400	Residential	Q3004		Residential
A8450	A8450 - STAR RANCH	Residential	Q311C		Residential
A8455	STAR RANCH DUPLEX	Residential	Q311C1		Residential
A8470	A8470	Residential	Q312C		Residential
A8500	LA RUE CONDOS & PLUGERVILLE CO	Residential	Q322C		Residential
A8600	A8600	Residential	Q4001		Residential
A8600MH	A8600 MH	Residential	Q4002		Residential
A8800	HIGHLAND PARK CONDOS	Residential	Q4003		Residential
A8810	A8810	Residential	Q4005		Residential
A8830	A8830	Residential	Q4006		Residential
A8840	A8840	Residential	Q431CP		Residential
A8900	A8900	Residential	Q5001		Residential
A9000	A9000(acreage hs west of 130)	Residential	Q5002		Residential
A911C	falcon pointe condos	Residential	Q6001		Residential
A932C	SORENTO CONDOS	Residential	Q6002		Residential
A9600	FALCON POINTE	Residential	Q6003		Residential
A9700	A9700	Residential	Q6004		Residential
A9740	A9740 (VERONA)	Residential	Q6005		Residential
A9800	VILLAGES OF HIDDEN LAKE	Residential	Q6006		Residential
A9840	RIDGE AT STEEDS CROSSING	Residential	Q6007		Residential
A98A0	RESERVE AT WESTCREEK CONDOS	Residential	Q6008		Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
A9901	ACREAGE HOMESITES E OF 130	Residential	Q6010		Residential
A9902	ACREAGE W OF 130 N OF 45	Residential	Q612C		Residential
B/WEB	Webberville Community	Residential	Q621C		Residential
B0030	Hornsby Bend/Decker Creek/Trailsid	Residential	Q631C		Residential
B0126	Hornsby Glen / Prado Ranch	Residential	Q631CP		Residential
B0130	Wilbarger Creek	Residential	R1000		Residential
B013MH	Wilbarger Creek / MH	Residential	R1000WF		Residential
B0160	Forest Bluff	Residential	R1001		Residential
B0180	Austin Colony	Residential	R1002		Residential
B0210	Kennedy Ridge	Residential	R1003		Residential
B0210MH	Kennedy Ridge / MH	Residential	R1005		Residential
B0220	Presidential Meadows	Residential	R1006		Residential
B0230	Carriage Hills / Bell Farms	Residential	R111C1		Residential
B0250	Stonewater	Residential	R111C1A		Residential
B0270	Presidential Glen	Residential	R111C1B		Residential
B0290	Presidential Heights	Residential	R112C		Residential
B0300	B0300	Residential	R122C1		Residential
B030MH	B030MH	Residential	R122C2		Residential
B031C	Chaparral Crossing Condo	Residential	R129C		Residential
B0330	Twin Creek Meadows	Residential	R131C		Residential
B0510	B0510	Residential	R139C		Residential
B051MH	B051MH	Residential	R2000		Residential
B0600	Whisper Valley	Residential	R2000WF		Residential
B0750	B0750	Residential	R2001		Residential
B078MH	B078MH	Residential	R2002		Residential
B0790	Briarcreek	Residential	R2003		Residential
B0800	Wildhorse Creek +	Residential	R2004		Residential
B0810	Shadowglen	Residential	R2005		Residential
B0820	Greenbury	Residential	R2006		Residential
B0830	Elm Creek	Residential	R2007	R2007	Residential
B0850	City of Manor	Residential	R2008		Residential
B0855	City of Manor - B2	Residential	R2010		Residential
B085MH	City of Manor - MH	Residential	R2011		Residential
B0861	Westwind	Residential	R2012		Residential
B0890	County Line	Residential	R2013		Residential
B0900	B0900 - EAGLES LANDING	Residential	R2014		Residential
B0905	B0905 - EAGLES LANDING DUPLEX	Residential	R2015		Residential
B0990	B0990	Residential	R2016		Residential
B1100	WILDHORSE RANCH	Residential	R2017		Residential
B1150	Town of Littig	Residential	R2100		Residential
C0030	C0030	Residential	R211C		Residential
C0039	A+ 2000 NEWER	Residential	R212C		Residential
C0071	C0071- MISC SF FM969	Residential	R212C2		Residential
C0105	C0105	Residential	R222C		Residential
C0131	KNOLLWOOD ON THE COLORADO	Residential	R231CP		Residential
C0200	C0200	Residential	R232C		Residential
C0240	C0240 - IMPERIAL VALLEY	Residential	R3000		Residential
C0240MH	C0240MH	Residential	R3001		Residential
C0280	C0280	Residential	R3002		Residential
C0291HAB	C2191HAB - HABITAT FOR HUMANIT	Residential	R3003		Residential
C0300	C0300	Residential	R3004		Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
C0350	C0350-SCENIC POINT	Residential	R3005		Residential
C0450MH	C0450MH	Residential	R3006		Residential
C0500	C0500 - COLONY PARK SF	Residential	R3007		Residential
C0505	C0505	Residential	R3008		Residential
C0600	C0600 - LAS CIMAS/CRYSTALBROOK	Residential	R3010		Residential
C0604	C0604 - LAS CIMAS DUPLEXS	Residential	R3011		Residential
C0605	C0605 - 4 PLEX DECKER/LOYOLA ARE	Residential	R3012		Residential
C0662	C0662 - NORTHRIDGE PARK DUPLEX	Residential	R3013		Residential
C1000	C1000	Residential	R3014		Residential
C1010	C1010 - COLONIAL PLACE CONDOS	Residential	R3015		Residential
C1100	C1100	Residential	R3016		Residential
C1200	C1200	Residential	R3017		Residential
C1300	C1300	Residential	R3018		Residential
C1304	C1304 - DUPLEX	Residential	R3019		Residential
C1405	C1405 - DUPLEX	Residential	R3100		Residential
C1500	C1500 - SUNCHASE CONDO	Residential	R311C		Residential
C1510	C1510 - MEADOWS AT TRINITY XING	Residential	R311C2		Residential
C1600	C1600 - AUSTEX ACRES & MISC	Residential	R311C2A		Residential
C1800	C1800 - HARRIS BRANCH	Residential	R311C2B		Residential
C1850	C1850	Residential	R311C2C		Residential
C1870	C1870 - EDINBURGH GARDENS	Residential	R311CWF		Residential
C1900	C1900 - THORNBURY /STONE RIDGE	Residential	R312C1		Residential
C2000	C2000	Residential	R312C2		Residential
C2030	C2030 - MEADOWS AT TRINITY XING	Residential	R312CP		Residential
C2050	C2050	Residential	R319C		Residential
C2500	C2500 - NORTH ACRES	Residential	R319C1A		Residential
C2700	C2700 - COLLINWOOD	Residential	R319C1B		Residential
C3000	C3000 - WOODCLIFF	Residential	R319C1C		Residential
C3100	C3100 - PIONEER FARMS	Residential	R319C2A		Residential
C331C	WALNUT CREEK ENCLAVE CONDO	Residential	R319C2B		Residential
C4000	C4000	Residential	R321C		Residential
C4005	Multi fam-duplex-fourplex	Residential	R329C		Residential
C4200	C4200 - CONDOS	Residential	R331C		Residential
C4300	C4300	Residential	R331C1		Residential
C6000	C6000	Residential	R332C		Residential
C600P	C600P	Residential	R339C		Residential
C7600	C7600 - VILLAS MEADOWS AT TRINI	Residential	R339C1		Residential
C8000	C8000 - SPEYSIDE	Residential	R339C1A		Residential
CEXMP	OBSOLETE	Residential	R339C2		Residential
D0680	D0680	Residential	R339C2B		Residential
D122C	CONDOS WITH AMENITIES	Residential	R4000		Residential
D1650	D1650	Residential	R4000MH		Residential
D2000	D2000	Residential	R4000WF		Residential
D2005	D2005	Residential	R4001		Residential
D2009	Segmented	Residential	R4001WF		Residential
D211C	TOWNHOMES	Residential	R4002		Residential
D211CP	TOWHOMES	Residential	R4003		Residential
D2290	MUELLER (16'S IV & V)	Residential	R4004		Residential
D231CP	DETACHED CONDO	Residential	R4005		Residential
D3000	D3000	Residential	R4006		Residential
D3005	D9002	Residential	R4006MH		Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
D3060C	CHIMNEY CREEK CONDOS	Residential	R4007		Residential
