Liberty County Central Appraisal District

FINAL

2027 Budget
and
Reappraisal Plan

Liberty County Central Appraisal District

P. O. Box 10016 ~ 2030 Sam Houston ~Liberty, TX 77575-2916
www.libertycad.com

MAIN OFFICE -- LIBERTY
Phone (936) 336-5722

CLEVELAND BRANCH OFFICE
Phone (281) 593-1605

CHIEF ADMINISTRATOR
Lana McCarty

Date: June 30, 2026

To: All Taxing Units

From: Lana McCarty

Re: 2027 Final Operating Budget and the 2027 - 2028 Reappraisal Plan

In an effort to reduce costs, we have enclosed a revised coversheet for the Final 2027 Budget & the 2027 – 2028 Reappraisal Plan. This coversheet should be affixed to the 2027 Preliminary Budget & the 2027 – 2028 Reappraisal Plan Proposal that was delivered June 3, 2026. We are also enclosing a copy of Resolution #290, which shows the final budget proposal totals and the 2025 Audit. If you do not have your preliminary copy, please contact me for a replacement. Thank you in advance for your cooperation. If you have any questions, please feel free to call.

RESOLUTION
#290

Resolution Adopting the 2027 Final Budget and 2027 – 2028 Reappraisal Plan for the Liberty County Central Appraisal District

In the amount of $5,370,724.

BE IT RESOLVED by the Liberty County Central Appraisal District Board of Directors that the Final 2027 Budget in the amount of $5,370,724.

ADOPTED, this the 25th day of June 2026.

Mark Herndon

Vice Chairman, Mark Herndon
Liberty County Central Appraisal District

Attest:

Chas Bolds

Secretary, Charles Bolds
Liberty County Central Appraisal District

Liberty County Central Appraisal District

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CHIEF ADMINISTRATOR
Lana McCarty

Date: June 3, 2026

To: All Taxing Units
Liberty CAD Board of Directors

From: Lana McCarty, J.D., R.P.A., R.T.A.

Re: 2027 Operating Budget Proposal and Reappraisal Plan for 2027-2028

The Texas Property Tax Code under Section 6.06 requires the Chief Appraiser to prepare a proposed budget for the following tax year and submit copies to each taxing unit and to the District's Directors by June 15. In addition, all voting taxing units (county, cities, & schools) shall maintain a copy of the proposed Budget and Reappraisal Plan for public inspection at their principal administrative office.

In accordance with Section 6.06 of the Property Tax Code, I am submitting the attached Budget Proposal and Reappraisal Plan for the 2027-2028 year. The Board of Directors annually appoints a committee of members to assist the Chief Appraiser with salaries and other major items. The following were invited to serve on the budget committee:

Haleigh Shanks	CAD Board Member
Josh Fitzgerald	CAD Board Member
Charles Bolds	CAD Board Member
Judge Jay Knight	Liberty County
Derek Woods	City of Dayton
Leslie Herrera	City of Dayton

The Board will hold their public hearing on the proposed budget on June 25, 2026 at 9:30 A.M. The final budget adoption must be prior to September 15th. Normally, the budget is adopted by the Board of Directors at the June regular meeting. We welcome your comments on our proposed budget or the operation of the District. Please call or email comments.

Phone: 936-336-5722

Table of Contents
2027 Budget

Tab 1

Liberty County Central Appraisal District

2026 Board of Directors

Mark Sjolander
Chairman

Mark Herndon
Vice-Chairman

Charles Bolds
Secretary

Josh Day
Member

Jimmy Rollins
Member

Emily Cook
Member

Josh Fitzgerald
Member

Haleigh Shanks
Member

Richard Brown
Tax Collector
Member

Administration

Lana McCarty
Chief Appraiser

LIBERTY COUNTY APPRAISAL DI
ORGANIZATIONAL

*DENOTES EXEMPT PERSONNEL - 5

- JANUARY 1 2026 -

BOARD OF DIRECTORS
Mark Sjolander- CHAIRMAN
Mark Herndon - VICE CHAIRMAN
Charles Bolds - SECRETARY
Josh Day - MEMBER
Jimmy Rollins - MEMBER
Emily Cook - MEMBER
Haleigh Shanks - MEMBER
Josh Fitzgerald - MEMBER
Richard Brown - TAX COLLECTOR

APPRAISAL REVIEW BOARD
Mark Jamison - CHAIRMAN
Calvin Carter - VICE CHAIRMAN
Link Brown - SECRETARY
Suzanne Haberle - MEMBER
Scott Ellis - MEMBER
Michael Dorsett - MEMBER
Cynthia Miller - AUX

AG ADVISORY BOARD
Neal Stoesser - CHAIRMAN
Susan Daniel - SECRETARY
Robert Chachere - MEMBER
Ray Ayers - MEMBER

DIRECTOR OF HR AND FINANCE
*Joli Sellers RPA

CHIEF ADMINSTRATOR
*Lana McCarty
JD RPA RTA CTA

DEPUTY CHIEF ADMINISTRATOR
*Jeff Lambright RPA RTA

SYSTEM ADMINISTRATOR
BOD SECRETARY
*Laurie Ramirez RPA

DATA ASSISTANT
ARB SCHEDULER
Brenda Martinez

DATA ASSISTANT
BOD SECRETARY
Juana Hall

DATA ASSISTANT
Kacey Vaughn

DATA ASSISTANT
Diana Villegas

MAPPING SUPERVISOR
*Rebecca Fisher

SENIOR COMPUTER MAPPING ASSISTANT
April Spurlock

911 MAPPING COORDINATOR
Robin Bradt

MAPPING ASSISTANT
Eboni Godrey

MAPPING ASSISTANT
*Angela Norris RPA

CLERICAL SUPERVISOR
AG SECRETARY
Sandra Lazo

LEAD CLERK
Connie Lehan

CLERK
ARB/LEAD CLERK
Cayla Stewart

CLERK
ARB SECRETARY
Nancy Galvan

CLERK
Suzanne George

CLERK
Erendira Valdez

CLERK
Cintia Martinez

CLERK
Khloe Jones

CLERK
Vacant

OFFICE MAINTENANCE
Maria Vargas

DIRECTOR OF APPRAISALS
*Jason Strickland RPA RTA

FIELD APPRAISER SUPERVISOR
*Kyrie Vaughn RPA RTA

FIELD APPRAISER
Charlene Kirkland RPA

FIELD APPRAISER
Skylar Green RPA

FIELD APPRAISER
Megan Rogers

FIELD APPRAISER
Dallas Danek

FIELD APPRAISER
Kena Thomas

FIELD APPRAISER
Danielle Berry

FIELD APPRAISER
Tori Jones RPA

FIELD APPRAISER
Katie Bishop

LEAD SENIOR FIELD APPRAISER
Vacant

FIELD APPRAISER
*Ruby Jannise RPA

FIELD APPRAISER
*Ramona Flores RPA

FIELD APPRAISER
Hunter Robinson RPA

FIELD APPRAISER
Devon Bree

FIELD APPRAISER
Vacant

COMPLEX PROPERTY SUPERVISOR
*Sarah Fletcher RPA RTA

COMPLEX PROPERTY APPRAISER
*Joyce Muskwinsky RPA

COMPLEX PROPERTY APPRAISER
*Samantha Gutierrez RPA

CONTRACT APPRAISERS
Hugh L Landrum & Associates

Tab 2

LIBERTY COUNTY CENTRAL APPRAISAL DISTRICT
2027 BUDGET SUMMARY

ESTIMATED REVENUES	2026	2027
TAXING UNITS	$5,165,396	$5,369,724
INTEREST INCOME	$500	$500
OTHER INCOME	$4,000	$500
TOTAL ESTIMATED REVENUES	**$5,169,896**	**$5,370,724**
ESTIMATED EXPENDITURES		
SALARIES	$2,733,620	$2,847,160
EMPLOYEE BENEFITS	$892,990	$963,120
INSURANCE	$41,500	$45,000
OPERATING EXPENSES	$792,700	$813,300
COMPUTER	$538,731	$537,944
CONTRACT SERVICES	$118,000	$114,200
CONTINGENCY FUND	$40,000	$40,000
CAPITAL OUTLAY	$10,000	$10,000
DEBT SERVICE	$0	$0
RESERVE FUNDS	$0	$0
TOTAL ESTIMATED EXPENDITURES	**$5,167,541**	**$5,370,724**
OTHER INCOME (EXPENSE)		
TAXING ENTITY CONTRIBUTION OF 50% OF 2025 EXCESS (PRELIMINARY ESTIMATE)	$186,112	XXXXXXX
CONTRIBUTIONS TO RESERVE FUNDS (PRELIMINARY ESTIMATE)	$186,112	XXXXXXX

*INCLUDES FUNDS OF $85,000 FROM LIBERTY COUNTY FOR 911.

