2026 STONEWALL COUNTY APPRAISAL DISTRICT
MASS APPRAISAL REPORT

Introduction:

Scope of Responsibility

The purpose of this annual report is to show the implementation of the scope of work the Stonewall County Appraisal District (CAD) performed for 2026. The Stonewall CAD has prepared and published this appraisal report to provide our Board of Directors, citizens and taxpayers with a better understanding of the district's responsibilities and activities. This report has several parts: a general introduction and then, several sections describing the appraisal effort by the appraisal district.

The Stonewall County Appraisal District (CAD) is a political subdivision of the State of Texas Created January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A Board of Directors, appointed by the taxing units withing the boundaries of the Stonewall County Appraisal District, constitutes the CAD's governing body. The Chief Appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the CAD.

The CAD is responsible for local property tax appraisal and exemption administration for eight jurisdictions or taxing units in the county. Each taxing unit sets its own tax rate to generate revenue to pay for police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Property appraisals by the CAD allocate the year's tax burden on the basis of each taxable property's market value. The CAD also determines eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, businesses on business personal property, charitable or religious organization and agricultural productivity valuation.

Except as otherwise provided by the Property Tax Code, all taxable property is appraised at its "market value" as of January 1st. Under the tax code, "market value" means the price at which a property would transfer for cash or it's equivalent under prevailing market conditions if:

- Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;

• Both the seller and the buyer know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and;

• Both the seller and buyer seek to maximize their gains, and neither is in a position to take advantage of the exigencies of the other.

The Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), and nominal (Sec 23.18) or restricted use properties (Sec. 23.83). The owner of real property inventory may elect to have the inventory appraised at its market value as of September 1st of the year preceding the tax year to which the appraisal applies by filing an application with the chief appraiser requesting that the inventory be appraised as of September 1st.

The Texas Property Tax Code, under Sec 25.18, requires each appraisal office to implement a plan to update appraised values for real and personal property at least once every three years. The CAD's current policy is to conduct an onside inspection of real estate on a three-year cyclical. However, appraised values are reviewed annually and are subject to change for purposes of equalization. Personal property, business personal property, industrial property, complex commercial property, and utility property values are reviewed or reappraised every year. (See Biennial Reappraisal Plan).

Personnel Resources

The office of the Chief Appraiser is primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The administration department's function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. The appraisal department is responsible for the valuation of all real and personal property accounts. The property types appraised include commercial, residential, business personal, mineral, utilities, and industrial. The CAD's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Department of Licensing and Registration. Support functions including records maintenance, information and assistance to property owners, and hearings are coordinated by personnel in support services.

The Stonewall CAD has 2 full time employees: Chief Appraiser, Debra Smith - official administrator/executive level administration, customer service; and Deputy Appraiser, Hilary McDonald - administrative support including clerical, customer service, and other during 2026's reappraisal.

Stonewall CAD contracts with Pritchard & Abbott (P&A) to value the mineral, industrial, utility, and personal property used or employed in connection with the exploration and production of mineral, utility and industrial properties (MIUP). Pritchard & Abbott also provide an Ag Use Schedule after collecting data and development of historical classification categories for land schedules.

Data

The CAD is responsible for establishing and maintaining approximately 5,288 real and personal property accounts covering 920 square miles within Stonewall County. This data includes property characteristic and ownership and exemption information. Property characteristic data on new construction is updated through an annual field effort; existing property data is maintained through a field review that is prioritized by last field inspection date. Sales are routinely validated during a separate field effort; however, numerous sales are validated as part of the new construction and data review field activities.

General trends in employment, interest rates, new construction trends, and cost and market data are acquired through various sources, including internally generated questionnaires to buyer and seller, university research centers, and market data centers and vendors.

The CAD has a geographic information system (GIS) that maintains cadastral maps and various layers of data. The CAD's plan includes detailed information on the appraisal process, protest and appeal procedures, property maps, and a tax calendar. Files of related tax information and district forms, including exemption applications and business personal property renditions are also available.

Contracted providers are responsible for maintaining approximately 7,333 MIUP accounts under contracted guidelines.

Information Systems

The Information Systems Dept. (P&A) maintains the CAD's data processing facility, software applications, and geographical information system on in-house PC's.

Shared Appraisal District Boundaries

The CAD established procedures whereby ownership and property data information are routinely exchanged within over-lapping jurisdictional boundaries. Appraisers from adjacent appraisal districts discuss data collection and valuation issues to minimize the possibility of differences in property characteristics, legal descriptions, and other administrative data. Under current State law, if a different method of developing values is not agreed upon by overlapping counties, the lower of the values is required to be used as the assessed value by all appraisal districts appraising the property.