D311C	TOWNHOMES	Residential	R4008		Residential
D311CP	TOWNHOMES	Residential	R4009		Residential
D329C2A	GREENWAY LOFT STACKED CONDO	Residential	R4010		Residential
D331CP	DETACHED CONDOS	Residential	R4010MH		Residential
D3790	MUELLER	Residential	R4011		Residential
D4000	D4000	Residential	R4055	CARDINAL HILLS DUPLEXES	Residential
D4157	D4157	Residential	R4100		Residential
D4920	COVE CONDOS, THE	Residential	R411C1		Residential
D5000	D5000	Residential	R411C2		Residential
D5005	D5005	Residential	R431CP		Residential
D5009	SEGMENTED	Residential	R5000		Residential
D5010	VILLAS OF CORONADO HILLS	Residential	R5001		Residential
D511C	TOWNHOMES NO AMENITIES	Residential	R5002		Residential
D511CP	TOWNHOMES	Residential	R5003		Residential
D531C	01 DETACH CONDOS	Residential	R519C1		Residential
D531P	51-EAST CONDOS (01'S)	Residential	R519C2		Residential
D5590	MUELLER IV & V	Residential	R6000		Residential
D7000	D7000	Residential	R6001		Residential
D7005	D7005	Residential	R6002		Residential
D7010	North Hampton Place	Residential	R6003		Residential
D711C		Residential	R6004		Residential
D722C	CONDOS WITH AMENITIES	Residential	R6005		Residential
D8000	D8000	Residential	R6006		Residential
D8002	D8002	Residential	R611C		Residential
D8005	D8005	Residential	R611CP		Residential
D8009	Segmented (>G+,2000 and newer)	Residential	R631C1		Residential
D811CP	TOWNHOMES	Residential	R631C2		Residential
D812C	OLD TOWN TOWNHOMES	Residential	R632C		Residential
D822CM	15's w/ Amentities	Residential	R639C1		Residential
D831CP	DETACHED CONDOS	Residential	R639C2		Residential
D9000	D9000	Residential	S0001		Residential
D9004	HIGHLAND OF UNIVERSITY HILLS	Residential	S0003		Residential
D9005	D9005	Residential	S0004		Residential
D9009	segmented Nbhd	Residential	S0005		Residential
D911CP	TOWNHOMES	Residential	S0006		Residential
D9211C	MUELLER HOUSE TOWNHOMES	Residential	S0007		Residential
D931C	01 DETACHED CONDOS	Residential	S0008		Residential
DEXMP		Residential	S0009		Residential
E0010C	CHESTNUT COMMONS CONDOMINI	Residential	S0010		Residential
E0016C	chestnut (16's)	Residential	S0011		Residential
E0030	E0030	Residential	S0013		Residential
E00E0	WEBBERVILLE RESD CONDO	Residential	S0014		Residential
E0112	JUNIPER HEIGHTS TOWN HOMES	Residential	S0015		Residential
E011C	TOWNHOME COMPLEX	Residential	S0016		Residential
E0129	REMODEL NBHD	Residential	S0017		Residential
E012C	2007 EAST THIRTEENTH CONDOS	Residential	S0018		Residential
E0150	E0150	Residential	S0019		Residential
E0160	E0160	Residential	S001C		Residential
E01C1C	15's- Lux Lg Complex	Residential	S0020		Residential
E01Z0	THE ENDS ON SIXTH CONDO	Residential	S0021	s008c	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
E0211	SALTILLO LOFTS	Residential	S0022		Residential
E021C	1615 East 7th Condos	Residential	S0023		Residential
E02B0	1305 LOFTS, A CONDO	Residential	S0024		Residential
E0321C	EASTLINE CONDOS	Residential	S0025		Residential
E0510	WILLOW BRANCH	Residential	S0026		Residential
E06C0	EAST VILLAGE/E 11TH ST CONDO	Residential	S0027		Residential
E080A	THE COBRA STUDIOS CONDOS	Residential	S0028		Residential
E1000	CORE	Residential	S0029		Residential
E1005	MULTI FAMILY	Residential	S0030		Residential
E1009	E1000 SEGMENTED>G/5-	Residential	S0031		Residential
E1100	Formerly E0100	Residential	S0032	AIRPORT	Residential
E111CP	16 - TOWNHOMES AREA 01	Residential	S0033	UNDER WATER	Residential
E111CP1	EAST 5TH CONDOS	Residential	S013C		Residential
E1122C	NEWER CONDOS ON 6TH STREET	Residential	S015CWF	Waterfront Condos	Residential
E129C	15's Lux Med Complex	Residential	S016C		Residential
E131C	ORCHARD	Residential	S01AC		Residential
E131CP	01 - SFR DETACHED	Residential	S01MF	MULTI FAMILY	Residential
E1TY99C	TYNDALL	Residential	S01WF		Residential
E2000	Formely E0030	Residential	S0222C	Waterside Oaks	Residential
E2005	MULTI FAM	Residential	S022C		Residential
E2009	SEGMENTED	Residential	S023C		Residential
E211CP	A4-TOWNHOMES	Residential	S025C		Residential
E221C	15's no Amenities	Residential	S02AC		Residential
E231CP	A4-01'S	Residential	S02WF		Residential
E3000	FORMERLY E0530	Residential	S0311C	Comanche Point at Point Vent	Residential
E311CP	16- TOWNHOMES E03	Residential	S03AC		Residential
E331C	TOWNHOMES LOW% INT	Residential	S03WF		Residential
E331CP	01 - DETACHED AREA E03	Residential	S0422C	Sky Room at Lago Vista	Residential
E4000	CORE	Residential	S04AC		Residential
E4005	MULTI FAM	Residential	S04WF		Residential
E4009	SEGMENTED> A+/2000+	Residential	S0511CP	Pershing Avenue Condominium	Residential
E5000	FORMERLY E0300	Residential	S05AC		Residential
E5005	MULTI-FAM	Residential	S05WF		Residential
E5100	TANNEHILL	Residential	S0611C	Greens of Lake Travis Condom	Residential
E511CP	16 - TOWNHOMES	Residential	S06AC		Residential
E531CP	01 - SFR DETACHED CONDOS	Residential	S06WF		Residential
E6THC	PEDERNALES CONDO	Residential	S0731C	Oaks at Highland Lake Estates	Residential
E8000	Formely E0800	Residential	S07WF		Residential
E8005	MULTI-FAM	Residential	S0811C	Highland Lake Villas	Residential
E8006	FORMELY E0806	Residential	S08AC		Residential
E811C	SFR Condos/Bolm Rd./Low % Owner	Residential	S08WF		Residential
E9000	Formerly E0190	Residential	S0911C	Point Venture	Residential
E9009	E9000 SEGMENTED	Residential	S0922C	Bella Vista Lake Travis	Residential
EEXMP	OBSOLETE	Residential	S09AC		Residential
F0030	F0030	Residential	S09WF		Residential
F0035	F0035 DUPLEX	Residential	S1021C	Lazy Hollow Condominiums	Residential
F0036	F0036 FOURPLEX	Residential	S10WF	ACREAGE LAKE FRONT	Residential
F003B	PARKER LANE CONDO	Residential	S1122C	Cape Lago Condominiums	Residential
F0040	THE WATERFRONT CONDO	Residential	S11WF		Residential
F0060	F0060 SOUTH SHORE POINT	Residential	S1231CP	Red Bird Condominiums	Residential
F0070	F0070	Residential	S12WF		Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
F007A	ARBORS @ RIVERSIDE TOWNHOMES	Residential	S1412C	Overlook Villa North	Residential
F0080	PARK PLACE AT RIVERSIDE AMENDE	Residential	S14WF	MONTECHINO/MARSHALL HAF	Residential
F0090	F0090	Residential	S1722C	Island on Lake Travis Condomi	Residential
F0095	F0095 DUPLEX	Residential	S1821C	Caribbean Condominiums	Residential
F00C0	EDGEWICK CONDO	Residential	S1911C	Knoll at Lago Vista	Residential
F0120	SUNNYVALE VILLAS CONDOS	Residential	S2121C	Lago Vista Lodges Condominiu	Residential
F0180	PARKER SQUARE CONDOS	Residential	S2421CP	Travis Drive Condominiums	Residential
F0240	F0240	Residential	SHCEN	ANCHOR SHOP CTR CENTRAL	Residential
F0250	F0250	Residential	SHNEA	ANCHOR SHOP CTR NEAST	Residential
F051L	SILVERADO CONDOS	Residential	SHNWE	ANCHOR SHP CTR NORTHWEST	Residential
F0600	F0600	Residential	SHSEA	ANCHOR SHOP CTR SOUTHEAS	Residential
F0630	LA CHENAY CONDOS	Residential	T0300	T0300	Residential
F0640	TOLLGATE CONDOS	Residential	T0360	T0360	Residential