Tab 3

LIBERTY COUNTY CENTRAL APPRAISAL DISTRICT
2027 BUDGET

CODE	BUDGET CATEGORY	2026 BUDGET	2027 BUDGET	CHANGES	% CHANGE
501	SALARIES	$2,664,620	$2,773,360	$108,740	4.08%
503	MEDICARE TAX	$41,000	$42,800	$1,800	4.39%
506	OVERTIME,OTHER	$14,000	$16,000	$2,000	14.29%
505	VACATION PAY	$14,000	$15,000	$1,000	7.14%
	SALARY TOTAL	**$2,733,620**	**$2,847,160**	**$113,540**	**4.15%**
502	RETIREMENT BENEFITS	$393,730	$414,240	$20,510	5.21%
504	HOSPITALIZATION INS.	$499,260	$548,880	$49,620	9.94%
	BENEFIT TOTAL	**$892,990**	**$963,120**	**$70,130**	**7.85%**
580	WORKERS COMPENSATION	$6,000	$6,000	$0	0.00%
585	FIRE & THEFT	$22,000	$25,000	$3,000	13.64%
590	UNEMPLOYMENT INS.	$8,000	$7,000	($1,000)	-12.50%
595	LIABILITY INSURANCE	$5,500	$7,000	$1,500	27.27%
	INSURANCE TOTAL	**$41,500**	**$45,000**	**$3,500**	**8.43%**
610	OTHER EXPENSES	$3,000	$1,500	($1,500)	-50.00%
615	OFFICE SUPPLIES	$40,000	$40,000	$0	0.00%
620	POSTAGE	$100,000	$100,000	$0	0.00%
625	LEGAL SERVICES	$60,000	$50,000	($10,000)	-16.67%
630	OFFICE RENTAL	$33,000	$34,000	$1,000	3.03%
635	OFFICE MAINTENANCE	$33,000	$60,000	$27,000	81.82%
645	MAPPING	$120,000	$135,000	$15,000	12.50%
655	TELEPHONE	$25,000	$23,000	($2,000)	-8.00%
660	TRAVEL EXPENSES	$30,000	$24,000	($6,000)	-20.00%
665	OFFICE EQUIPMENT MAINT.	$35,000	$32,000	($3,000)	-8.57%
670	UTILITIES	$36,000	$31,000	($5,000)	-13.89%
675	OFFICE FURNITURE	$2,000	$2,000	$0	0.00%
680	DUES & MEMBERSHIPS	$8,000	$10,000	$2,000	25.00%
683	LEGAL NOTICES	$20,000	$20,000	$0	0.00%
685	APPRAISAL REVIEW BOARD	$30,000	$30,000	$0	0.00%
686	EDUCATION	$24,000	$24,000	$0	0.00%
687	AUDIT	$9,000	$9,000	$0	0.00%
690	BOND	$800	$800	$0	0.00%
691	APPRAISAL SERVICES	$13,000	$11,500	($1,500)	-11.54%
692	JANITORIAL SUPPLIES	$1,000	$1,500	$500	50.00%
696	CAR MILEAGE	$34,000	$30,000	($4,000)	-11.76%
697	CAR ALLOWANCES	$135,900	$144,000	$8,100	5.96%
	OPERATING EXP. TOTAL	**$792,700**	**$813,300**	**$20,600**	**2.60%**
693	COMPUTER & SOFTWARE	$508,131	$511,344	$3,213	0.63%
694	COMPUTER PAPER GOODS	$1,600	$1,600	$0	0.00%
695	FORMS	$29,000	$25,000	($4,000)	-13.79%
	COMPUTER TOTAL	**$538,731**	**$537,944**	**($787)**	**-0.15%**
688	MAIL MACHINE	$9,500	$9,200	($300)	-3.16%
689	VALUATION FIRM	$108,500	$105,000	($3,500)	-3.23%
	CONTRACT TOTAL	**$118,000**	**$114,200**	**($3,800)**	-3.22%
698	CONTINGENCY FUND	$40,000	$40,000	$0	**0.00%**
600	CAPITAL OUTLAY	$10,000	$10,000	$0	**0.00%**
700	DEBT SERVICE	$0	$0	$0	**0.00%**
900	LEGAL FUND	$0	$0	$0	**0.00%**
901	REAL ESTATE FUND	$0	$0	$0	**0.00%**
902	COMPUTER FUND	$0	$0	$0	**0.00%**
	GRAND TOTAL	**$5,167,541**	**$5,370,724**	**$203,183**	**3.93%**

Tab 6

LIBERTY COUNTY CAD BUDGET ALLOCATION FOR 2027

REVISED 6/4/2026

TAXING UNITS	*2024 TOTAL LEVY	*2025 TOTAL LEVY	% OF TOTAL	2026 ALLOCATION	2027 ALLOCATION	CHANGE
COUNTY						
LIBERTY COUNTY	59,814,221	65,448,465	30.8198%	1,500,183.31	1,628,130.25	127,946.94
911 ADDRESS CONTRACT				85,000.00	85,000.00	0.00
TOTAL COUNTY				1,585,183.31	1,713,130.25	127,946.94
SCHOOLS						
CLEVELAND ISD	41,272,172	42,648,853	20.0834%	1,044,811.67	1,060,950.59	16,138.92
DAYTON ISD	32,640,060	34,241,217	16.1243%	823,008.98	851,802.27	28,793.29
DEVERS ISD	1,801,672	1,725,581	0.8126%	45,313.82	42,927.42	(2,386.40)
HARDIN ISD	6,470,920	6,093,760	2.8696%	163,377.46	151,593.05	(11,784.41)
HULL-DAISETTA ISD	2,607,131	2,577,858	1.2139%	65,612.91	64,126.99	(1,485.92)
LIBERTY ISD	11,685,142	11,036,555	5.1971%	293,892.63	274,548.45	(19,344.18)
TARKINGTON ISD	9,453,436	9,204,234	4.3343%	239,238.89	228,969.11	(10,269.78)
CITIES						
AMES	358,949	412,840	0.1944%	9,065.81	10,269.62	1,203.81
CLEVELAND	5,836,823	5,071,718	2.3883%	146,530.08	126,167.30	(20,362.78)
DAISETTA	241,960	248,140	0.1168%	6,076.02	6,170.22	94.20
DAYTON	9,122,719	9,948,222	4.6846%	229,061.43	247,474.49	18,413.06
DEVERS	63,098	66,749	0.0314%	1,588.80	1,658.78	69.98
HARDIN	197,879	247,716	0.1166%	4,974.52	6,159.66	1,185.14
LIBERTY	5,076,760	5,196,560	2.4471%	127,373.10	129,273.54	1,900.44
MONT BELVIEU	18,881	15,353	0.0072%	472.07	380.36	(91.71)
PLUM GROVE	221,627	225,220	0.1061%	5,680.09	5,604.97	(75.12)
WCID						
#1	896,639	991,226	0.4668%	22,436.10	24,659.76	2,223.66
#5	768,996	819,671	0.3860%	19,309.26	20,391.31	1,082.05
DRAINAGE DISTRICTS						
#1	495,383	641,304	0.3020%	22,253.36	15,953.83	(6,299.53)
#2	314,448	323,991	0.1526%	7,888.17	8,061.44	173.27
#4	216,313	222,599	0.1048%	5,421.21	5,536.29	115.08
ESDS/FIRE DISTRICTS						
#1	221,843	271,025	0.1276%	5,563.34	6,740.76	1,177.42
#2	465,896	481,331	0.2267%	11,679.97	11,975.94	295.97
#3	171,549	229,505	0.1081%	4,304.48	5,710.62	1,406.14
#7	165,886	164,257	0.0773%	4,177.58	4,083.55	(94.03)
SPECIAL DISTRICTS						
NAVIGATION	129,328	170,828	0.0804%	3,253.74	4,247.31	993.57
ZONE CONTRACT				2,000.00	2,000.00	0.00
TOTAL NAVIGATION				5,253.74	6,247.31	993.57
HOSPITAL DISTRICT #1	3,281,619	3,655,527	1.7214%	82,338.46	90,936.81	8,598.35
RIVER RANCH ID	368,633	1,038,967	0.4893%	9,273.93	25,848.37	16,574.44
RR1 - MUD #1	4,027	1,554	0.0007%	101.52	36.98	(64.54)
RR2 - MUD #2	8,409	96,202	0.0453%	208.12	2,393.07	2,184.95
RR3 - MUD #3	636,180	1,620,959	0.7633%	16,009.83	40,323.03	24,313.20
RR4 - MUD #4	295	161,701	0.0761%	5.08	4,020.15	4,015.07
RR5 - MUD #5	0	1,057	0.0005%	25.38	26.41	1.03
LC1 - MUD #1	732,682	753,934	0.3550%	18,370.19	18,753.67	383.48
LC9 - MUD #9	0	91,423	0.0431%	2,289.29	2,276.85	(12.44)
LC10 - MUD #10***	0	1,398	0.0007%	35.53	36.98	1.45
LC13A - MUD #13A	0	1,425	0.0007%	40.61	36.98	(3.63)
LC16 - MUD #16***	0	23,320	0.0110%	233.50	581.10	347.60
LCM1 - MMD#1	5,444,055	6,053,775	2.8507%	136,251.09	150,594.61	14,343.52
LCM2 - MMD#2***	0	112,436	0.0529%	2,812.13	2,794.56	(17.57)
PCM1A - PLUM CREEK MMD#1A	19,420	19,489	0.0092%	487.30	486.01	(1.29)
SRMD -SOUTHEAST REG MMD #1***	0	519	0.0002%	15.23	10.57	(4.66)
					5,369,724.00	
	201,225,051	212,358,464	100.000%	5,168,045.99	5,369,724.00	201,678.01

2024 as of last supplement 36

2025 as of last supplement 20

***NEW TAXING ENTITY ADDED LC10 - MUD #10

***NEW TAXING ENTITY ADDED LC16 - MUD #16

***NEW TAXING ENTITY ADDED LCM2 - MMD2

***NEW TAXING ENTITY ADDED SRMD - SOUTHEAST REGIONAL MMD #1

***2026 APPROXIMATE TAX LEVY UTILIZED TO CALCULATE ALLOCATION FOR NEW ENTITIES

Tab 7

REVISED 6/5/2026

2027 LIBERTY COUNTY CAD
BUDGET ALLOCATION
PAYMENT SCHEDULE

TAXING ENTITIES	2027 TOTAL ALLOCATION	FIRST QUARTER PAYMENT 12/31/26	SECOND QUARTER PAYMENT 3/31/2027	THIRD QUARTER PAYMENT 6/30/2027	FOURTH QUARTER PAYMENT 9/30/2027
COUNTY	1,713,130.25	428,282.56	428,282.56	428,282.56	428,282.64
CLEVELAND ISD	1,060,950.59	265,237.65	265,237.65	265,237.65	265,237.65
DAYTON ISD	851,802.27	212,950.57	212,950.57	212,950.57	212,950.56
DEVERS ISD	42,927.42	10,731.85	10,731.85	10,731.85	10,731.87
HARDIN ISD	151,593.05	37,898.26	37,898.26	37,898.26	37,898.28
HULL-DAISETTA ISD	64,126.99	16,031.75	16,031.75	16,031.75	16,031.74
LIBERTY ISD	274,548.45	68,637.11	68,637.11	68,637.11	68,637.09
TARKINGTON ISD	228,969.11	57,242.28	57,242.28	57,242.28	57,242.29
CITY OF AMES	10,269.62	2,567.40	2,567.40	2,567.40	2,567.41
CITY OF CLEVELAND	126,167.30	31,541.82	31,541.82	31,541.82	31,541.82
CITY OF DAISETTA	6,170.22	1,542.56	1,542.56	1,542.56	1,542.54
CITY OF DAYTON	247,474.49	61,868.62	61,868.62	61,868.62	61,868.61
CITY OF DEVERS	1,658.78	414.69	414.69	414.69	414.69
CITY OF HARDIN	6,159.66	1,539.91	1,539.91	1,539.91	1,539.91
CITY OF LIBERTY	129,273.54	32,318.38	32,318.38	32,318.38	32,318.40
CITY OF MONT BELVIEU	380.36	95.09	95.09	95.09	95.08
CITY OF PLUM GROVE	5,604.97	1,401.24	1,401.24	1,401.24	1,401.25
WCID #1	24,659.76	6,164.94	6,164.94	6,164.94	6,164.92
WCID #5	20,391.31	5,097.83	5,097.83	5,097.83	5,097.85
DD #1	15,953.83	3,988.46	3,988.46	3,988.46	3,988.46
DD #2	8,061.44	2,015.36	2,015.36	2,015.36	2,015.37
DD #4	5,536.29	1,384.07	1,384.07	1,384.07	1,384.08
ESD #1	6,740.76	1,685.19	1,685.19	1,685.19	1,685.17
ESD #2	11,975.94	2,993.98	2,993.98	2,993.98	2,993.99
ESD #3	5,710.62	1,427.66	1,427.66	1,427.66	1,427.66
ESD #7	4,083.55	1,020.89	1,020.89	1,020.89	1,020.87
NAVIGATION DIST	6,247.31	1,561.83	1,561.83	1,561.83	1,561.81
HOSPITAL DISTRICT #1	90,936.81	22,734.20	22,734.20	22,734.20	22,734.19
RIVER RANCH ID	25,848.37	6,462.09	6,462.09	6,462.09	6,462.10
RR1 MUD #1	36.98	9.24	9.24	9.24	9.24
RR2 MUD #2	2,393.07	598.27	598.27	598.27	598.27
RR3 MUD #3	40,323.03	10,080.76	10,080.76	10,080.76	10,080.75
RR4 MUD #4	4,020.15	1,005.04	1,005.04	1,005.04	1,005.04
RR5 MUD #5	26.41	6.60	6.60	6.60	6.60
LC1 MUD #1	18,753.67	4,688.42	4,688.42	4,688.42	4,688.41
LC9 MUD #9	2,276.85	569.21	569.21	569.21	569.22
LC10 MUD #10	36.98	9.24	9.24	9.24	9.25
LC13A MUD #13A	36.98	9.24	9.24	9.24	9.25
LC16 MUD #16	581.10	145.27	145.27	145.27	145.28
LCM1 MMD#1	150,594.61	37,648.65	37,648.65	37,648.65	37,648.67
LCM2 MMD#2	2,794.56	698.64	698.64	698.64	698.66
PCM1A PLUM CREEK MMD#1A	486.01	121.50	121.50	121.50	121.52
SRMD - SOUTHEAST REG MMD#1	10.57	2.64	2.64	2.64	2.66
TOTAL	5,369,724.00	1,342,430.96	1,342,430.96	1,342,430.96	1,342,431.12