Independent Performance Test

According to Chapter 5 of the TPTC and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Division (PTD) conducts an annual property value study (PVS) of each Texas school district and each appraisal district. As a part of this annual 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 (MSP 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 with 25% of the median, and price-related differential (PRD) for properties overall and by state category (i.e., categories A, B, C, D, E and F1 are directly applicable to real property).

There are five (5) independent school districts in Stonewall CAD for which appraisal rolls are annually developed. The preliminary results of this study are released in January in the year following the year of appraisement.

The 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 appraisement. This outside (third party) ratio study provides additional assistance to the CAD in determining areas of market activity or changing market conditions.

Appraisal Activities

In-House

The Stonewall CAD employees began the scope of work for 2026 in September 2025 by printing appraisal cards for west side of the county. Stonewall CAD reappraisal plan has a 3 year reappraisal plan implemented. The Western half of the county not within the city limits of Aspermont was reappraised in 2026. The Stonewall CAD has Google Earth to aid in discovery and inspection of property. The CAD also receives electric connects from the Stonewall County Judge's office and new 9-1-1 addresses from West Central Texas Council of Governments.

Stonewall CAD employees printed from the CAMA every appraisal card on all property in the Western half of the county not inside the city limits of Aspermont. Each appraisal card with an improvement was individually inspected for condition of the improvements. If the parcel contained a new improvement/structure a photograph was obtained or an overhead view from Google Earth placed on parcel, also if the parcel had a house, a photograph was obtained to confirm the condition of the structure. Upon inspection, condition of the structures on the parcel were noted, listing any additions that needed to be added, and depreciation noted from last reappraisal. If the appraiser had no access to the property, Google Earth was used to get measurements and confirmation of condition and number of improvements. All opinions were based on limiting conditions of no interior inspections of the properties reappraised.

If any notable change was made to the main improvement/structure and was not listed on the reappraisal card, measurements were taken and prepared for data entry on the CAMA system after January 1, 2026. Fifty-two new items were added this year including several new structures. Stonewall CAD staff updated structure schedules as the market and special valuation for Stonewall County applied. All appraisals were based on Market Value as of January 1, 2026.

All other parcel data such as ownership changes, surveys etc. are updated/maintained throughout the year. Stonewall CAD employees receive listings of all deeds filed in the Stonewall County clerk's office and also receive reliable data from other sources such as survey companies, real estate offices, abstract offices, new meter connects, etc. Some changes were made under discovery of property upon driving the Farm to Market Roads, County Roads and highways throughout the county and on Google Earth.

After January 1, 2026, CAMA updates were made to the reappraised property on the Western side of the County. All changes were noted and pictures were placed on and required documents/letters mailed out.

Business personal property (BPP) renditions were mailed to all businesses including any new businesses filed as DBA in the clerk's office or noted through the previous appraisal year. Once renditions were received back in the office, renditions were sorted in-office or scanned to the contracted provider, Pritchard & Abbott. With the new BPP law that went into effect on January 1, 2026, the renditions for in-office were reviewed and placed on the CAMA with any changes and applying the new $125,000 exemption to all BPP accounts. A penalty was applied to the ones who did not render on time and was over the $125,000 exemption last year.

Depreciations schedules were reviewed for all property inclusive of manufactured homes, structures and business personal property. A percent good table has been implemented through the CAMA where an improvements' value changed with age and condition of the structure. All parcels in Stonewall County have been placed on schedules and each structure was appraised based on condition of the year built or effective age.

The Market Value of Open-Space land was reviewed and analyzed. To do this, a sales ratio report was completed on sales of the Open-Space land. The data gathered was first analyzed on a per sale per acre basis. Then the data was further analyzed by breaking the sales down into land class and percent each class had in that sale and therefore come up with a different price per individual class acre per sale. Next each class of land was analyzed to get an overall sale per acre. The Market Value schedule was not changed this year although an overall 3% change could have been made. The Ag value schedule was changed due to information/data gathered at the Ag Board meeting and new cap rate from the state.

Stonewall County has new construction of a solar farm with metes and bounds of 4,673 acres which was changed from ag land to commercial land at $4,000 an acre effective January 1, 2026. By May 1, 2026 other ag land had the special valuation removed by certified mail due to not having required documents to this office by April 30, 2026.

There were 5 special valuation removals with 2 responding with the documents to have the special valuation placed back on and ag penalty waived.

Next to be reviewed was the House Cost Schedule. A sales ratio report was ran on sales of the different type of houses in the county. After analyzing the sales, schedules were not changed. Stonewall County's trend of rising market values has slowed and starting to taper off.

The mobile/manufactured home schedule is adjusted according to Marshall and Swift valuation comparison for this area. The original schedule was developed based on the cost approach to appraising. The market for mobile/manufactured homes in Stonewall County is a fairly balanced market in 2026.