F0660	WOODLAND II CONDO	Residential	T1000	Volente	Residential
F0690	F0690	Residential	T1020	THE PARKE	Residential
F0720	TIMBERRIDGE SQUARE CONDOS	Residential	T1040	COMANCHE CANYON	Residential
F0786	F0786	Residential	T1070	GRANDVIEW HILLS SEC 8	Residential
F0930C	CHAMBORD CONDOMINIUMS	Residential	T10A0	COMANCHE CONDOS	Residential
F0990	F0990	Residential	T1770	T1770	Residential
F1020	F1325	Residential	T1860	T1860	Residential
F1110	F1110	Residential	T1950	T1950	Residential
F111C	PARK EAST CONDOS	Residential	T1980	T1980	Residential
F112C	SMALL NEW TOWNHOMES COMPLE	Residential	T2040	T2040	Residential
F1170	CROSSING GARDENHOMES	Residential	T2040MH	T2040MH	Residential
F1180	TRACE CONDOS	Residential	T2070	T2070	Residential
F119C	SFR COMPLXS	Residential	T2100	T2100	Residential
F122C	15's Med/Lg Complex & Units	Residential	T212C	CHAPARRAL WOODS CONDOS	Residential
F1250C	BOULEVARD CONDOS	Residential	T2130	T2130 CHERRY HOLLOW/SOUT	Residential
F125A	TOWNHOMES AT RIVERSIDE GROVE	Residential	T2130MH	T2130MH CHERRY HOLLOW	Residential
F1260	F1260	Residential	T2180	LONESOME VALLEY	Residential
F1265	F1265	Residential	T2190	T2190	Residential
F1280	F1020- DUPLEXS NEWER IN F1260	Residential	T2230	T2230 CASE ACRES ESTATES	Residential
F131C	EASTWOOD AT RIVERSIDE II CONDO	Residential	T2250	T2250	Residential
F131C1B	2101 Montopolis	Residential	T2260	T2260 - LIME CREEK ACRES	Residential
F1320	F1320	Residential	T2270	VILLAS OF THE HILLS	Residential
F132C	EAST SHORE CONDO	Residential	T2275	MISTY VALLEY	Residential
F1340		Residential	T2280	CROSS CREEK PH 1 & 2	Residential
F1350	F1350	Residential	T2310	ANGEL SPRINGS/LONE MTN RA	Residential
F1370	F1370	Residential	T231C	COTTAGES AT CRYSTAL FALLS	Residential
F1390C	EASTWOOD CONDOS	Residential	T2340	INDIAN SPRINGS	Residential
F1410	F1410	Residential	T2370	T2370	Residential
F1411CP	F14 Townhome, No Amenities, Conc	Residential	T2400	SHADY MOUNTAIN	Residential
F1431CP	F14/SFR/CONDO	Residential	T2430	APPLE SPRINGS	Residential
F1480	F1480	Residential	T2440	GRAND MESA AT CRYSTAL FAL	Residential
F14A0	CARSON RIDGE CONDOS	Residential	T2450	T2450	Residential
F1500	F1500	Residential	T2550	SANDY CREEK RANCHETTES, ET	Residential
F666C	TOWN LAKE VILLAGE CONDOMINIUM	Residential	T2550MH	SANDY CREEK RANCH	Residential
FMISC	FMISC	Residential	T2570	LEANDER HILLS, SMALLER LTS	Residential
G/183	G/183	Residential	T2580	LEANDER HILLS, LARGER LTS	Residential
G/71E	G/71E	Residential	T2600	FAIRWAYS @ CRYSTAL FALLS	Residential
G0030	G0030	Residential	T2660		Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
G0060	G0060	Residential	T2670	T2670	Residential
G0090	G0090	Residential	T2690	T2690	Residential
G0091	G0091	Residential	T2700	T2700	Residential
G0120	G0120	Residential	T2820	T2820	Residential
G0150	G0150	Residential	T2840	CANYON RIDGE SPRINGS	Residential
G0150MH	G0150MH	Residential	T2850	SINGLETON BEND NONWF	Residential
G0240	G0240	Residential	T2910	T2910	Residential
G0240MH	G0240MH	Residential	T2970	OLD TRAILS ESTATES - MFISD	Residential
G0300	G0300	Residential	T3000	PARADISE MANOR - MFISD	Residential
G030MH	G030MH	Residential	T3030	PARADISE MANOR - MFISD	Residential
G031CP	daisy wood condos	Residential	T4000	CYPRESS CANYON	Residential
G0330	G0330	Residential	T4001	RANCH AT DEER CREEK	Residential
G0335	G0335	Residential	T4002	RANCH AT DEER CREEK	Residential
G0340	G0340 BERDOLL FARMS	Residential	T4050	ANDERSON MILL WEST	Residential
G0350	G0350	Residential	T4060	ANDERSON MILL WEST	Residential
G0360	G0360	Residential	T4070	BELLA VISTA	Residential
G0380	G0380	Residential	T4080	BELLA VISTA 4 & 5	Residential
G0385	SUN CHASE SOUTH	Residential	T4090	BELLA VISTA 5	Residential
G0390	G0390	Residential	T4100	RANCH AT DEER CREEK	Residential
G0420	G0420	Residential	T411C	SUNSET RIDGE CONDOS	Residential
G0450	G0450	Residential	T4150	CYPRESS CANYON	Residential
G0455	G0455	Residential	T4200	RESERVE AT TWIN CREEKS	Residential
G0470	SMALL ACERAGE TRACTS	Residential	T4300	TWIN CREEKS	Residential
G0480	G0480	Residential	T4301	TWIN CREEKS CC	Residential
G0480MH	G0480MH	Residential	T4310	TWIN CREEKS CC SECS 6-A,B,C	Residential
G0500MH	G0500MH	Residential	T4320	TWIN CREEKS 10A & 10 B	Residential
G0510	G0510	Residential	T439C	ABBOTSBURY VILLAGE CONDO	Residential
G0520MH	G0520MH	Residential	T4500	TRAVISSO	Residential
G0530	G0530	Residential	T5200		Residential
G0530MH	G0530MH	Residential	T520WF	Waterfront properties	Residential
G0600	G0600	Residential	T9000WF	WATERFRONT COMMANCHE,	Residential
G060MH	G060MH	Residential	T9001WF		Residential
G0800	G0800	Residential	T9002WF		Residential
GPITS	GPITS	Residential	T9010WF	CYPRESS AC & LK TRAV SUBD	Residential
H/183	H/183	Residential	T9020WF	LAKE TRAV SUBD	Residential
H0100	H0100	Residential	T9030WF	TRAILS END LAKE TRAVIS	Residential
H011C	TOWNHOMES	Residential	T9050WF		Residential
H0150A	H0150A	Residential	T9060WF		Residential
H0210	H0210	Residential	T9070		Residential
H0450	H0450	Residential	T9070WF		Residential
H0520	H0520	Residential	T9080WF		Residential
H0530	H0530	Residential	TW0030	TW0030	Residential
H0540	H0540	Residential	TW183	TW183	Residential
H0620	H0620	Residential	TW185	TW185 DUPLEXES/TRIPLEX	Residential
H0720	H0720	Residential	U0030	U0030	Residential
H0750	H0750	Residential	U0060	U0060	Residential
H0820	H0820	Residential	U0090	U0090	Residential
H0840	H0840	Residential	U011CP	NORTH U LESS THAN 6 UNITS	Residential
H0850	H0850	Residential	U0124	U0124	Residential
H0851	EASTON PARK SEC 1A	Residential	U0314	U0314	Residential
H0910	H0910	Residential	U0315	U0315	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
H0915	GOODNIGHT RANCH PHS 1 SEC 2	Residential	U031C		Residential
H0960	H0960	Residential	U0320	TAYLOR DRAPER/AUSTIN CRAFT	Residential
H0960MH	H0960MH	Residential	U0340	U0340	Residential
H0961	Newer homes on subdivided lot	Residential	U0350	RETREAT AT TAYLOR DRAPER C	Residential
H0990	H0990	Residential	U0380	OAKWOOD CONDOS	Residential
H1020	H1020	Residential	U0410	ARBORETUM VILLAGE CONDOS	Residential
H1025	H1025	Residential	U0450	MORADO COVE CONDOS	Residential
H1030	H1030	Residential	U0490	U0490	Residential
H1040	H1040	Residential	U0584	U0584	Residential
H1050	H1050	Residential	U0730	U0730	Residential
H1080	H1080	Residential	U0820	COLUMBIA SQUARE CONDOS	Residential
H1110	H1110	Residential	U0900	U0900 RIVER DANCE PH 4,6A,6	Residential
H1110MH	H1110MH (Obsolete)	Residential	U0901	U0901 RIVER DANCE PH 1 & 2	Residential
H111C	SFR CONDOS	Residential	U0910	U0910 RIVER DANCE PH 5,7A,8	Residential
H1140	H1140	Residential	U0930	U0930	Residential
H1200	H1200	Residential	U0940		Residential
H1235	H1235 - MOHOS	Residential	U1000	U1000	Residential
H131CP	dee gabriel collins condos	Residential	U1000WF		Residential
H1320	H1320	Residential	U1090	U1090	Residential
H1410	H1410	Residential	U111P	PARLIAMENT PLACE II	Residential