Tab 8

General Provisions

Staff and Compensation:

The 2026 staff currently consists of (42) full-time employees. The 2026 proposed budget allows for (41) full-time employees.

Health, Dental, Life and Accidental Death & Disability:

The District provides the above-described benefit for all full-time employees as provided by Board policy #307. Any costs for coverage above the below approved insurance totals will be the responsibility of the employee. The District advertises for bids on Health Insurance each year in October or November. The District's monthly actual cost per employee for 2023-2026 and projected cost for 2027 is as follows:

	2023	2024	2025	2026	2027
Health	$806.93	$812.00	$849.71	$1136.19	$1075.00
Dental/Vis	$ 35.84	$ 30.00	$ 33.49	$ 37.23	$ 35.00
Life	$ 3.25	$ 7.00	$ 3.05	$ 3.48	$ 5.00
AD&D	$ .40	$ .50	$ .60	$ .60	$ .60

Texas County & District Retirement System (TCDRS):

This budget provides for an employee contribution rate of 7% of salary. The District's contribution rate for 2026 is 15.71 % and the projected 2027 rate of 13.92% with eight (8) year vesting and a matching rate of 250%. Additionally, the District's plan provides for a supplemental death benefit of one (1) year salary for employees or $5,000 for retirees.

Social Security:

The District does not participate in the Federal Old Age, Survivors and Disability Insurance Program.

Federal Medicare:

All District employees participate in the Medicare portion of the Federal Insurance Contribution Act. Employees contribute at a rate of 1.45% which is matched by the District.

Worker's Compensation Insurance:

All employees are protected by Worker's Compensation Insurance. The District participates in the Texas Association of Counties Self Insurance Pool. Below is the historical rate for the last nine (8) years:

	Appraisers	Clerical
2019	.12	.32
2020	.10	.32
2021	.11	.33
2022	.12	.32
2023	.09	.23
2024	.12	.23
2025	.12	.24
2026	.10	.21

Unemployment Insurance:

The historical annual contribution rate under Chapter 204 Subchapter F of Texas Unemployment Compensation Act are as follows:

2021	2.80%
2022	1.60%
2023	.10%
2024	.70%
2025	1.50%
2026	1.90%

Incentive Pay:

The District budget provides for longevity pay to all full-time employees after one (1) year of continuous employment as provided by Board policy #221. Qualifying employees will be paid ten dollars ($10.00) per month for each year of continuous service. Additionally, this policy allows employees to sell back sick hours in excess of 50% of the sick hours accrued for the current year at a rate of $14.00/Hour. Incentive raises are awarded to appraisers upon completion of certain educational requirements. A $500 annual increase in salary for completion of a course including exam approved by the Chief Appraiser. A 10% increase in annual salary for successful completion of either the Texas Department of Licensing and Regulation (TDLR) Class III or Class IV RPA Exam. Currently, the District has seventeen (17) Certified Registered Professional Appraisers (RPA) out of the twenty-four (24) appraisers who are registered with the Texas Department of Licensing and Regulation (TDLR). The District also offers stipend pay in compliance with the incentive pay policy #321 for educational degrees.

Mileage/ Car Allowance:

Employees or Board Members who use their privately-owned vehicles on official District business are authorized reimbursement at a rate authorized by the Internal Revenue Service as the standard mileage deduction rate. The current rate for 2026 is $.725/mile. The budget provides for a car allowance of $1234/month for the Deputy Chief Appraiser and $1408/month for the Chief Appraiser. The reimbursement for field appraisers will be the standard mileage deduction rate plus $500.00 per month car allowance. The Director of Appraisal will be the standard mileage rate plus a car allowance of $859.00 per month.

Travel Expenses:

All employees or Board Members may be reimbursed for meal, lodging and other expenses incurred while traveling outside the District boundaries on official business as provided by Board policy #206. All monies spent during travel must be supported with receipts. A person may not claim reimbursement for the purchase of alcoholic beverages.

Appraisal Review Board Member Compensation:

ARB members are paid $150 per meeting as provided by Board Policy #131. The ARB is currently comprised of seven (7) members plus one (1) Auxiliary member and meets 20 to 25 times per year. An auxiliary member may voluntarily attend a meeting of the Appraisal Review without compensation. As provided by Board Policy # 120, the ARB Chairman may request the attendance of the Auxiliary member to facilitate to hearing process and at such time the Auxiliary member will be compensated at $150 per meeting. HB 1887 provides that the Appraisal District attorney cannot represent the ARB unless the ARB is made a party to a property owner lawsuit under Chapter 42 of Property Tax Code. The budget provides for additional funds for the Appraisal Review Board to hire an attorney.

Sick Leave:

A full-time employee must be employed for 90 days before sick leave can be granted. Sick leave will accrue per year according to the following lengths of employment:

90 Days to 1 Year	40 Hours
1 Year to 5 Years	80 Hours
5 Years on	160 Hours

Unused sick leave may be carried over from year to year until the maximum of 400 hours is reached.

Employees shall not be reimbursed for unused sick leave upon separation or retirement unless specifically approved by the Chief Appraiser. Emergency leave of up to 5 days per year may be granted by the Chief Appraiser for family weddings, illness, or death.

Employee Vacations:

As provided by Board Policy # 210, all full-time employees accrue vacation at a rate of 80 hours per year for employment years 1 through 10 and 120 hours per year after 10 years of employment. Vacation may not be taken in the first 6 months of employment without prior approval from the Chief Appraiser. Upon separation employees who have completed 1 year of continuous service will be reimbursed for up to 400 hours of unused vacation.

Holidays:

The District will observe the holiday schedule approved by the Liberty County Commissioner's Court.

Fund Balance:

According to Section 6.06 (j) of the Property Tax Code, if the District's income exceeds the expenses for a fiscal year, the Chief Appraiser shall return this fund balance to each participating Taxing Unit in proportion to their assessed contribution. This is accomplished by credit to each taxing unit's allocated payment for the fourth quarter of the following fiscal year. The fund balance history for the last ten (10) years as determined by District's auditor is as follows:

Year	Balance
2016	$30,543
2017	$46,682
2018	$148,534
2019	$504,572
2020	$350,042
2021	$185,094
2022	$99,526
2023	$433,354
2024	$540,358
2025	$372,000 (preliminary estimate)

Contingency Funds:

Also, the 2027 Budget allows for using 50% of the 2026 uncommitted fund balance as determined by audit to be used to fund the following contingency funds.

Legal Fund – Capped at	$500,000
Real Estate Fund – Capped at	$750,000
Computer Fund – Capped at	$500,000

Capital Expenditures:

For 2027 the District expects to have the capital expenditures for the following items:

Unforeseen expenses funds only $10,000

Debt Service:

The District does not currently have any outstanding debt service.

Other:

The 2027 operating budget includes funds for aerial photography of the County from Nearmaps. The estimated annual cost of the aerial photography is $100,000 per year for two (2) years. Translator expenses for ARB hearings are also accounted for in the annual proposed budget. Also, budgeted under the other expenses is $100/month cell phone expense for Chief Appraiser. The annual cost of the District's annual maintenance of Harris Govern PACS Appraisal and Collections software is estimated at approximately $185,673 for 2027. Just Appraised Software is estimated at $79,695. BIS software has increased to $171,542.

Tab 9

Notice of Public Hearing on Liberty County Appraisal District Budget and Reappraisal Plan

The Liberty County Appraisal District Board of Directors will hold a public hearing on a Proposed Budget and Reappraisal Plan for the 2027 fiscal year.

The public hearing will be held on June 25, 2026, at 9:30 A.M. at the Taxpayer Services Office located at 303 Fannin St., Liberty, Texas.

A summary of the appraisal district budget as follows:

The total amount of the proposed budget.	$ 5,370,724
The total amount of increase over the current year's budget.	$ 203,183
The number of employees compensated the proposed budget.	41 *(full-time equivalent)*
The number of employees compensated the current budget.	42 *(full-time equivalent)*

The Appraisal District is supported solely by payments from the local taxing units served by the Appraisal District.

If approved by the Appraisal District Board of Directors at the public hearing, this proposed budget will take effect automatically unless disapproved by the governing bodies of the county, school districts, cities, and towns served by the appraisal district.

The Reappraisal Plan will take effect upon approval of the Appraisal District Board of Directors.

A copy of the Proposed Budget and Reappraisal Plan is available for public inspection in the office of each of those governing bodies. A copy is also available for public inspection at the Appraisal District.

Tab 10

LIBERTY COUNTY CENTRAL APPRAISAL DISTRICT
REAPPRAISAL PLAN
2027 AND 2028

INTRODUCTION

According to Texas law, appraisal Districts must establish a plan for the periodic reappraisal of all property within the boundaries of the District. Please see attached Property Tax Code Sections 6.05 and 25.18. In order to comply with state law, the Liberty County Appraisal District set forth and established the following reappraisal plan.

Sec. 25.18 Periodic Reappraisals

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

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

- (1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;
- (2) Identifying and updating relevant characteristics of each property in the appraisal records;
- (3) Defining market areas in the District;
- (4) Identifying property characteristics that affect property value in each market area, including:
  - (A) The location and market area of the property
  - (B) Physical attributes of property, such as size, age, and condition;
  - (C) Legal and economic attributes; and
  - (D) Easements, covenants, leases, reservations, contracts declarations, special assessments, ordinances, or legal restrictions;
- (5) Developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;
- (6) Applying the conclusion reflected in the model to the characteristics of the properties being appraised; and
- (7) Reviewing the appraisal results to determine value.