Tiny Home schedule is adjusted to Marshall and Swift valuation comparison for this area. The original schedule was developed based on the cost approach of a finished and unfinished tiny home. The market for Tiny Homes in Stonewall County appears to be developing but no changes were warranted for schedules in 2026.

The income approach was considered on 2 hotels, on the storage units/mini warehouses at the edge of Aspermont, Multi-family government apartments, hunting lodges and this year included Airbnb properties and rent houses within the boundaries of Stonewall County. The CAD sent out income value letters to the hotels, storage units/mini warehouses, the multi-family government apartments, lodges, Airbnb and rent house owners located in Stonewall County. Only 2 businesses returned the income data form. The 2026 Stonewall CAD schedules for commercial properties and structures that could be used as residential will continue to be market.

It is the policy of Stonewall CAD to send out letters and new applications for 1-d-1 Open-space land when a deed comes in changing the owner and the land already qualified for the special valuation in previous years. Stonewall CAD also mail out letters and applications for homestead exemptions to new homeowners. Exemption applications are also made available to the public upon request of wanting to apply. All form 1-d-1 applications plus denials and removal of previously exempted property are being mailed certified with return receipt request. If the applications are returned without being opened, the applications will then be mailed first class mail.

Along with the normal procedures that Stonewall CAD has in place, the office staff is in the process of scanning all records into the CAMA. If a special valuation form or exemption form is not found in the file folder, a request for one is then mailed out to update records.

Once the special appraisal forms and exemption forms were received back in the office, the property was updated with special appraisals and exemptions that have been approved. The land that qualified as wildlife special valuation was coded on the CAMA as "WDL". A wildlife management report generated by the CAMA was ran in December of 2025 so a letter could be mailed to request annual reports and requesting any new wildlife management properties in 2025 to have an initial inspection and all wildlife management properties on the Western half of the county to have re-inspections. All new open space property applications received for agricultural appraisal were inspected.

Stonewall CAD staff completed initial inspections and re-inspections of Wildlife Management property in Stonewall County in person per appointment. There were 10 initial inspections and 15 re-inspections. In 2026, Stonewall County had 71 Wildlife Management Properties with 3 converting back to ag use.

Circuit Breaker Limitation - Property Tax Code Section 23.231

Beginning in 2024, real property values at $5,000,000 or less will benefit from a 20% limitation on the net appraised value of the property to calculate the property taxes, with the exclusion of land receiving agricultural-use special appraisal and homestead properties that could qualify for the 10% homestead limitation.

The circuit breaker provision limits the amount the appraisal district can increase the appraised value of a property. The appraised value of qualifying real property is limited to an increase of no more than 20% per year unless new improvements, excluding ordinary maintenance, have been made. This limitation takes effect on January 1 of the tax year following the first tax year in which the owner owns the property. The Texas Legislature has currently only authorized the circuit breaker limitation for the 2024, 2025, and 2026 tax years. The appraised value that the circuit breaker applies to was set at $5,000,000 or less for 2024; however the State Comptroller can increase or decrease the appraised value for current year 2025 and 2026 based on the consumer price index. The Circuit Breaker will sunset January 1, 2027, if no legislation changes the law.

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Once everything was entered into the CAMA and all updates completed, the information was compiled and a notice of appraised value was sent out to taxpayers along with Taxpayer's right to protest. The preliminary values for the county were delivered to the entities. Once the records for 2026 were developed, the records were presented to the ARB along with preliminary values. This is in preparation for protests, if any. Protests will be held in June with a second board date in July and certification of the records to roll in July.

I certify that, to the best of knowledge and belief:

-The statements of fact contained in this report are true and correct.

-The reported analyses, opinions, and conclusions are limited only by the reported assumptions, and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

-I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

Please note my home is located at 237 South 16th, legal description Aspermont South Central Annex Block 30 Lot 11-12 and analysis statistics were applied to it.

-My compensation is not contingent on the reporting of a predetermined value, or direction in value, that favors the cause of the client the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

-My analysis, opinion, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

-I have made personal inspections of the properties that are subject of this report.

-No one provided significant mass appraisal assistance to the person signing this certification.

Debra F Smith, RPA, RTA
Chief Appraiser

I certify that, to the best of knowledge and belief:

-The statements of fact contained in this report are true and correct.

-The reported analyses, opinions, and conclusions are limited only by the reported assumptions, and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

-I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

Please note my home is located at 201 FM 610, legal description 0489 H&TC Block D Section 130 and analysis statistics were applied to it.

-My compensation is not contingent on the reporting of a predetermined value, or direction in value, that favors the cause of the client the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

-My analysis, opinion, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

-I have made personal inspections of the properties that are subject of this report.

-No one provided significant mass appraisal assistance to the person signing this certification.

Hilary McDonald, RPA
Deputy Appraiser