H1420	H1420	Residential	U1200	U1200	Residential
H1430	H1430	Residential	U1240	U1240	Residential
H1440	H1440	Residential	U1260	U1260	Residential
H1480	H1480	Residential	U131C	STAND ALONE CONDOS	Residential
H1500	H1500	Residential	U1320	U1320	Residential
H1501	H1501	Residential	U1330	GARDENS OF BALCONES COND	Residential
H1560	H1560	Residential	U1380	LAND ACREAGE	Residential
H17C0	COURTYARDS OF ONION CREEK CON	Residential	U1560	U1560	Residential
H1800	H1800	Residential	U156A	BALCONES VILLG GARDEN HOM	Residential
H1950	ONE ONION CREEK CONDO	Residential	U1620	BALCONES PLACE CONDOS	Residential
I/MAN	I/MAN	Residential	U1650	SPICEWOOD VILLAGE CONDOS	Residential
I0030	I0030	Residential	U1714	U1714	Residential
I0040	I0040	Residential	U1720	U1720	Residential
I0100	I0100	Residential	U1730	BULL CREEK RANCH CONDOS	Residential
I011CP	GARRETTSON DRIVE CONDOS	Residential	U1770	GARDENS AT SPICEWOOD CON	Residential
I0210	I0210	Residential	U1830	U1830	Residential
I0215	I0215	Residential	U1880	CANYON CREEK	Residential
I0240	I0240	Residential	U1890	VILLAS AT CANYON CREEK	Residential
I0270	I0270	Residential	U1970	PAINTED BUNTING, ETC	Residential
I0280	I0280 - BRODIE SPRINGS	Residential	U1980	SIX TWENTY OAKS	Residential
I0300	I0300	Residential	U2040	U2040	Residential
I0311C	SMITHFIELD CONDOS	Residential	U2050	U2050	Residential
I0320	I0320	Residential	U2070	U2070	Residential
I0360	I0360	Residential	U2220	U2220	Residential
I0380	RANCHO ALTO	Residential	U222C		Residential
I0390	I0390	Residential	U2340	U2340	Residential
I0490	RESERVE @ SOUTHPARK MEADOWS	Residential	U2400	U2400	Residential
I0510	I0510	Residential	U2490	U2490	Residential
I0520	BEAR CREEK	Residential	U2494	U2494	Residential
I0560	I0560	Residential	U2495	U2495 TOWNHOMES	Residential
I0570	I0570	Residential	U24A0	MONTE VISTA CONDOS (SHEP	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
I0580	I0580	Residential	U24B0	COLDWATER RIDGE CONDO	Residential
I0590	I0590	Residential	U2510	COLDWATER CONDOMINIUMS	Residential
I05A1	Gabardine Condos	Residential	U258C	LAKEWOOD CONDOS	Residential
I0650	THE HOLLOWES @ SLAUGHTER CREEK	Residential	U2600	COLINA VISTA CONDOS	Residential
I0660	I0660	Residential	U2610	U2610	Residential
I0690	I0690	Residential	U2611C	WOODS AT FOUR POINTS CON	Residential
I0720	I0720	Residential	U2650	PRESERVE AT FOUR POINTS CE	Residential
I072P	I072P	Residential	U26A0	HILLSIDE CONDOS, THE	Residential
I0730	I0730	Residential	U2800	U2800	Residential
I07A0	SWEETWATER GLEN CONDOS	Residential	U2820	U2820	Residential
I0810	I0810	Residential	U2900	U2900	Residential
I0815	I0815	Residential	U2940		Residential
I0840	I0840	Residential	U2950	DIAMOND SKY SUBD	Residential
I0870	I0870	Residential	U3000	RIVERBEND	Residential
I0930	I0930	Residential	U3180	U3180	Residential
I0990	I0990	Residential	U3190C	ALICANTE CONDO TOWNHOM	Residential
I1000	I1000	Residential	U3200	U3200	Residential
I1070	I1070	Residential	U3210	RIVER PLACE INTERIOR	Residential
I1110	I1110	Residential	U3210WF	RIVER PLACE (CONRTANA) WT	Residential
I1112	I1112	Residential	U3220	U3220	Residential
I1180	MORNINGSIDE SUBDIVISION/CHAPP	Residential	U3230	ESTATES OF RIVERPLACE BLVD	Residential
I131C	LYNNBROOK VILLAGE CONDOS	Residential	U3240	RANCH AT RIVER PLACE CONDI	Residential
I1380	I1380 OAK CREEK PARKE	Residential	U3270	RIVER RDGE/BALDWINS PT/LA	Residential
I1400	I1400	Residential	U3270MH	MH RIVER RDGE/BALDWINS PT	Residential
I1430	I1430	Residential	U3400	STEINER RANCH	Residential
I1440	CIRCLE C RANCH	Residential	U3401	U3401 STEINER RANCH	Residential
I1450	I1450	Residential	U3402	U3402 STEINER RANCH	Residential
I1460	Autumn Wood	Residential	U3402GC	U3402GC STEINER RANCH	Residential
I1500	I1500	Residential	U3403	STEINER RANCH	Residential
I1522C	I1522C	Residential	U3404	STEINER RANCH	Residential
I1626	I1626	Residential	U3405	STEINER RANCH	Residential
I1650	I1650	Residential	U3406	STEINER RANCH	Residential
I1660	I1660	Residential	U3407	STEINER RANCH	Residential
I1696	RAVENSROFT TOWNHOME CONDC	Residential	U3408	STEINER RANCH	Residential
I5000	I5000	Residential	U3409	STEINER RANCH	Residential
I5020	I5020	Residential	U3409A	U3409A SAVANNA POINT	Residential
I5179	ASHBROOK	Residential	U3410	STEINER RANCH	Residential
I531C	SOUTH GROVE CONDOS	Residential	U3411	STEINER RANCH	Residential
I6000	I6000	Residential	U3412	STEINER RANCH	Residential
I7000	MILESTONE	Residential	U3413	STEINER RANCH	Residential
J0030	J0030	Residential	U3416	U3416 STEINER RANCH	Residential
J0035	J0035	Residential	U3418	U3418 STEINER RANCH	Residential
J0040	J0040	Residential	U3420	U3420	Residential
J0050	J0050	Residential	U34WF	U34WF STEINER WATERFRONT	Residential
J0060	J0060	Residential	U4040	WHITNEY OAKS CONDOS	Residential
J0090	PHARO CONDOS	Residential	U4050	FAIRWAYS @ STNR RNCH CON	Residential
J00A0	BEL AIR CONDOS	Residential	U4055	LAKEVIEW AT STEINER RANCH	Residential
J011C	HIGHMARK CONDOS	Residential	U4060	VIEW AT STEINER R CONDO	Residential
J0122C		Residential	U4070	TAYLOR WOODROW COMMUN	Residential
J012C	COOPER VILLAS	Residential	U420A	LONGHORN CNY CONDO	Residential
J01A0	J01A0 - HANK AVENUE CONDOMINI	Residential	U420B	BEVERLY RIDGE CONDO	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
J01B0	SAGE MEADOW CONDOS	Residential	U6000	MCCORMICK RANCH ON LAKE	Residential
J01C0	4418 HANK AVENUE CONDOS	Residential	U600WF	MCCORMICK RANCH ON LAKE	Residential
J0210	J0210	Residential	U680WF	U680WF (SEE DETAILS)	Residential
J0215	J0215	Residential	U684WF	U684WF	Residential
J022C	PUBLIC LOFTS	Residential	UN175	UN175	Residential
J0300	J0300	Residential	UN60	UN60	Residential
J031C	J031C NORTH BLUFF CONDOS	Residential	UNI001		Residential
J0330	J0330	Residential	UT060	COLUMBIA OAKS CONDOS	Residential
J0390	J0390	Residential	UT067	UT067	Residential
J0420	J0420	Residential	UT180	UT180	Residential
J0425	J0425	Residential	UT280	UT280	Residential
J0455	201 WEST MOCKINGBIRD LANE CON	Residential	UTACR	UTACR	Residential
J0510	J0510	Residential	UTEXM	UTEXM	Residential
J0540	J0540	Residential	UTJLV	UTJLV	Residential
J0570	J0570	Residential	UW141	ALDEA DEL SOL CONDOS	Residential
J05A0	VILLAGE ON CONGRESS (1,043 SQFT	Residential	UW150	OAK SHADOWS CONDO	Residential
J05A1	VILLAGES ON CONGRESS (1,400 SQF	Residential	UW159	FOX HOLLOW CONDOS	Residential
J0605	J0605	Residential	UW201	UW201	Residential
J0630	J0630	Residential	UW276	UW276	Residential
J0660	J0660	Residential	UW297	UW297	Residential
J0720	J0720 WOODMERE CONDOS	Residential	UW300	UW300	Residential
J0750	J0750	Residential	UW303	UW303	Residential
J0810	J0810	Residential	UW339	UW339	Residential
J0840	J0840	Residential	UW354	UW354	Residential
J0850	J0850	Residential	UW357	UW357	Residential
J0860	J0860	Residential	V/AWL	V NBHD / AUSTIN WHITE LIME	Residential
J0875	J0875	Residential	V0060	V0060	Residential
J0900	J0900	Residential	V0090	V0090	Residential