The Liberty County Central Appraisal District (LCAD) is responsible for the appraisal of all classes of taxable property located within its jurisdictional boundaries. The boundaries include all property located in Liberty County. LCAD is responsible for the appraisal of approximately 133,209 real property parcels; 17,921 mineral accounts; and 4,093 industrial and other personal property accounts. The District serves 45 taxing units. Those taxing units consist of 7 independent school districts, 9 cities, 1 county, 1 hospital district, and 27 special use districts, such as navigation, drainage, water supply, and emergency service districts. LCAD employs an outside appraisal firm, Hugh Landrum & Associates, to appraise minerals, oil and gas, utilities, and various other complex properties. Hugh Landrum & Associates appraisers are also guided by the principles set forth in USPAP.

Income, expense, and occupancy data is updated in the income models for each market area and cap rate studies are completed using current sales data when available. The resulting models are tested using ratio study tools.

All personal property will be reappraised annually. Update inspections of personal property will be conducted one or more times per year. Density schedules are updated using data received during previous year from renditions and hearings. Valuation procedures are reviewed, modified, and tested.

Mineral and industrial property will be appraised annually by Hugh Landrum & Associates, Houston, Texas.

Appraisal Resources

The LCAD staff consists of the Chief Appraiser, Deputy Chief Appraiser, a Director of Appraisal, supervisors, field appraisers, mapping assistants, data processing, clerical, and other support type personnel. LCAD currently employs 17 registered professional appraisers (RPA) and 7 appraisers working toward designation. At this time LCAD does not provide collection services; however, the LCAD does provide technical support to the taxing units it serves. The District Board of Directors will consider appointment of a taxpayer liaison officer after the population of the county reaches 125,000 as stated in Section 6.052 of the Texas Property Tax Code.

LCAD appraisers are actively involved in the discovery, listing, and appraisal of all types of property. Properties are grouped by location, type, use, quality, and a variety of other quantitative data elements. A common set of data characteristics on each specific type of property is observed, listed, and collected during field inspection. Each appraiser is trained in the use of the Liberty County Central Appraisal District's appraisal manual, appraisal techniques, and methodology.

Computer Resources

The District's appraisal records are maintained using Harris Govern's Pacs appraisal software and a server computer. The Pacs software is a CAMA (computer assisted mass appraisal) based system using cost and depreciation schedules for creating values for both real and personal property.

The District provides for public access via the internet to the Appraisal District records at www.Libertycad.com. The website provides access to individual property information including ownership, address, and homestead and appraisal data.

Mapping Resources

The District maintains ownership maps on paper and electronically using a geographic information system (GIS) of Liberty County utilizing ESRI's products arc-info, arc- viewed and arc- map. The District also has a license agreement with Pictometry International for aerial photography of Liberty County for years 2020 and prior. The District has a new contract with Nearmaps for 2021 forward. Additionally, Liberty County has a license with Google Earth. The District also has a contract with BIS utilizing Bing maps in conjunction with our GIS layers.

The processing of data into a conclusion of value generally takes the form of three recognized approaches to value: the cost, market, and income approaches to value. Underlying each approach is the principle that the justifiable price of a property is no more than the cost of acquiring and/or reproducing an equally desirable substitute property. The use of one or all three approaches in the valuation of a property is determined by the quantity, quality, and accuracy of the data available to the appraiser.

The Cost Approach to Value

The cost approach to value is an appraisal analysis that is based on the economic principle of substitution that suggests that an informed purchaser would not pay more for a property than the cost of reproducing a substitute property with the same utility. The cost approach involves estimating the cost of the improvements new less all forms of depreciation (physical, functional, economic) plus the value of the site. If an improvement has no accrued depreciation, then and only then is cost equal to value.

Steps in the cost approach include:

1. Estimate the value of the site as if vacant
2. Estimate reproduction or replacement cost new of the improvements
3. Estimate accrued depreciation
4. Deduct the accrued depreciation from the reproduction (or replacement) cost new to obtain an estimate of the present worth of the improvements
5. Add the present worth to the site value to obtain the indicated value. The significance of the cost approach lies in its extent of application - it is the one approach that can be used on all types of properties. The cost approach is a starting point for appraisers and therefore a very effective "yardstick" in any equalization program for ad valorem taxes. Its widest application is in the appraisal of properties where lack of adequate market and income data preclude the reasonable application of the other two approaches to value.

The Market Approach to Value

The market approach to value is an appraisal analysis that involves the compiling of sales and offerings of properties that are comparable to the property being appraised. The sales and listings are then adjusted for differences and a value range obtained. The market approach is reliable to the extent that the properties are comparable, and the appraiser's judgment of property adjustments is sound. The procedure for utilizing this approach is essentially the same for all types of property with the only difference being the elements of comparison.

The significance of the market approach lies in its ability to produce estimates of value that directly reflect the attitude of the market. Application is contingent upon the availability of comparable sales, and therefore finds its widest range in the appraisal of vacant land and residential properties.

The Income Approach to Value

The income approach to value is an appraisal technique that measures the present worth of the future benefits of a property by capitalization of the net income stream over the remaining economic life of the property.

Data Collection

Field and office procedures are reviewed and revised as required for data collection. Activities scheduled for each tax year include new construction, demolition, remodeling, re-inspection of problematic market areas, and re-inspection of the universe of properties on a specific cycle (5 years). The International Association of Assessing Officers, standard on mass appraisal of real property, specifies that the universe of properties should be re-inspected on a cycle 4-6 years.

The re-inspection includes the re-measurement of at least two sides of each improved property. The annual re-inspection requirements are identified by the property type and property classification.

New construction field and office review procedures are identified and revised as required. Field production standards are established and procedures for monitoring tested. Source of building permits is confirmed and system input procedures are identified. Process of verifying demolition of improvements is specified. Market areas with extensive improvement remodeling are identified, verified and field activities scheduled to update property characteristic data. Updates to valuation procedures are tested with ratio studies before finalized in the valuation modeling.

Real property market areas, by property classification, are tested for: low or high protest volumes; low or high sales ratios; or high coefficient of dispersion. Market areas that fail any or all these tests are determined to be problematic. Field reviews are scheduled to verify and/or correct property characteristic data. Additional sales data is researched and verified. Sales information must be verified and property characteristic data contemporaneous with the date of sale captured. The sales ratio tools require that the property that sold must equal the property appraised in order that statistical analysis results will be valid.

Identifying & Updating Relevant Property Characteristics

Field and office procedures will be reviewed and revised as required for data collection and verification of value-rated and descriptive property characteristics for each property. Activities scheduled for each tax year include inspection of new construction, demolition, and remodeling, check backs, and verification of sales information, and re-inspection of problematic areas and neighborhoods.

New Construction/Demolition

Field and office review procedures for inspection of new construction will be reviewed and revised as required. Field appraisal standards will be established and quality review will be conducted to verify accuracy of data. Building permits will be received from the cities and county and imputed into the PACS system. Field checks for demolished improvements will originate from property owners, newspaper articles, radio reports and appraiser county canvassing.

Remodeling

Market areas with notable improvement remodeling will be identified and on-site inspections will be scheduled to verify the degree of remodeling and property characteristic data.

Neighborhood Analysis

Initially, property is considered based on its location within particular boundaries. The most common boundary used to define location is the school district boundary. In all types of property, valuation analysis and neighborhood analysis is conducted on school districts. The IAAO defines a neighborhood as the environment of a subject property that has a direct and immediate effect on value. For our purposes, the neighborhood boundary is the environment of the subject property. The neighborhood concept is used in the grouping of all taxable properties located in LCAD with the exception of some special use properties.

Land Analysis

Land analysis is conducted generally by the District's review appraisers. Highest and best use determinations generally occur at this time. Base lot square footage tables and acreage tables are established during this phase of the appraisal operation. A computerized land table containing the necessary information by ISD and neighborhood, and any other pre-specified area, assist the appraiser in consistently valuing land based on its location, size, configuration, and topography elements. When possible, the sales comparison approach is used to assist in the development of unit prices. The land appraisal techniques of allocation by abstraction and allocation by ratio are used to best reflect the value of the land as vacant in areas where build-out has occurred or in areas where vacant land sales are not available.

Appraisal Of Rural Land

This section provides general guidelines to assist appraisers in the market valuation of rural lands. Appraised values based on market valuation must be established for all taxable land in each taxing jurisdiction, regardless of whether the land qualified, or would qualify, for productivity valuation under either Article VIII, Section 1-D Of Section 1-D-1 of the Texas Constitution. Market values so determined must be submitted to the appraisal review board for determination of protests for all taxable land in each jurisdiction, including land that qualifies for productivity valuation. In addition, appraised values based on market valuation must be retained for land receiving productivity valuation for rollback purposes.

The rural land market can best be understood by dividing it into three distinct types of markets—the production, investment, and consumptive land markets--each based on the principal factor which influences value. Discussion of these market influences and common examples of each are presented below.

The Production Land Market

The principle factor influencing value of rural land in the production land market is the income potential associated with agricultural production. In the production land market, land values will reflect the productive capacity of soils, the availability of irrigation water, and the topographic features which influence the ability of a producer to use the land for agricultural purposes. Most areas of the Texas high plains are still dominated by production-market influences.

Sales Analysis

The LCAD review appraisers gather sales information. LCAD receives sales from a variety of sources including, but not limited to, field discovery, local realtors, appraisers, buyer and seller questionnaires, protest hearings, local builders, and sometimes from overlapping jurisdictions. Sales are reviewed for validity and field inspected for data accuracy. All sales are entered into our CAMA system. The sales are classified to recognize their appropriate status, source, and confirmation codes. The sales ratio analysis and associated individual property review is conducted on a year around basis. As stated above, properties that do not fit a homogenous statistical profile are set aside for review.
Sales must be reviewed to identify sales that require adjustments or are not indicative of market value. Corrections to sales price should be made for special financing, time adjustments, personal property, multiple parcel sales, land contracts, trades, or any others reasons that may cause the sales price to not reflect the current market. Ratio studies are performed by property class, appraiser, school district, neighborhood and strata to identify areas in need of reappraisal. The review appraiser should carefully review all ratios studies, very high or very low sales ratio (outliers) should be identified per IAAO standards and set aside for special review and possible adjustment. Outliers should not be excluded from ratio studies unless they are deemed non-market sales.

Residential Valuation

The ratio study procedures provide accurate information regarding the level of appraisal of the various classes and categories of properties. For the purpose of valuing residential property, the LCAD approach to value is described by the IAAO as a hybrid cost-sales comparison approach. This commonly accepted mass appraisal technique considers local influences not always accounted for in the cost approach. The following equation explains this theory: MV = MA (RCN - D) + LV.

Where MV equates to market value, MA equals market adjustment, RCN-D is the replacement cost new of the dwelling, less depreciation, and LV is the estimate of land value based on highest and best use. Market value equals market adjustment times RCNLD + land.

