



Burleson County Appraisal District

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The Residential Property Valuation Process

The Burleson County Appraisal District (BCAD) is required to appraise all property at its market value as of January 1 of each year according to Section 23.01 of the Texas Property Tax Code. The Texas Property Code Section 1.04 defines market value as “The price at which a property would transfer for cash or its equivalent under prevailing market conditions if: (A) exposed for sale in the open market with a reasonable time for the seller to find a purchaser; (B) both the seller and the purchaser know of all the uses and purposes to which the property is adapted and which it is capable of being used and of the enforceable restrictions on its use; and (C) both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.”

Residential properties within BCAD boundaries are appraised using mass appraisal standards. BCAD uses a computer-assisted mass appraisal program for residential properties. The first step is to enter residential schedules into the mass appraisal program. The schedule information is derived from sales of residential properties of Burleson County.

The appraisal process performed by BCAD begins with discovery. Appraisers discover new construction, remodels, and/or additions to existing structures. The sources of data collection are through the new construction field effort, data review/re-list field effort, data mailers, hearings, sales validation field effort, commercial sales verification, newspapers and publications, and property owner correspondence. A principal source of data comes from building permits received from taxing jurisdictions that require property owners to take out a building permit.

Each residential property is identified by what type of property it is, for example, a single family residence. The property is also grouped into a neighborhood based on the location of the property. Each neighborhood is defined by a boundary. Boundaries can be subdivisions, streets, school districts, etc. Each property has a quality class assigned to it as well as a depreciation or percent good. The percent good is one of the tools that BCAD uses to adjust values of properties within a neighborhood to arrive at market value.

Since appraisal districts are required to appraise property at market value, sales data must be entered into the mass appraisal program. BCAD receives sales information from multiple sources including property owners, the state comptroller’s office, fee appraisals and information received during informal/formal protests.

Once the schedules and sales information are entered into the mass appraisal program then a sales ratio study is performed to determine the level of appraised value to the sales information. This ratio study is performed annually for each quality class of residence and in each subdivision or neighborhood. Based on the level of appraisal, the values in each area are either raised or lowered to an acceptable level of appraisal. The targeted level of appraisal is 100% of the appraised value to the sales price; but the acceptable level of appraisal is a ratio that is between 95 percent and 105 percent of the appraised value to the sales price.

If the appraised values are adjusted more than \$1,000 in any given year a Notice of Appraised Value would be mailed to the property owner for that year indicating the appraised value. The

Notices of Appraised Values are generally mailed during May each year. If the property owner disagrees with their appraised value, they may submit a Notice of Protest within 30 days of the date on the Notice of Appraised Value. The property owner may also come to our office during the 30 days and discuss their property with appraisal staff in an informal review. If a Notice of Appraised Value is not mailed to a property owner, then the same time frame exists for filing a protest as properties that received a Notice of Appraised Value, but the deadline would not be before May 31st.

Should you have any questions concerning the appraisal of your property, please contact BCAD at 979-567-2318.