J0930	J0930	Residential	V0110	STONEHAVEN CONDO	Residential
J0980	J0980	Residential	V011CP	DORSETT OAKS CIRCLE CONDO	Residential
J0990	J0990	Residential	V0120	VERSANTE CANYON SINGLE FA	Residential
J1110	J1110	Residential	V0121C	VERSANTE CANYON TOWNHO	Residential
J111C	J111C	Residential	V0140	4902 DUVAL CITY HOMES CON	Residential
J1120	J1120	Residential	V0150	V0150	Residential
J1125	J1125	Residential	V0150MH	V0150MH	Residential
J1130	J1130	Residential	V0170	V0170	Residential
J121C	HAVEN CONDOMINIUM	Residential	V0190	V0190	Residential
J1250	J1250	Residential	V0210	V0210	Residential
J1290	J1290	Residential	V0220	V0220	Residential
J1291	J1291	Residential	V0240	V0240	Residential
J131C	J131C	Residential	V0270	V0270	Residential
J1320	J1320	Residential	V0310	SWITCH WILLO CONDOS	Residential
J132C	WEST OAK CONDOS	Residential	V0330	V0330	Residential
J1410	J1410	Residential	V0380	12108 ARROWWOOD DRIVE C	Residential
J1422C	SKYBRIDGE LOFTS	Residential	V0390	V0390	Residential
J1430	SALEM CENTER RESUB B1	Residential	V0480	V0480	Residential
J1470	J1470	Residential	V0510	V0510	Residential
J1500	J1500	Residential	V0550	ASHTON WOODS CONDOS	Residential
J1505	J1505	Residential	V0570	V0570	Residential
J1522C	SWEETBRIAR CONDOS NEW	Residential	V0720	V0720	Residential
J1560	J1560	Residential	V080A	VILLAS @ RANCHO VALENCIA C	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
J1620	J1620	Residential	V1000	SM ACREAGE RES PARCELS	Residential
J1640	J1640	Residential	V222M	V222M	Residential
J1650	J1650	Residential	VT540	VT540	Residential
J1680	J1680	Residential	VT660	VT660	Residential
J1710	TAHOE CONDOS	Residential	W0690	JAMESTOWN PLACE CONDOS	Residential
J1740	J1740	Residential	W1000	NORTH AUSTIN CIVIC ASSOC	Residential
J1745	J1745	Residential	W1005	MULTI-FAM SOUTH OF BRAKER	Residential
J1770	J1770	Residential	W112C	W1000, 16s w/ Amenities	Residential
J1800	J1800 HEATHERWOOD CONDOS	Residential	W1680	W1680	Residential
J1830	J1830 CANTERBURY COMMONS CONDO	Residential	W1860	W1860	Residential
J1860	J1860	Residential	W1MOHO	ALL MOHOS IN W	Residential
J1890	J1890	Residential	W2000	NORTH LAMAR AND GEORGIA	Residential
J1920	J1920	Residential	W2005	W MULTIFAM NORTH	Residential
J1950	J1950	Residential	W3000	EUBANK ACRES	Residential
J1980	J1980	Residential	W3661C	W3661C	Residential
J2010	J2010	Residential	W3750	GRACY MEADOW CONDOS	Residential
J2040	WESTGATE CROSSING CONDOS	Residential	W4000	WALNUT CREEK	Residential
J2070	J2070	Residential	W4000P	WALNUT CREEK PISD	Residential
J2100	J2100	Residential	W411CP	W4000, 16s, No Amenities	Residential
J2160	J2160	Residential	W412C	W4000, 16s, w/ Amenities	Residential
J2190	J2190	Residential	W412C1	W4000, 16s, w/ Amenities, 5-	Residential
J21A0	INDEPENDENCE PARK CONDO	Residential	W4200	W4200	Residential
J2250	J2250 PERSIMMON CONDO	Residential	W422C	W4000 Stacked w/ Amenities	Residential
J2310	J2310	Residential	W5000	W5000	Residential
J2340	J2340	Residential	W5002	W5002	Residential
J2400	J2400	Residential	W5010	W5010	Residential
J2430	J2430	Residential	W512C	W5000, 16s, w/ Amenities	Residential
J2460	J2460	Residential	W531C	SCOFIELD FARMS MEADOWS C	Residential
J2495	J2495	Residential	W6000	WELLS BRANCH	Residential
J2520	J2520	Residential	W6000P	W6000 PFLUGERVILLE ISD	Residential
J2522C	J2522C	Residential	W6080	RACEWAY SUB	Residential
J2550	J2550	Residential	W6200	MACMORA COTTAGES	Residential
J2580	J2580	Residential	W631C	Village at Wells Branch Condos	Residential
J25A0	LITTLE VILLAS AT BARGE CONDO	Residential	W6500	MIXED RESIDENTIAL	Residential
J2670	J2670 SWEETBRIAR CONDOS	Residential	W6502	Mixed Residential Near I-35	Residential
J2730	J2730	Residential	X0381	OAKWOOD HOLLOW CONDO	Residential
J2760	J2760	Residential	X0410	STONELEIGH SQUARE CONDOS	Residential
J2820	J2820	Residential	X0530	TWENTY FIVE HUNDRED ENFIE	Residential
J2940	J2940	Residential	X05B0	X05B0 NORWALK LOFTS COND	Residential
J3060	J3060	Residential	X0640	WINDSOR WEST CONDOS	Residential
J3070	J3070	Residential	X0680	FOREST OAKS CONDOS	Residential
J3080	J3080	Residential	X0790	PINCKNEY PLACE CONDOS	Residential
J3090	J3090	Residential	X0830	TWENTY FIVE O SEVEN QUARR	Residential
J30A0	CENIZA CONDOS	Residential	X0890	TWENTY FIVE HUNDRED EIGHT	Residential
J3100	J3100	Residential	X0950	WINDSOR OAKS CONDOS	Residential
J311C	PARKER RANCH	Residential	X0970	TARRY COURT CONDOS	Residential
J3120	WYLDWOOD PLACE CONDOS	Residential	X0990	THIRTY FIVE HUNDRED ENFIEL	Residential
J3140A	J3140A	Residential	X1000	NORTHWEST HILLS	Residential
J3150	J3150	Residential	X1000WF	X NORTH WATERFRONT	Residential
J3170	J3170	Residential	X1005	X MULTIFAM NORTH	Residential
J3180	J3180	Residential	X1009	X1000 2010 or newer, Good of	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
J3195	TOWNE COURT CONDOS	Residential	X1090	SEVENTEEN HUNDRED SCENIC	Residential
J31F0	LA VID CONDOS	Residential	X111CP	X 1000 Townhome/No amenit	Residential
J3240	J3240	Residential	X112P	X1000, Townhomes, Amenities	Residential
J3330	J3330	Residential	X1130	LAKEHOUSE CONDO	Residential
J3360	J3360	Residential	X1150	WATERFRONT CONDOS	Residential
J3390	VICTORY HILL CONDOS	Residential	X177L	HILLVIEW GREEN PUD	Residential
J33A0	DEATONHILL CONDO	Residential	X1780	EXPOSITION HOMES CONDOS	Residential
J3420	FLAGSTONE TERRACE CONDOS	Residential	X1790	QUARRY OAKS CONDOS	Residential
J3480	J3480	Residential	X1800	WEST PARK PLACE PUD	Residential
J3510	J3510	Residential	X1920	SCENIC PLACE CONDOS	Residential
J3540	J3540	Residential	X195C	WOODSTONE SQUARE PUD	Residential
J3630	J3630	Residential	X198C	COMBINE X198L, X198M, X198	Residential
J3690	J3690	Residential	X2000	NORTH CAT MOUNTAIN	Residential
J3727	ENCLAVE AT WESTGATE	Residential	X2000WF	X SOUTH WATERFRONT	Residential
J3750	J3750	Residential	X2009	x2000 G OR BETTER, 2000 OR	Residential
J3780	J3780	Residential	X2010	COMBINE X201A, X201B, X201	Residential
J3810	J3810	Residential	X210C		Residential
J3840	J3840	Residential	X211C	X2000 townhome no amenitie	Residential
J3870	SOUTHWEST OAKS DUPLEX CONDOS	Residential	X2130	WOODMONT & PERLITZ TOWN	Residential
J3950	J3950	Residential	X2222	X2222	Residential
J3960	J3960	Residential	X222C	15's Lrg Complex w/ Lg Units	Residential
J3990	J3990	Residential	X222C2	16's Larg Complex w/ S, M Uni	Residential
J4020	J4020	Residential	X2240	PECOS PLACE CONDOS	Residential
J4050	J4050	Residential	X2500	THE COURTYARD (SFR)	Residential
J4110	J4110	Residential	X298C	HIGHLAND PARK WEST CONDC	Residential
J4120	J4120	Residential	X3000	OLD NORTHWEST HILLS	Residential
J4170	J4170	Residential	X3180	X3180	Residential
J41A0	DALTON STREET CONDOS	Residential	X3210	TERRACES CONDO, THE	Residential
J41B0	WOODSTONE COVE CONDOS	Residential	X324C	DRY CREEK CONDOS S,M,L	Residential
J4214	J4214	Residential	X3340	X3340	Residential
J4260	J4260 Maple Run / Woodstone	Residential	X339C	STONELEDGE CONDOS	Residential