In areas where the sales ratio indicates that the property located within a given neighborhood is not being appraised at the legally permissible level of appraisal, the market adjustment process described in the previous paragraph is conducted. Base cost estimates are compared to sales and a ratio is derived. The ratio is divided into a target ratio, and a neighborhood adjustment factor is determined. Each homogenous parcel in that given neighborhood is programmatically adjusted according to the factor derived from the process. This adjustment factor is entered into the system and each parcel is adjusted programmatically. Ongoing neighborhood analysis and delineation ensures the accuracy of this process.

Inventory Residential Property

Residential improved and vacant property is appraised in compliance with the Texas Property Tax Code, Section 23.12 (a).

In general, the District uses its own land value estimates and the actual itemized construction, labor, and material costs, plus other soft or indirect costs to estimate market value as of the assessment

Depreciation of the property is determined by the age of the property and its expected life. Valuation and depreciation schedules are included in the LCAD appraisal manual. Business vehicles are valued using various like NADA, Edmunds, Kelly Blue Book, and vehicle sale listing sites for the particular make, model, and age of the vehicle or by applying depreciation tables to original cost. The Appraisal District uses a vehicle report to determine ownership, make, model, and vehicle characteristics to determine nada trade-in value. This report along with the aforementioned renditions and physical observations are used to discover and list vehicles that are taxable.

Procedures for Ratio Studies

A ratio study is designed to evaluate appraisal performance through a comparison of appraised or assessed values for tax purposes with estimates of market value based on sales prices, and tested by measures of central tendency. The District will adhere to the IAAO standards on ratio studies.

The Property Tax Division of the Texas Comptroller of Public Accounts performs annual ratio studies on all Texas school districts. Appraisal Districts performance is judged by the results of these ratio studies. State law requires that appraisal Districts appraise all taxable property at one hundred percent (100%) of market value.

Failure to appraise property within a confidence interval of 95% to 105% may result in diminished funding from the state to local school Districts. Additionally, in circumstances where an appraisal District fails to appraise properties within the PTD's intervals for an extended period of time a master may be appointed to assume control of the appraisal districts operations.

Special Appraisal Provisions

~~Circuit Breaker Limitation-Property~~

~~Beginning in 2024, Tax Code Section 23.231 now requires real property valued at $5,000,000 or less will benefit from a 20% limitation on the net appraised value of the property used to calculate your taxes, with the exclusion of land receiving the agriculture use special appraisal and homestead properties that already receive the 10% homestead limitation. The circuit breaker provision limits the amount the appraisal district can increase your property value. 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 is set at $5,000,000 or less for 2024; however, the State Comptroller can increase or decrease the appraised value limit for 2025 and 2026 based on the consumer price index.~~ (Expires December 31, 2026.

Periodic Review of Residence Homestead Exemptions

Section 11.43(h-1) Texas Property Tax Code, passed by 88^{th} Legislature and made effective 9/1/2023, now requires each residential property with a homestead exemption be confirmed by each county appraisal district that the property still qualifies for the homestead exemption once every 5 years. This section mandates that the chief appraiser of an appraisal district establish a program for regularly reviewing residence homestead exemptions. The purpose is to ensure that those receiving

4. Significant changes in character, nature, inventory, density levels or size of a particular business; and
5. Businesses warranting detailed on-site inspections.

B. All inspections will be evidenced by notes on computer listings of personal property accounts. Detailed on-site inspections will be evidenced by completion of personal property field inspection worksheets.

III. All real property will be appraised or updated by the real property department on a mass appraisal basis using generally accepted appraisal practices as follows:

A. County and city building permits will be used to discover, list and appraise new improvements on an <u>annual</u> basis. Permit inspections will normally begin in November of the proceeding tax year and end in June of the current year.

B. Defining market areas in the District; market areas are defined by school District and these areas may be further delineated by subdivision, abstract or neighborhood.

Within budget constraints, it is the District's goal to complete and update inspections of all improvements excluding industrial properties appraised by Hugh Landrum & Associates by school districts on a five (5) year rotating cycle.

Cleveland ISD (appraised on a separate 4 year cycle)	2027,2028,2029, 2030
Tarkington ISD	2027
Dayton ISD	2027, 2028
Liberty ISD	2029
Hull-Daisetta ISD, Devers ISD	2030
Devers ISD, Hull-Daisetta ISD	2031
Hardin ISD	2032

C. New open-space ag and timber applications will be requested by the school district for properties with questionable qualifying use according to the same calendar as update inspections or for ownership changes. Field inspections may be performed on all properties in each district to identify properties requiring a new application.

D. Interim property improvements inspections or neighborhood reappraisals may result from request from property owners, taxing units, the Appraisal Review Board, or as a result of in house ratio studies.

E. Residential and commercial appraisal schedules will be evaluated for accuracy and uniformity annually through comparison with Marshall and Swift cost schedules and through the use of ratio studies.

F. The residential and commercial depreciation schedules, base years and effective years will be adjusted to the current year. Improvement values and depreciation schedules will be reviewed annually for accuracy and uniformity to

Revalue Land Areas/Subdivisions, Development of Land Schedules

All Districts

Appraise New Subdivisions 2027

District will appraise all new subdivisions.

Open Space Ag & Timber Applications

All Districts-

1. Field check all agricultural & timber applications, contact the taxpayer if more information is necessary to make the determination of approval or denial.
2. Process any re-checks on agricultural & timber accounts
3. Send letters of approval or denial by certified mail.
4. Apply agricultural or timber use values to the properties that were approved.
5. Calculate the agricultural/timber values for the current year.

Comparable Sales Analysis

Process all sales data as received.
Perform periodic ratio studies by:

1. Appraiser
2. Property improvement class
3. School District, market area, neighborhood or subdivision

Complex Properties Plans 2027

Personal Property Appraisal 2027

All Districts-

1. Discover new businesses by using the assumed name list from the county clerk's office and the chamber of commerce list of new members for Cleveland, Liberty and Dayton areas.
2. Search newspapers and telephone book for new business.
3. Inspection of all new business.
4. Process all renditions received from taxpayers.
5. Grant an extension of the deadline for filing a rendition until May 15th if the property owner requested the extension in writing. The Chief Appraiser may extend the filing date another fifteen (15) days with good cause. Section 22.23 of the State Property Tax Code.
6. Impose a penalty of 10% on the total amount of taxes imposed if the person failed to file a timely rendition statement. Section 22.28 of the State Property Tax Code.
7. Impose a penalty of 50% of the total amount of taxes imposed on the property for the tax year if the court finds that the person filed a false statement or report with the intent to commit fraud or evade the tax or alters, destroys or conceals any record or document for the purpose of affecting the outcome of an inspection or determination before the appraisal district. Section 22.29 of the State Property Tax Code.
8. Reappraisal inspection of all existing personal property accounts.
9. Appraisal of leased equipment from the leasing companies renditions.
10. Appraisal of vehicles from the vehicle listing obtained from Info-Nation Inc.

Complex properties plans 2028

Personal Property Appraisal 2028

All Districts-

1. Discover new businesses by using the assumed name list from the county clerk's office and the chamber of commerce list of new members for Cleveland, Liberty and Dayton areas.
2. Search newspapers and telephone book for new business.
3. Inspection of all new business.
4. Process all renditions received from taxpayers.
5. Grant an extension of the deadline for filing a rendition until May 15th if the property owner requested the extension in writing. The Chief Appraiser may extend the filing date another fifteen (15) days with good cause. Section 22.23 of the State Property Tax Code.
6. Impose a penalty of 10% on the total amount of taxes imposed if the person failed to file a timely rendition statement. Section 22.28 of the State Property Tax Code.
7. Impose a penalty of 50% of the total amount of taxes imposed on the property for the tax year if the court finds that the person filed a false statement or report with the intent to commit fraud or evade the tax or alters, destroys or conceals any record or document for the purpose of affecting the outcome of an inspection or determination before the appraisal district. Section 22.29 of the State Property Tax Code.
8. Reappraisal inspection of all existing personal property accounts.
9. Appraisal of leased equipment from the leasing companies renditions.
10. Appraisal of vehicles from the vehicle listing obtained from Info-Nation Inc.

Industrial and Mineral Properties 2028

Forward all renditions *received* on industrial or mineral properties to Hugh Landrum & Associates, Houston, Texas.

Process all information from Hugh Landrum & Associates, Houston, Texas on the appraisal of industrial and mineral properties.

Calendar of key events
2027-2028

Industrial

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Pp rendition penalty waivers/hearings	■	■	■	■	■							■
Appraisal contractors:												
Negotiate contracts	■	■	■	■								■
Assign accounts	■	■	■	■	■							■
Deliver estimates of value								■	■			
Re-inspection/discovery	■	■	■	■	■	■	■					■
Valuation:												
Industrial real property	■	■	■	■	■	■	■					
Industrial personal property					■	■	■	■	■	■	■	
Permit research	■	■	■	■	■	■	■	■	■	■	■	■
New construction/value review						■	■					
Prior year correction hearings	■	■	■	■	■	■	■	■	■	■	■	■
Prior year corrections	■	■	■	■	■	■	■	■	■	■	■	■
Current year hearings	■									■	■	■

Calendar of key events
2027-2028

Personal Property

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Pp rendition penalty waivers/hearings												
Appraisal contractors:												
Negotiate contracts												
Assign accounts												
Deliver estimates of value												
Re-inspection/discovery												
Valuation:												
Finalize values												
Rendition processing												
Prior year correction hearings												
Prior year corrections												
Current year hearings												

Tab 11

2026 - 2027
Mass Appraisal Methodology Manual
&
Reappraisal Plan

for

Liberty County Central Appraisal District

Hugh L. Landrum & Associates, Inc.
A Registered Professional Engineering Firm

EXEMPT OR ABATED PROPERTIES

All properties appraised by HLL&A that are exempt as determined by either the Chief Appraiser or some governmental agency, will be treated as exempt as set out in Chapter 11 of the Texas Property Tax Code.

Pollution control exemptions are applied as determined by the Texas Commission on Environmental Quality, to the market value established for the subject property each year.

Abatements and value limitations are applied as set out in the respective Abatement or Value Limiting Agreement associated with the property, for those jurisdictions party to the Agreement. The Abatement or Value Limitation Agreements are provided to HLL&A by the CAD. The percentages used in abating or limiting the value, are applied to the market value established for the abated property for that year.

MARKET DATA AVAILABILITY

To the extent possible and where available, HLL&A researches, reviews, compiles and maintains market data information on the various types of industries in which the properties that it appraises belong. HLL&A utilizes this market data to support its property values and makes all non-confidential and non-proprietary market data available to the CAD and to property owners for inspection upon request.

PERSONNEL RESOURCES

HLL&A maintains a staff that is skilled in appraisal, engineering, finance, information services, and property tax administration. All staff members participating in appraisal assignments are involved in a program of continuously improving his or her mass appraisal skills. Appraisal staff members are either advancing towards designation as a Registered Professional Appraiser by the Texas Department of Licensing and Regulation or, if they already hold such a designation, attend various classes and conferences designed to supplement their knowledge and abilities.