J42A0	MINNIE STREET CONDOS #1	Residential	X341PMF	MESA FOREST PUD	Residential
J4350	J4350	Residential	X3420	STONELEDGE II CONDOS L,M,S	Residential
J4380	J4380	Residential	X3440	5650 CREEK MOUNTAIN COND	Residential
J4470	J4470	Residential	X34A0	THE COVE AT BONNELL VISTA (Residential
J4980	J4980	Residential	X3542C	SPICEWOOD CONDOMINIUMS	Residential
J5070	J5070	Residential	X3550	VILLAS AT THE COURTYD CON	Residential
J5220	Sendera	Residential	X3600	COURTYARD PHASE 1, 6 & 6-A	Residential
J5280	J5280 - CHERRY CREEK	Residential	X3750	WESTSLOPE CONDOS	Residential
J5290	BRODIE HEIGHTS CONDOS	Residential	X4000	OLD CAT MOUNTAIN	Residential
J5310	J5310	Residential	X4050	CAT MOUNTAIN VILLAS PUD	Residential
J5340	J5340	Residential	X417C	OVERLOOK IN THE COVE COND	Residential
J5370	J5370	Residential	X422C	15's M/Lg Complx, w/Amentiti	Residential
J6700	J6700 CANNON RIDGE CONDOS	Residential	X4295	X4295 - ARTHUR & DRY CREEK	Residential
J6800	MIRA MONTE TOWNHMS	Residential	X438C	VALLEYSIDE PLACE CONDOS	Residential
J6900	J6900	Residential	X4470	CREEKSIDE CONDOS	Residential
J8000	J8000 BROOKSIDE VILLAS CONDO	Residential	X450C	IMPERIAL CONDOS	Residential
J9000	SMALL ACREAGE PARCELS	Residential	X457	BLUFFS AT BALCONES CONDOS	Residential
J931C	J931C Verrado Condos	Residential	X459C	TOWNHOMES OF NORTHWEST	Residential
K1000	BOULDIN	Residential	X462C	FIDDLERS HILL CONDOS	Residential
K1005	MULTIFAM NORTH	Residential	X463C	VALLEY VIEW	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
K1009	K1000 Segemented	Residential	X4970	VILLAS AT MIA TIA CIRCLE CON	Residential
K111C	TWHM NO AMINITY	Residential	X5000	HIGHLAND HILLS	Residential
K111CP	HIGH % INT IN COMMON AREA	Residential	X501C	EDGECLIFF NW CONDOS	Residential
K119CP	HIGH % INT IN COMMON AREA	Residential	X511CP	3801 KNOLLWOOD DR CONDO	Residential
K121C		Residential	X512C	HIGHLAND HILLS/TWHMS/NO	Residential
K129C		Residential	X522C	X 5000 Townhome, no ameniti	Residential
K129C1B	15' Med Complx/Newer w/Amentiti	Residential	X526C	SPICEWOOD POINT TOWNHOM	Residential
K131C	J BOULDIN RESIDENCES	Residential	X5520	WILLOWBROOK PLACE CONDO	Residential
K131CP	HIGH % INT IN COMMON AREA	Residential	X5610	FAR WEST SKYLINE CONDOS	Residential
K139CP	HIGH % INT IN COMMON AREA	Residential	X5760	NORTHCAT HOMES CONDOS	Residential
K2000	DISTRICT 2 SCHOOLS	Residential	X6000	HIGHLAND PARK (NORTH)	Residential
K2005	K SOUTH DUPLEX NBHD	Residential	X6000529C	TOWNHOUSE CONDOMINIUM	Residential
K2006	K SOUTH TRI & 4-PLEX NBHD	Residential	X6009	X6000 HIGH END	Residential
K211C		Residential	X6090	MORNINGWOOD CONDOS	Residential
K211C2B	Older 16s Med Complex	Residential	X6420	NORTHPARK PATIO HOMES CO	Residential
K211CP	HIGH % INT IN COMMON AREA	Residential	X6500	HIGHLAND PARK (SOUTH)	Residential
K212C		Residential	X6509	X6500 HIGH END (SUBSTANTIA	Residential
K219CP	HIGH % INT IN COMMON AREA	Residential	X651C	CIMA OAKS CONDOS	Residential
K221C		Residential	X663C	WOOD HARBOUR INC CONDOS	Residential
K221C1B		Residential	X675C	ARCADIA CONDOS	Residential
K222C		Residential	X6840	SUMMERHOUSE CONDO	Residential
K229C		Residential	X7000	WEST AUSTIN	Residential
K231C		Residential	X7009	X7000 High End	Residential
K231CP	HIGH % INT IN COMMON AREA	Residential	X7040	X7040	Residential
K239CP	CLASS 6 OR HIGHER 50% INT.	Residential	X7051C	X7051C	Residential
K3000	SOUTH LAMAR	Residential	X70D0	X70D0 WEST VILLAGGIO TOWN	Residential
K3005	Duplex in K3000	Residential	X711	TOWNHOME STYLE W/COMM	Residential
K3006	Triplex, Fourplex in K3000	Residential	X711CP	Condos <6 Units In X7000	Residential
K3018	TOWNHOMES NOT A4 OLD HALF DU	Residential	X7140	x4970	Residential
K311C		Residential	X7164	X7164	Residential
K311CP	16% to 50% Common interest	Residential	X71A0	X71A0(NEWER 16'S IN X7100 A	Residential
K312C		Residential	X71E0	X71E0 (OLDER 16'S IN X7100 A	Residential
K312C2		Residential	X721C	X7000- 15's S/M Comp, w/wo	Residential
K319C		Residential	X721CP	Stacked Condos No Amenities	Residential
K319CP	CONDO/CLASS 6 UP	Residential	X724C	1907 WINSTED LANE CONDOS	Residential
K321C		Residential	X731CP	X 7000 SFR no amenities high %	Residential
K322C		Residential	X7400	PECOS ESTATES CONDOS	Residential
K322C2C	15's Lg Complex, w/ Amentities	Residential	X7405	X7405	Residential
K329C		Residential	X7410	TARRYTOWN PLACE CONDO	Residential
K329C1	15's- Lux Med Compl w/ Lg Units	Residential	X74A0	2805 WARREN CONDOS	Residential
K331C		Residential	X7500	DEEP EDDY	Residential
K331CP	CONDO DET W HIGH INT.	Residential	X7504	X7504	Residential
K339C		Residential	X7509	X7500 High end	Residential
K4000	TRAVIS HEIGHTS	Residential	X7511CP	Townhome Condos in X7500 6	Residential
K4005	Multi-family in K4000	Residential	X8000	TARRYTOWN	Residential
K4009	K4000 Segmented	Residential	X8009	HIGH END IN TARRYTOWN	Residential
K411C		Residential	X811CP	TARRYTOWN TOWNHOME CO	Residential
K411CP	HIGH % INT IN COMMON AREA	Residential	X831CP	X8000, SFR, No amenities, Con	Residential
K419C		Residential	X8340	X8340	Residential
K419CP	CONDOS(CLASS 6 OR HIGER)	Residential	X8500	ELTON LANE CITY HOMES CON	Residential
K421CP		Residential	X9005	X9005	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
K422C		Residential	X9006	X9006	Residential
K422C2B	15's-Med Complx, Sml Units, No Am	Residential	X9010	CONDOS IN X9000 AREA	Residential
K422C2C	RIVERWALK CONDOS	Residential	X90P0		Residential
K431CP	HIGH % INT IN COMMON AREA	Residential	X91A0	CHIMNEY CORNERS TOWNHO	Residential
K439C		Residential	X9550	MESA TRAILS (P.U.D.)	Residential
K5000	SHERWOOD	Residential	X9600	N CAT MOUNTAIN SEC 3-A AM	Residential
K522C	COUNCIL RIDGE CONDOMINIA	Residential	X9630	9525 AT THE LOOP CONDO	Residential
L0180	ASHTON GREEN/ZILKER PLACE CONI	Residential	X9640	X9640	Residential
L1000	BARTON HILLS Core NBHD	Residential	X9650	X9650	Residential
L1005	L MULTIFAM	Residential	X9654	X9654	Residential
L1009	Barton Hills Remodels and New	Residential	X9660	X9660	Residential
L111CP	16s High% No Amenities	Residential	X9700	X9700	Residential
L121C	15s - No Amenities	Residential	X9710	X9710	Residential
L122C	15s with Amenities low Int	Residential	X9715	SPICEWOOD VISTA CONDOS	Residential
L122CB	15s with Amen, Med Sz	Residential	X9720	X9720	Residential
L129C	Greenview at Barton Creek Condos	Residential	X9730	X9730	Residential
L131C	01 No amenities low int	Residential	X9740	SUMMERWOOD I&II PUD	Residential
L1618	TOWNHOMES NOT A4	Residential	X9750	LANTANA GLEN (P.U.D.)	Residential
L2000	ZILKER Core NBHD	Residential	X9760	X9760	Residential
L2009	ZILKER New or Remodeled	Residential	X9770	X9770	Residential
L211C	16s Low int no amenities	Residential	X9810	CHARLESTON PLACE P.U.D	Residential
L211CB	16s - No Amenities Med Sz	Residential	X981N	X981N(ST. JOSEPH CONDOS)	Residential
L211CP	16s / No amenities	Residential	X983C	CHIMNEY OAKS TOWNHOUSES	Residential
L211CP2	16s old construction	Residential	X9840	NORTH HILLS CLUB TOWNHO	Residential
L212C	16s with Amenities low Int	Residential	X985C	8888 TALLWOOD CONDOS	Residential
L222C	15s with Amen low int.	Residential	X9870	X2005	Residential
L222C1A	15s with Amen, Med Size/Newer	Residential	X992C	SHADOW OAKS TOWNHOMES	Residential
L222C2A	15s with Amen, Old, Small	Residential	X9930	X9930	Residential
L222C2C	15s-Lrg Older with Amenities	Residential	X9940	X9940	Residential
L229C1C	15s-Lrg Newer w Amentities	Residential	X9950	X9950	Residential
L22U0	SAGE CONDOS	Residential	XSMF1	MULTI-FAMILY COMBINED FRC	Residential
L231C	01 - No Amenities low %	Residential	Y1000	NORTH LOOP Core NBHD	Residential
L231CP	SFR STAND ALONE HIGH %	Residential	Y1005	NORTH LOOP MULTIFAM	Residential
L2500	DUDMAR	Residential	Y1009	Y1009 Remodeled or 2000 and	Residential
L2BP99C	BARTONPLACE CONDOS	Residential	Y10M0	Y10M0 (LERALYNN PLACE)	Residential
M0180	HABIDAD CONDOS	Residential	Y111CP	Northloop Attached/Townhom	Residential
M0860	ONE BARTON PLACE CONDOS	Residential	Y121C	Y1000, Stacked, No Amenities,	Residential
M1000	M south of Mopac	Residential	Y131C	Y1000, Detached SFR, No Ame	Residential
M4740	M4740	Residential	Y131CP	Northloop Detached Condos	Residential
M5000	M5000	Residential	Y2000	BRENTWOOD	Residential
M5009	M5009 2006 or greater yr. blt.; 6- ar	Residential	Y2005	BRENTWOOD/CRESTVIEW MU	Residential
M5100	M5100	Residential	Y2009	Y2009 5- & higher, G & better,	Residential
M511CP		Residential	Y211C	Y2000, Townhome, No amenit	Residential
M519C	THE WALSH CONDOS	Residential	Y211CP	Brentwood Townhome Condos	Residential
M5200	M5200	Residential	Y221C	Y2000, Stacked, No Amenitites	Residential
M5205	M5205	Residential	Y222C	15's Lg Complx w/Amentities	Residential
M5211C	M5200 LOW INTEREST IN LAND	Residential	Y231C	Y2000, SFR, No Amenities, Con	Residential
M5211CP		Residential	Y231CP	Brentwood Detached Condos	Residential
M5212C	M 5200 Townhomes/amenities	Residential	Y3000	ROSEDALE NBHD ASSOC	Residential
M5300	M5710	Residential	Y3005	ROSEDALE MULTIFAM	Residential
M5500	M5500	Residential	Y3009	Y3000 2000 and newer, G or b	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
M5600	M5600	Residential	Y311C	Y3000, Townhomes, No Amen	Residential
M5700	M5700	Residential	Y311CP	Rosedale Townhomes/Attache	Residential
M5700P	M5700P	Residential	Y321C	Y3000- 15's SML Compx, No Ar	Residential
M5705	M5705	Residential	Y321C1B	15's Med Complx, No Amentiti	Residential
M5709	M5709 (Segmented)	Residential	Y322C	Y3000 15'S- S,M,L UNITS w/w.	Residential
M5711C	M5700 Townhomes No Amenities	Residential	Y331CP	Rosedale Single Family Condos	Residential
M5711CP	M5700 Townhome no amenities hig	Residential	Y4000	ALLANDALE NBHD ASSOC	Residential
M5720	ST TROPEZ	Residential	Y4005	ALLANDALE MULTIFAM	Residential
M5731CP	M 5700 Detached high %	Residential	Y4009	Allandale 2000 or newer; G or	Residential
M57C0	LAS COLINAS AT LK AUSTIN	Residential	Y40D1	Y40D1 (Foster Lane Condos)	Residential
M5800WF	M5800WF	Residential	Y411C	Y4000, Townhomes, No Amen	Residential
M5900	M5900 (Westview on Lake Austin)	Residential	Y411CP	Allandale Townhome/Attached	Residential
M6100	M6100	Residential	Y412C	Y4000, Townhomes, Amenities	Residential
M6109	M6100 HIGH END	Residential	Y421C1B	15's Med Sz Comp w/o Amen	Residential
M611C	M 6000 Townhomes; No amenities;	Residential	Y422C	Y 4000 Stacked, Amenities, Co	Residential
M6300	M6300	Residential	Y480A	ALLANDALE CONDO	Residential
M6400	M6400	Residential	Y5000	NORTH SHOAL CREEK	Residential
M6431C	M64 SFR no amenities Condo	Residential	Y5009	Y5000 A+ or better	Residential
M6500	M6500	Residential	Y512C	Y5000, Townhomes, Amenities	Residential
M6700	M6700	Residential	Y522C	15's M/L Complex, 1969 built	Residential
M7200	M7200	Residential	Y522C2B	15's Med Complex S,M,L Units	Residential
M7500	M7500 - TREMONT	Residential	Y522C2C	15's Lrg Complex w/ Amentitie	Residential
M7550	VILLAS AT TREEMONT (STAND ALON	Residential	Y6000	WOOTEN	Residential
M8100	WINNERS CIRCLE CONDOS	Residential	Y6005	N SHOAL CREEK/WOOTEN MU	Residential
M8200	STEEPLECHASE GARDENHOMES	Residential	Y6006	Y6006	Residential
M8300	ORLEANS HARBOR CONDOS	Residential	Y6009	Y6009 G+ or greater, 2000 and	Residential
M8400	ISLAND WAY CONDOS	Residential	Y611CP	N. Shoal Creek/Wooten Townh	Residential
M8500	PENINSULA ON LAKE AUSTIN	Residential	Y612C	Y6000 Townhomes, Amenities	Residential
M8600	OAK HARBOR CONDOS	Residential	Y7000	HIGHLAND	Residential
M8800	LOS ALTOS VILLAGE CONDOS	Residential	Y7005	HIGHLAND NBHD ASSOC MULT	Residential
M9000	MARINA CLUB CONDOS	Residential	Y711CP	Highland Townhome Condos	Residential
M9100	LAKESIDE CONDOS	Residential	Y712C	Y7000 Townhome, Amenities	Residential
M9200	M9200	Residential	Y721C	Y7000, Stacked, No Amenities,	Residential
N1000		Residential	Y731CP	Highland Single Family Condos	Residential
N131CP	N1000 Detached 01s, No Amenities	Residential	Y8000	CRESTVIEW	Residential
N2000	TERRA LINDA	Residential	Y8005	Y8005	Residential
N3030	N3030	Residential	Y8006	Y8006	Residential
N333C	VILLAS AT DAVENPORT RANCH CONI	Residential	Y80E0	Y822C Stacked, Amenities, Cor	Residential
N4000	N4000	Residential	Y80G0	Y821C Stacked, No Amenities,	Residential
N4004	N4004	Residential	Y811C	TOWNHOME\CONDOS NO AM	Residential
N4010	N4010	Residential	Y811C1	16, No Amenities, Newer Built	Residential
N4020	N4020	Residential	Y811CP	Crestview Townhome Condos	Residential
N4030	N4030	Residential	Y831CP	Crestview Detached Condos	Residential
N4050	N4050	Residential	Y8500	CRESTVIEW STATION	Residential
N4060	N4060	Residential	Y9010	ROSEDALE TOWNHOMES	Residential
N4080	N4080	Residential	Z11000	DOWNTOWN -SFR	Residential
N4090	ESCONDERA CONDOS	Residential	Z110005	Downtown Multi-Family	Residential
N4091		Residential	Z1109C	LUX TOWNHM IN CBD NO AMI	Residential
N40B0	SIERRA VISTA CONDOS	Residential	Z111C	16s Low % - No Amenities	Residential
N4100	WOODS OF TRAVIS COUNTRY COND	Residential	Z121C1A	15's- Newer SML Comlx, No Ar	Residential
N4110	VISTA HILLS CONDOS	Residential	Z121C1B	15s- Newer Med Comp No Am	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
N4200	N4200	Residential	Z121C2A	15s - Sm Old without Amen	Residential
N4300	N4300	Residential	Z122C2C	15s- Lg Older with Amenities	Residential
N431C	HARPER PARK	Residential	Z129C	High End Stacked	Residential
N4400	N4400	Residential	Z1311C	OLD SMALL CONDO COMPLEX	Residential
N4405	N4405	Residential	Z136099C	THE 360 CONDOS-HIGHRISE D	Residential
N4500	N4500	Residential	Z1409C	HIGHEND CONDO IN CBD W AI	Residential
N4500MH	N4500MH	Residential	Z1412C	OLD CONDO COMPLEX WITH A	Residential
N4510	AVIARA	Residential	Z1419C	LUX OLD LARGE CONDO COMP	Residential
N4900	N4900	Residential	Z1422C	LARGE NEW COMPLEX W AMII	Residential
N5000	N5000	Residential	Z1429C	LUX LARGE CONDO COMPLEX	Residential