A list of appraisers and supporting staff members is attached. In general, the appraiser assigned to appraise a particular property is responsible for inspecting the property, analyzing it for characteristics that have a significant impact on value, gathering appropriate data, model development and model calibration, and arriving at an opinion of value. Centering these functions in the same appraiser tends to ensure that data that would have a material or significant effect on the resulting opinions or conclusions are correctly identified. The individual appraiser is involved in calibrating model structures to determine the contribution of the individual characteristics affecting value, applying the conclusions reflected in the model to the characteristics of the properties being appraised, and reviewing his or her results. The list of properties assigned to each individual appraiser is maintained in the appraisal files at Hugh L. Landrum & Associates, Inc. and by each respective client.

TAXPAYER ASSISTANCE

HLL&A trains its entire staff in providing assistance to taxpayers as set out in the IAAO's *Standard on Public Relations*. Our staff is trained to timely and professionally respond to taxpayer phone calls and e-mails, as well as being able to instruct taxpayers on the appraisal process from the initial appraisal of their property through the protest process. HLL&A works closely with each appraisal district to see that any specific requirements of each CAD are being met and to keep them apprised of our progress throughout the process.

APPRAISER & STAFF LISTING
FOR
LIBERTY COUNTY CENTRAL APPRAISAL DISTRICT
2026 & 2027

APPRAISERS:

Hugh L. Landrum, Jr., PE, RPA
Evan Landrum
Rachel Dowden, RPA
Michael Jolivet
Wyatt Mayhugh
Jacob Freeman
Abigail "Abby" Hall

ADMINISTRATIVE STAFF:

Taylor Drury
Amber Smith
Lori Woods

THIS LIST IS SUBJECT TO CHANGE AS NEEDED AND WITH NOTICE TO THE CAD.

education. All industrial appraisers are registered with the Texas Department of Licensing & Regulation.

B. Assumptions and Limiting Conditions

All appraisals are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
4. All information in the appraisal documents has been obtained by members of HLL&A's staff or by other reliable sources.
5. The appraisals were prepared exclusively for ad valorem tax purposes.
6. The appraisers have inspected as far as possible, by observation, the improvements being appraised, however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made as to these matters unless specifically considered in an individual appraisal.

C. Data Collection and Validation

Data on the subject properties is collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other means which require confidentiality. HLL&A receives renditions from either the CAD or directly from the taxpayer. HLL&A is responsible for identifying the accounts that have been properly rendered to the CAD. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties, if any. Due to the unique nature of many industrial properties, there is no standard data collection form or manual.

D. Market Data Availability

Market data is collected and maintained for each of the various industries appraised. This data includes, but is not limited to, cap rate studies and the supporting evidence, value allocation methodologies, cost tables and expense ratio data applicable to the specific industries being appraised. All non-proprietary and non-confidential market data is available to the CAD and to taxpayers upon request.

E. Identification of New Property

Identifying new industrial properties &/or new construction is the responsibility of HLL&A. This is accomplished through a variety of means including, but not limited to obtaining and reviewing building permit and abatement requests; a visual inspection of an area; the input from others in the County who might identify any new properties in the area.

FE = Fixed Expenses
VE = Variable Expenses
R = Discount Rate or Cost of Capital

A variation of the income model is:
NOI for year 1 x DF for year 1 = PW of year 1 NOI
NOI for year n x DF for year n = PW of year n NOI
Net Reversion x DF for year n = PW of Reversion
Sum of PW's for all years 1 – n = Income Indicator of Value

Where:
NOI = Net Operating Income
DF = Discount Factor
PW = Present Worth
n = Last year of holding period

Market Data Approach
ASPCP/U = PU
ASPU x SU = Market Data Indicator of Value

Where:
ASPCP = Adjusted Sales Price of Comparable Property
U = Unit of Comparison
PU = Price per Unit of comparison
ASPU = Adjusted Sales Price per Unit of comparison
SU = Subject Property's number of Units of comparison

In reconciling multiple model results for a property the appraiser considers the model results that best address the individual characteristics of the subject property and that are based on the most reliable data while maintaining equalization among like properties. Final results for each property may be found on the appraisal district's appraisal roll.

Land valuation for industrial properties is the responsibility of appraisal district staff as is the highest and best use analysis of the site. Sites are analyzed for highest and best use as though they were vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

G. Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. The periodic reassignment of properties among appraisers or the review of appraisals by an experienced appraiser also contributes to the review process. A computer-assisted statistical review of property value changes is also conducted.

Appraisal-to-sales ratios are the preferred method for measuring performance, however sales are very infrequent. Furthermore, market transactions normally occur for multiple sites and include both real and personal property, tangible and intangible, making

7. Review the appraisal results to determine value.

Generally, industrial properties will be valued on a cost approach basis since these properties have a low frequency of being bought and sold in the open market. In addition, since these properties are owner occupied, the income information is difficult to obtain and rarely applicable to industrial properties.

2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers do not necessarily inspect every property every year.
4. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
5. All information in the appraisal documents has been obtained by members of HLL&A's staff or by other reliable sources.
6. The appraisals were prepared exclusively for ad valorem tax purposes.
7. The appraisers have inspected as far as possible, by observation, the improvements being appraised, however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made as to these matters unless specifically considered in an individual appraisal.

C. Data Collection and Validation

Data on the subject properties is collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other means which require confidentiality. HLL&A receives renditions from either the CAD or directly from the taxpayer. HLL&A is responsible for identifying the accounts that have been properly rendered to the CAD. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties. Due to the varied nature of utility, railroad, and pipeline properties there is no standard data collection form or manual.

D. Market Data Availability

Market data is collected and maintained for each of the various types of utility or pipeline being appraised. This data includes, but is not limited to, cap rate studies and the supporting evidence, value allocation methodologies, cost tables and expense ratio data applicable to the specific type of pipeline or utility company being appraised. All non-proprietary and non-confidential market data is available to the CAD and to taxpayers upon request.

E. Identification of New Property

Identifying new properties &/or new construction is the responsibility of HLL&A. This is accomplished through a variety of means including, but not limited to obtaining and reviewing building permit and abatement requests; a visual inspection of an area; the input from others in the County who might identify any new properties in the area.

F. Valuation Approach and Analysis

For all pipelines a value is calculated using a Replacement Cost New Less Depreciation (RCNLD) model. This involves first calculating the cost of building a new pipeline of equal utility using current prices. The Replacement Cost New (RCN) is a function of location, length, diameter, and composition. Depreciation is then subtracted from RCN to produce the final value estimate. Depreciation is defined as the loss of value resulting from approach involves allocating sales prices of debt and equity to reflect the contribution to value of the operating property of the subject company.

The mathematical form of each model is described below.

RCNLD Approach

RCN – PD - FO – EO = RCNLD Indicator of Value

Where:
RCN = Replacement or Reproduction Cost New
PD = Physical Depreciation
FO = Functional Obsolescence
EO = Economic Obsolescence

Unit Cost Approach

OC - AD –EO = Unit Cost Approach Indicator of Value

Where:
OC = Original Cost
AD = Allowed Depreciation
EO = Economic Obsolescence

Unit Income Approach

PGR - VCL - FE -VE = NOI

NOI/R = Income Indicator of Value

Where:
PGR = Potential Gross Rent
VCL = Vacancy and Collection Loss
FE = Fixed Expenses
VE = Variable Expenses
R = Discount Rate or Cost of Capital

A variation of the income model is:

NOI for year 1 x DF for year 1 = PW of year 1 NOI
NOI for year n x DF for year n = PW of year n NOI
Net Reversion x DF for year n = PW of Reversion
Sum of PW's for all years 1 - n = Income Indicator of Value

Where:
NOI = Net Operating Income
DF = Discount Factor
PW = Present Worth
n = Last year of holding period

or designee will verify that all assigned properties were indeed appraised and valued as set out in the contract and here-in and document any failure to do so, noting what if anything is required to fulfill the contract requirements.

Further, a computer-assisted statistical review of property value changes is also conducted at various times throughout the year allowing the CAD to verify that the properties called for in the Contract were appraised and values were entered. Finally, HLL&A will make any non-privileged and non-proprietary market data supporting the values of the properties it appraises, available to the CAD and for inspection by property owners on request.

I. Reappraisal Plan for Utility, Railroad & Pipeline Properties

Utility, Railroad & Pipeline Properties covered by the contract between the CAD and HLL&A shall be reappraised each year. For each year of the contract, the following activities will be undertaken for all Utility, Railroad & Pipeline properties assigned to HLL&A under its contract with the CAD. Estimates of value are typically provided to the CAD in mid to late May of each Tax Year, but in any event will be available as requested by the Chief Appraiser each year.

1. Identify 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/or property sketches;
2. Identify and update relevant characteristics of each property in the property records of the CAD;
3. Define market areas in the CAD, where applicable;
4. Identify property characteristics that affect property value in each market area or for each property, including:
    a. The location and market area of the property;
    b. Physical attributes of the property such as size, age and condition;
    c. Legal and economic attributes, if any;
    d. Easements, covenants, leases, reservations, contracts, declarations, special assessments, exemptions or legal restrictions;
5. If applicable, develop an appraisal model that reflects the relationship among the property characteristics affecting the value in each market area and determines the contribution of individual property characteristics;
6. Apply conclusions reflected in the model to the characteristics of the property appraised; and
7. Review the appraisal results to determine value.

Generally, these types of properties will be valued as an entire unit and the result apportioned to the pieces in the whole.

materials, attendance at conferences, course work, and continuing education. All appraisers are registered with the Texas Department of Licensing & Regulation.

B. Assumptions and Limiting Conditions

All appraisals are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers do not necessarily inspect every property every year.
4. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
5. All information in the appraisal documents has been obtained by members of HLL&A's staff or by other reliable sources.
6. The appraisals were prepared exclusively for ad valorem tax purposes.
7. The appraisers have inspected as far as possible, by observation, the improvements being appraised, however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made as to these matters unless specifically considered in an individual appraisal.

C. Data Collection and Validation

Data on the subject properties is collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other means which require confidentiality. HLL&A receives renditions from either the CAD or directly from the taxpayer. HLL&A is responsible for identifying the accounts that have been properly rendered to the CAD. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties. Due to the unique nature of each special purpose property, there is no standard data collection form or manual.

D. Market Data Availability

Market data, where available, is collected and maintained for each of the various industries appraised. This data includes, but is not limited to, cap rate studies and the supporting evidence, value allocation methodologies, cost tables and expense ratio data applicable to the specific industries being appraised. All non-proprietary and non-confidential market data is available to the CAD and to taxpayers upon request.

E. Identification of New Property

Identifying new special purpose properties &/or new construction is the responsibility of HLL&A. This is accomplished through a variety of means including, but not limited to obtaining and reviewing building permit and abatement requests; a visual inspection of an area; the input from others in the County who might identify any new properties in the area.

FE = Fixed Expenses
VE = Variable Expenses
R = Discount Rate or Cost of Capital

A variation of the income model is:

NOI for year 1 x DF for year 1 = PW of year 1 NOI
NOI for year n x DF for year n = PW of year n NOI
Net Reversion x DF for year n = PW of Reversion
Sum of PW's for all years 1 – n = Income Indicator of Value

Where:
NOI = Net Operating Income
DF = Discount Factor
PW = Present Worth
n = Last year of holding period

Market Data Approach

ASPCP/U = PU
ASPU x SU = Market Data Indicator of Value

Where:
ASPCP = Adjusted Sales Price of Comparable Property
U = Unit of Comparison
PU = Price per Unit of comparison
ASPU = Adjusted Sales Price per Unit of comparison
SU = Subject Property's number of Units of comparison

In reconciling multiple model results for a property, the appraiser considers the model results that best address the individual characteristics of the subject property while maintaining equalization among like properties. Final results for each property may be found on the appraisal district's appraisal roll.

Land valuation for industrial properties is the responsibility of appraisal district staff as is the highest and best use analysis of the site. Sites are analyzed for highest and best use as though they were vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use. Highest and best use analysis of these improvements is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

The market data and income approach models must be reduced by the value of the land and perhaps personal property in order to arrive at a value of the improvements.

G. Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. The periodic reassignment of properties among appraisers or the review of

5. If applicable, develop an appraisal model that reflects the relationship among the property characteristics affecting the value in each market area and determines the contribution of individual property characteristics;
6. Apply conclusions reflected in the model to the characteristics of the property appraised; and
7. Review the appraisal results to determine value.

Like industrial properties, special purpose properties will be valued on a cost approach basis since these properties have a low frequency of being bought and sold in the open market. In addition, since these properties are owner occupied, the income information is difficult to obtain and rarely applicable.

for the appraisal district is available at the appraisal district office. Personal property is normally re-inspected annually.

Documents relevant to an understanding of these appraisals include the confidential rendition, if any, filed with the appraisal district by the owner or agent of the property; other reports described in the Texas Property Tax Code; asset lists and other confidential data supplied by the owner or agent; The Appraisal of Real Estate published by the Appraisal Institute, Property Appraisal & Assessment Administration published by the International Association of Assessing Officers and adopted by the Texas Comptroller of Public Accounts; Uniform Standards of Professional Appraisal Practice and Engineering Valuation and Depreciation by Marston, Winfrey, and Hempstead; the Texas Property Tax Code, and other codified statutes.

HLL&A's personal property appraisal staff includes licensed engineers as well as experienced appraisers who are knowledgeable in all three approaches to value. Personal property appraisal staff stays abreast of current trends affecting personal property through review of published materials, attendance at conferences, course work, and continuing education. All personal property appraisers are registered with the Texas Department of Licensing & Regulation.

B. Assumptions and Limiting Conditions

All appraisals are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
4. All information in the appraisal documents has been obtained by members of HLL&A's staff or by other reliable sources.
5. The appraisals were prepared exclusively for ad valorem tax purposes.

C. Data Collection and Validation

Data on the subject properties are collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other means which require confidentiality. HLL&A receives renditions from either the CAD or directly from the taxpayer. HLL&A is responsible for identifying the accounts that have been properly rendered to the CAD. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties.

D. Market Data Availability

Market data is collected and maintained for the various types of business personal property appraised. This data includes, but is not limited to, cost indices and tables, depreciation schedules, and value allocation methodologies, applicable to the specific types

Where:
RCN = Replacement or Reproduction Cost New
PD = Physical Depreciation
FO = Function Obsolescence
EO = Economic Obsolescence

Income Approach

PGR - VCL - FE - VE = NOI
NOI/R = Income Indicator of Value

Where:
PGR = Potential Gross Rent
VCL = Vacancy and Collection Loss
FE = Fixed Expenses
VE = Variable Expenses
R = Discount Rate or Cost of Capital

A variation of the income model is:

NOI for year 1 x DF for year 1 = PW of year 1 NOI
NOI for year n x DF for year n = PW of year n NOI
Net Reversion x DF for year n = PW of Reversion
Sum of PW's for all years 1 – n = Income Indicator of Value

Where:
NOI = Net Operating Income
DF = Discount Factor
PW = Present Worth
n = Last year of holding period

Market Data Approach

ASPCP/U = PU
ASPU x SU = Market Data Indicator of Value

Where:
ASPCP = Adjusted Sales Price of Comparable Property
U = Unit of Comparison
PU = Price per Unit of comparison
ASPU = Adjusted Sales Price per Unit of comparison
SU = Subject Property's number of Units of comparison

In reconciling multiple model results for a property, the appraiser considers the model results that best address the individual characteristics of the subject property and that are based on the most reliable data while maintaining equalization among like properties. Final results for each property may be found on the appraisal district's appraisal roll.

3. Identify property characteristics that affect property value for each property, including:
    a. The location and market area of the property;
    b. Physical attributes of the property such as size, age and condition;
    c. Legal and economic attributes, if any;
    d. Easements, covenants, leases, reservations, contracts, declarations, special assessments, exemptions or legal restrictions;
4. Develop or update a cost schedule based on SIC codes and market conditions;
5. Create or refine valuation models using actual cost data to derive the RCN of a particular unit;
6. Apply these schedules and models to estimate values; and
7. Review the rendition information in light of the schedules to determine value.

Business personal properties are required to be rendered and will typically be valued on a cost approach basis.

3. The appraisers do not necessarily inspect every property every year.
4. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
5. All information in the appraisal documents has been obtained by members of HLL&A's staff or by other reliable sources.
6. The appraisals were prepared exclusively for ad valorem tax purposes.
7. The appraisers have inspected as far as possible, by observation, the improvements being appraised, however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made as to these matters unless specifically considered in an individual appraisal.

C. Data Collection and Validation

Data on the subject properties is collected as part of the inspection process and through later submissions by the property owner. Production rates for each lease are developed using monthly production reported to the Railroad Commission of Texas. Monthly lease volumes sold, and the income received for them, as reported to the Comptroller's Office for severance tax purposes, are used to develop product prices and also to estimate the previous year's income.

Submitted data may be on a rendition form or in other means which require confidentiality. HLL&A receives renditions from either the CAD or directly from the taxpayer. HLL&A is responsible for identifying the accounts that have been properly rendered to the CAD. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties. Due to the varied nature of mineral properties, there is no standard data collection form or manual.

D. Market Data Availability

Market data is collected and maintained for each of the various types of mineral leases appraised. This data includes, but is not limited to, discount rate studies and the supporting evidence, cost of capital information and typical capital structures for the type and area being appraised, lease operating expense data, salvage value data and property and severance tax rate data. All non-proprietary and non-confidential market data is available to the CAD and to taxpayers upon request.

E. Identification of New Property

Identifying new mineral properties is the responsibility of HLL&A. This is accomplished through a variety of means including, but not limited to obtaining and reviewing monthly production updates from the Railroad Commission and comparing the data to the lease information already being appraised; a visual inspection of an area where production is suspected; the polling of operators in the County to see if they can identify any new producing leases or new operators in the area.

At various times throughout the year, at the request of the Chief Appraiser, HLL&A provides an updated list from the Railroad Commission in order for the CAD to compare to the list of leases already being appraised by HLL&A for the CAD. In this way, the CAD can verify that HLL&A is indeed discovering all taxable mineral properties in its discovery process.

H. Review, Verification & Evaluation by the CAD

Prior to submission of the Appraisal Roll to the ARB, the Chief Appraiser shall request a random sampling of appraisals from HLL&A. HLL&A shall provide the Chief Appraiser with the requested appraisals and all non-privileged and non-proprietary supporting data and review the information with the Chief Appraiser in order for the CAD to evaluate the appraisal results of HLL&A. The HLL&A appraiser responsible for each property sampled will review the appraisal, including but not limited to methodology, technique, data used and final outcome, with the Chief Appraiser or other employee of the CAD designated by the Chief Appraiser to review the contracted work. The Chief Appraiser or designee will verify that all assigned properties were indeed appraised and valued as set out in the contract and here-in and document any failure to do so, noting what if anything is required to fulfill the contract requirements.

At various times throughout the year, at the request of the Chief Appraiser, HLL&A provides an updated list from the Railroad Commission in order for the CAD to compare to the list of leases already being appraised by HLL&A for the CAD. In this way, the CAD can verify that HLL&A is indeed discovering all taxable mineral properties in its discovery process.

Further, a computer-assisted statistical review of property value changes is also conducted at various times throughout the year allowing the CAD to verify that the properties called for in the Contract were appraised and values were entered. Finally, HLL&A will make any non-privileged and non-proprietary market data supporting the values of the properties it appraises, available to the CAD and for inspection by property owners on request.

I. Reappraisal Plan for Mineral Properties

Mineral Properties covered by the contract between the CAD and HLL&A shall be reappraised each year. For each year of the contract, the following activities will be undertaken for all business personal properties assigned to HLL&A under its contract with the CAD. Estimates of value are typically provided to the CAD in mid to late May of each Tax Year, but in any event will be available as requested by the Chief Appraiser each year.

1. Identify properties to be appraised through physical inspection or by other reliable means of identification, including Railroad Commission filings, deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps and/or property sketches;
2. Identify and update relevant characteristics of each property in the property records of the CAD;
3. Identify and update all ownership information of each property;
4. Identify property characteristics that affect property value for each property, including:

Hugh L. Landrum & Associates, Inc.
Reappraisal Plan by Property Type

INTRODUCTION

Hugh L. Landrum & Associates, Inc. is a Registered Professional Engineering Firm in the State of Texas specializing in the mass appraisal of complex properties. In this role HLL&A recommends values to its client appraisal districts.

Pursuant to the Texas Property Tax Code, each Appraisal District is required to implement a biennial reappraisal plan. As a contractor to the Appraisal District, Hugh L. Landrum & Associates, Inc. provides this reappraisal plan in an effort to assist the taxpayers of the county in understanding the methods by which their properties are being valued; and to further aid the CAD in satisfying its requirements under the Code and those of the Comptroller's Property Tax Assistance Division.

THIS MANUAL IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS ROUTINELY UPDATED TO MEET THE REQUIREMENTS OF THE LEGISLATURE, THE COMPTROLLER AND OUR CLIENTS.

PLAN FOR PERIODIC REAPPRAISAL

INDUSTRIAL PROPERTIES:

Each year the following activities will be undertaken for all industrial properties assigned to HLL&A under its contract with the CAD. Estimates of value are typically provided to the CAD in mid to late May of each Tax Year.

1. Identify 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/or property sketches;
2. Identify and update relevant characteristics of each property in the property records of the CAD;
3. Define market areas in the CAD, where applicable;
4. Collect, update, review and analyze market data to be used to support values on properties appraised;
5. Identify property characteristics that affect property value in each market area or for each property, including:
    a. The location and market area of the property;
    b. Physical attributes of the property such as size, age and condition;
    c. Legal and economic attributes, if any;
    d. Easements, covenants, leases, reservations, contracts, declarations, special assessments, exemptions or legal restrictions;
6. If applicable, develop an appraisal model that reflects the relationship among the property characteristics affecting the value in each market area and determines the contribution of individual property characteristics;
7. Apply conclusions reflected in the model to the characteristics of the property appraised; and
8. Review the appraisal results to determine value.