N5100	N5100	Residential	Z14599C	FOUR SEASONS(TOWN LAKE RI	Residential
N5110	N5110 - BARCLAY HEIGHTS	Residential	Z155599C	FIVE FIFTY FIVE CONDOMINIUM	Residential
N5200	N5200	Residential	Z15W99C	FIFTH & WEST	Residential
N5250C	VERDE HEIGHTS @ LOST CREEK CON	Residential	Z16T99C	GREENWOOD TOWERS-MIDRIS	Residential
N5300	N5300	Residential	Z17099C	70 RAINEY	Residential
N5400	WOODSLOPES OF LOST CREEK CONC	Residential	Z1ACL99C	AUSTIN CITY LOFTS-HIGHRISE I	Residential
N5500	CANYON VISTA CONDOS	Residential	Z1AUS99C	AUSTONIAN CONDOS-HIGHRIS	Residential
N5600	RIDGE AT LOST CREEK CONDOS	Residential	Z1BB99C	BROWN BLDG CONDOS-DOWN	Residential
N5700	N5700	Residential	Z1BP99C	BRAZOS PLACE CONODS-DWN	Residential
N5705	N5705	Residential	Z1MG99C	MILAGO CONDOMINIUMS-HIG	Residential
N5800	CASTLE RIDGE AND WESTLAKE CONI	Residential	Z1NOK99C	NOKONAH CONDOMINIUMS	Residential
N5900	CASTLE TWO CONDOS	Residential	Z1PH99C	PENTHOUSE CONDOS-HIGHRIS	Residential
N6000	N6000	Residential	Z1PL99C	PLAZA LOFTS CONDOMINIUMS	Residential
N6010	N6010	Residential	Z1S599C	SABINE ON FIFTH -HIGHRISE C	Residential
N6020	N6020	Residential	Z1SH99C	THE SHORE CONDOMINIUMS -	Residential
N6030	N6030	Residential	Z1SM99C	SEAHOLM HIGH RISE CONDOS	Residential
N6040	CALERA COURT CONDOS	Residential	Z1SP99C	THE SPRING CONDOS-HIGHRIS	Residential
N6050	AMARRA DRIVE	Residential	Z1TT99C	TOWERS OF TOWN LAKE CONC	Residential
N6060	MIRADOR	Residential	Z1W99C	BLOCK 21(THE W) DOWNTOW	Residential
N6070		Residential	Z1WG99C	WESTGATE CONDOS-HIGHRISE	Residential
N6100	N6100	Residential	Z2000	OLD WEST AUSTIN	Residential
N6200	N6200	Residential	Z20005	OLD WEST MULTI-FAMILY	Residential
N6300	OWNERS CLUB AT BARTON CREEK	Residential	Z211C	TWHM IN OLD WEST W/O AM	Residential
N631C		Residential	Z211C2B	16s Old Med Sz No Amen	Residential
N639C	PATTERSON COURT CONDO	Residential	Z211CP	16s High% No Amenities	Residential
N6400	N6400	Residential	Z219C	16s CLASS 6/HIGHER	Residential
N6500	N6500	Residential	Z219CP	16s Luxury TH	Residential
N6530	N6530	Residential	Z221C	OLD SML UNITS-OLD W AUSTIN	Residential
N6600	N6600	Residential	Z221C1B	15s Newer Med without Amen	Residential
N6700	N6700	Residential	Z222C	SM COMPLEX IN OLD WEST W	Residential
N6800	N6800	Residential	Z222C2B	15's- Older, Med/Large Units	Residential
N6900	N6900	Residential	Z229C	15s, Low% 6 class or higher	Residential
N7000	N7000 - BARTON CREEK WEST	Residential	Z229C1	15s New with Amenities	Residential
N7150	BARTON CREEK SEC H PHS 4	Residential	Z2311C	OLD SM/MED COMPLEX IN OL	Residential
N7200	N7200	Residential	Z231CP	01, No Amenities, High %	Residential
N7210	N7210	Residential	Z3000		Residential
N7300	N7300 - ROB ROY	Residential	Z30010	TOWNHOMES(FEE SIMPLE)-CE	Residential
N7400	N7400 - ROB ROY ON LAKE	Residential	Z31000	OLD ENFIELD	Residential
N7500WF	Waterfront property valued FF	Residential	Z311C	16s -No amenities, Low Int	Residential
N7600WF	Waterfront properties valued FF	Residential	Z311CP	16s-No amenities, High%	Residential
N7700WF	Waterfront properties value FF	Residential	Z319CP	16s- 6 CLASS, HIGH%, NO AME	Residential

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
N7800WF	Waterfront properties valued FF	Residential	Z32000	PEMBERTON HEIGHTS	Residential
N7900	N7900 - CUERNAVACA AREA	Residential	Z320005	PEMBERTON AND OLD ENFIELD	Residential
N7902	JACARANDAS AT THE CREEK CONDO	Residential	Z32009	Z32000 6- or Higher, G+ or Bet	Residential
N79A0	WESTCLIFF CONDOS	Residential	Z321C2A	15s - Small Older without Ame	Residential
N79B0	SEVEN WINS CONDO	Residential	Z33000	BRYKERWOODS	Residential
N8000	N8000 - AUSTIN LAKE HILLS	Residential	Z330005	BRYKERWD MULTIFAM	Residential
N80A0	LA PUENTE CONDO	Residential	Z4000	WEST UNIVERSITY SFR NBHD	Residential
N8100	N8100	Residential	Z40005	MULTI-FAMILY IN NORTH AND	Residential
N8200	N8200	Residential	Z411C	SM/MED TWNHME COMPLEXE	Residential
N8300WF	Waterfront properties valued FF	Residential	Z411CP	16s - High% no Amenities	Residential
N8400	N8400	Residential	Z412C	16s with amenities, low int	Residential
N8500	N8500	Residential	Z419C	16s low int, class 6 or higher	Residential
N8600	N8600	Residential	Z421C	OLD, SML CONDO COMPLEXES	Residential
N8700	WESTCLIFF CONDOS	Residential	Z421CB	(15s Med Sz Comp w/o amenit	Residential
N8800	WESTBANK CONDOS	Residential	Z422C	15;s, Sml Units with Amenities	Residential
N8900	N8900	Residential	Z422C1	15s - Newer with Amenities	Residential
N8900MH	N8900MH	Residential	Z422C1B	15s with Amenities, Newer, M	Residential
N8905	N8905	Residential	Z422C2	15'z, Lrg Units Only w/ Ament	Residential
N8910	LAKE AUSTIN HILLS	Residential	Z422CB	(15s Med Comp w/ Amenities)	Residential
N8911C	AUSTIN LAKE HILLS HOMES CONDOS	Residential	Z422CC	(15s Lrge Complex w/ amenitie	Residential
N89B0	LA CASANITA CONDOS	Residential	Z429C	15 LUX WEST CAMPUS	Residential
N90A0	CASTILE ROAD CONDOS	Residential	Z431CP	Detached, No Amenities, High	Residential
N90B0	N90B0 - MIAMI PLACE CONDO	Residential	Z5000	NORTH UNIVERSITY SFR NBHD	Residential
N9300	N9300	Residential	Z50005	MULTI-FAMILY IN Z5000	Residential
N9310	SENNA HILLS TAYLOR-WOODROW	Residential	Z511C	TWHM IN NORTH AND WEST C	Residential
N9500	N9500	Residential	Z511CP	16s High% No Amenities	Residential
N9700WF	Waterfront properties valued FF	Residential	Z521C	SM/MED OLDER CONDO Cmpl	Residential
N9730	N9730	Residential	Z521C2A	15's SML Complx, Older	Residential
N9800WF	Waterfront properties valued FF	Residential	Z522C	15s w/ ameninties North Camp	Residential
N9830	N9830 - BUNNY BEND CONDO	Residential	Z522CB	15s - with amenities Med Sz	Residential
NE3	NORTHEAST 3	Residential	Z5501C	SFM CONDO IN NORTH AND W	Residential
O0030	O0030	Residential	Z611C	16s, No amenities, Low %	Residential
O0060	O0060	Residential	Z611CP	16s High %	Residential
O0210	O0210	Residential	Z612C	TWNHM COMPLXS W AMINIT	Residential
O0230	COTTAGE COURT CONDOS	Residential	Z621C	15s - no Amenities	Residential
O0240	O0240	Residential	Z6229C	NEW LUX TOWN HOME IN HAN	Residential
O0250	O0250	Residential	Z622CC	15s- Med Complex, SML Units	Residential
O0260	LAURELS AT LEGEND OAKS CONDOS	Residential	Z631CP	01 - High% no Amenities	Residential
O0270	O0270	Residential	Z6400	HANCOCK	Residential
O02A0	5218 MCCARTY LANE CONDOS	Residential	Z64005	Hancock Multi Family	Residential
O0300	O0300	Residential	Z6401C	LARGE COMPLXS NO AMENITI	Residential
O0330	O0330	Residential	Z6402C	LARGE COMPLXS W AMENITIE	Residential
O0361	SHADOWRIDGE	Residential	Z6409	5- & higher, G+ & better, 2010	Residential
O0361A	ACREAGE TRACTS IN THE MIDST OF	Residential	Z6412C	POINTE CONDOS	Residential
O0380	O0380	Residential	Z6500	HYDE PARK	Residential
O0480	O0480	Residential	Z65005	Old Hyde Park Multi-Family	Residential
			Z6509	5- or higher, G+ or better, 200	Residential
			ZIND99C	THE INDEPENDENT	Residential