4. Collect, update, review and analyze market data to be used to support values on properties appraised;
5. Identify property characteristics that affect property value in each market area or for each property, including:
   a. The location and market area of the property;
   b. Physical attributes of the property such as size, age and condition;
   c. Legal and economic attributes, if any;
   d. Easements, covenants, leases, reservations, contracts, declarations, special assessments, exemptions or legal restrictions;
6. If applicable, develop an appraisal model that reflects the relationship among the property characteristics affecting the value in each market area and determines the contribution of individual property characteristics;
7. Apply conclusions reflected in the model to the characteristics of the property appraised; and
8. Review the appraisal results to determine value.

Like industrial properties, special purpose properties will be valued on a cost approach basis since these properties have a low frequency of being bought and sold in the open market. In addition, since these properties are owner occupied, the income information is difficult to obtain and rarely applicable.

BUSINESS & INDUSTRIAL TANGIBLE PERSONAL PROPERTIES:

Each year the following activities will be undertaken for all business personal property assigned to HLL&A under its contract with the CAD. Estimates of value are typically provided to the CAD in mid to late May of each Tax Year.

1. Identify 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, or renditions;
2. Identify and update relevant characteristics of each property in the property records of the CAD;
3. Collect, update, review and analyze market data to be used to support values on properties appraised;
4. Identify property characteristics that affect property value for each property, including:
   a. The location and market area of the property;
   b. Physical attributes of the property such as size, age and condition;
   c. Legal and economic attributes, if any;
   d. Easements, covenants, leases, reservations, contracts, declarations, special assessments, exemptions or legal restrictions;
5. Develop or update a cost schedule based on SIC codes and market conditions;
6. Create or refine valuation models using actual cost data to derive the RCN of a particular unit;
7. Apply these schedules and models to estimate values; and
8. Review the rendition information in light of the schedules to determine value.

Tab 12

Liberty County Central Appraisal District Five Year Plan		
Year	**Recommended Action**	**Estimated Cost**
2027	• Add additional Ipads and replace outdated Ipads for field work	$6,000
	• Continue phasing out old computers and scanners	$24,000
	• Replace two air conditioning units	$15,000
	• Upgrade Fiber Internet	$4,000
	• Replace server and battery backup	$160,000
2028	• Continue phasing out old computers	$24,000
	• Purchase updated Cap Rate Study	$8,000
	• Add Mapping Assistant	$60,000
	• Add data entry clerk	$60,000
	• Replace carpet	$40,000
	• Add additional Ipads and replace outdated Ipads for field work	$6,000
	• Replace generator	$25,000
2029	• Add additional Ipads and replace outdated Ipads for field work	$6,000
	• Purchase updated Cap Rate Study	$8,000
	• Add Real Property Appraiser	$85,000
	• Continue phasing out old computers and scanners	$24,000
	• Replace two air conditioning units	$15,000
2030	• Add additional Ipads and replace outdated Ipads for field work	$6,000
	• Purchase updated Cap Rate Study	$8,000
	• add Taxpayer Liason per population requirements	$85,000
	• Continue phasing out old computers and scanners	$24,000
	• Replace two air conditioning units	$15,000
2031	• Add additional Ipads and replace outdated Ipads for field work	$6,000
	• Add additional computers and replace scanners	$24,000
	• Purchase updated Cap Rate Study	$8,000
	• Replace two air conditioning units	$15,000

Tab 13

LIBERTY COUNTY CENTRAL APPRAISAL DISTRICT
2027 LONGEVITY PAY
$10.00 PER MONTH OF EMPLOYMENT

UPDATED 5/22/2026

EMPLOYEE		ESTIMATED 2026 AMOUNT	DATE OF FULL-TIME EMPLOYMENT	2026 EARNED	2027 EARNED	NUMBER OF MONTHS EARNED		PROJECTED 2027 AMOUNT
Fletcher, Sarah	$	2,550	10/1/2005	255	12	267	$	**2,670**
Lambright, Jeff	$	2,520	1/1/2006	252	12	264	$	**2,640**
Fisher, Becky	$	2,510	2/1/2006	251	12	263	$	**2,630**
McCarty, Lana	$	2,380	3/1/2007	238	12	250	$	**2,500**
Strickland. Jason	$	2,370	3/19/2007	237	12	249	$	**2,490**
Vaughn, Kyrie	$	2,240	5/2/2008	224	12	236	$	**2,360**
Ramirez, Laurie	$	1,760	5/1/2012	176	12	188	$	**1,880**
Sellers, Joli	$	1,660	3/1/2013	166	12	178	$	**1,780**
Norris, Angela	$	1,600	9/1/2013	160	12	172	$	**1,720**
Muskwinsky, Joyce	$	1,280	4/28/2016	128	12	140	$	**1,400**
Gutierrez, Samantha	$	1,100	10/2/2017	110	12	122	$	**1,220**
Jannise, Ruby	$	1,060	2/1/2018	106	12	118	$	**1,180**
Martinez, Brenda	$	980	10/15/2018	98	12	110	$	**1,100**
Vargas, Maria	$	950	1/22/2019	95	12	107	$	**1,070**
George, Suzanne	$	890	8/1/2019	89	12	101	$	**1,010**
Kirkland, Charlene	$	890	8/1/2019	89	12	101	$	**1,010**
Jones, Tori	$	890	8/1/2019	89	12	101	$	**1,010**
Cantu, Cayla	$	880	8/16/2019	88	12	100	$	**1,000**
Villegas, Diana	$	880	9/1/2019	88	12	100	$	**1,000**
Flores, Ramona	$	830	1/13/2020	83	12	95	$	**950**
Green, Skylar	$	830	1/16/2020	83	12	95	$	**950**
Koen-Spurlock, April	$	720	1/1/2021	72	12	84	$	**840**
Hall, Juana	$	720	1/1/2021	72	12	84	$	**840**
Rogers, Megan	$	630	10/1/2021	63	12	75	$	**750**
Godfrey, Eboni	$	620	10/6/2021	62	12	74	$	**740**
Bradt, Robin	$	520	8/15/2022	52	12	64	$	**640**
Vaughn, Kacey	$	490	11/16/2022	49	12	61	$	**610**
Danek, Dallas	$	490	12/1/2022	49	12	61	$	**610**
Lazo, Sandra	$	360	1/2/2024	36	12	48	$	**480**
Vasquez, Erendira	$	340	3/4/2024	34	12	46	$	**460**
Martinez, Cintia	$	280	9/3/2024	28	12	40	$	**400**
Galvan, Nancy	$	280	9/4/2024	28	12	40	$	**400**
Thomas, Kena	$	200	1/2/2025	20	12	32	$	**320**
Berry, Danielle	$	200	1/2/2025	20	12	32	$	**320**
Jones, Khloe	$	190	4/16/2025	19	12	31	$	**310**
Robinson, Hunter	$	160	5/1/2025	16	12	28	$	**280**
Bree, Devon	$	160	7/1/2025	16	12	28	$	**280**
Bishop, Katie	$	120	7/1/2025	12	12	24	$	**240**
Aguilar, Eliny	$	100	7/1/2025	10	12	22	$	**220**
Vacant Field Appraiser	$	60	7/1/2025	6	12	18	$	**180**
Vacant Clerk	$	60	7/1/2025	6	12	18	$	**180**
TOTAL	$	37,750		3775	492	4267	$	42,670

Tab 14

LIBERTY COUNTY APPRAISAL DISTRICT
TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR)
APPRAISER EDUCATION AND CERTIFICATION

RPA CERTIFICATION				Education and Examination Details LINK							Continuing Education Courses Look Up								*REQUIRED EVERY TWO YEARS			30 HRS	2 HOURS OF ETHICS & 3.5 USPAP
APPRAISER NAME	CERT LEVEL	TPE #	REG. DATE	COURSE #1 (101)	COURSE #1 (102)	ETHICS #30	COURSE #2 (201 OR 203)	COURSE #2 (202)	INCOME #3	PERSONAL #4	USPAP #32	LEVEL 3 DEADLINE	LEVEL 3 EXAM	MASS #5	LAW #7	DEMO APP COURSE #10	LEVEL 4 DEADLINE	LEVEL 4 EXAM	USPAP REVIEW	2 HOUR ETHICS	STATE LAWS AND RULES	CHIEF APPRAISER ETHICS	CURRENT CE'S IN 2YR DEADLINE
A. NORRIS, RPA	RPA 4	69432	11/19/98	10/02/98		11/16/10	01/15/99		09/10/99	09/30/99	02/16/10	11/16/01	10/08/01	12/02/99	09/06/02	12/04/02	11/18/03	04/24/03	10/23/24		09/24/25	09/24/25	11.75
S.FLETCHER, RPA	RPA 4	71718	02/28/06	11/03/06		11/16/10	11/10/08		11/02/07	02/08/07	11/10/09	02/28/09	10/24/08	08/28/07	11/15/06	08/15/09	02/28/11	10/06/10	10/22/25		09/24/25	09/24/25	64.75
J.LAMBRIGHT, RPA	RPA 4	71720	02/28/06	11/03/06		11/16/10	01/27/06		11/02/07	02/08/07	09/29/09	02/28/09	10/24/08	08/28/07	11/15/06	08/15/09	02/28/11	10/09/09	10/22/25		10/27/25	09/24/25	70.75
R. FLORES, RPA	RPA 4	72051	01/17/07	04/27/07		02/13/07	11/02/07		10/19/12	01/22/07	11/10/09	01/17/10	04/30/09	10/30/09	11/18/09	03/11/10	01/17/12	10/19/10	10/22/25		09/24/25	09/24/25	18.50
J. SELLERS RPA	RPA 4	72104	02/21/07	04/27/07		02/12/07	11/02/07		10/31/08	02/08/07	11/10/09	02/21/10	04/30/09	10/30/09	11/18/09	03/11/10	02/21/12	10/19/10	10/22/25		09/24/25	09/24/25	42.00
L. MCCARTY, RPA	RPA 4	71131	03/12/07	01/16/03		04/03/07	11/22/02		10/31/03	10/22/04	11/10/09	07/02/06	04/21/05	08/28/07	01/05/04	12/14/07	07/02/08	02/08/08	10/22/25		09/24/25	09/24/25	45.00
J.STRICKLAND, RPA	RPA 4	72150	03/27/07	04/27/07		04/03/07	11/02/07		10/31/08	10/10/08	11/10/09	03/27/10	04/30/09	10/30/09	11/18/09	03/11/10	03/27/12	09/01/10	10/22/25		09/24/25	09/24/25	50.25
K. VAUGHN, RPA	RPA 4	73730	01/25/12	11/05/10		01/24/12	12/03/10		10/19/12	09/01/12	11/06/13	01/25/15	09/19/14	12/05/14	10/22/15	03/06/15	01/25/17	11/18/15	10/22/25		09/24/25	09/24/25	17.50
J. MUSKWINSKY, RPA	RPA 4	75362	01/26/17	09/14/16	09/16/16	10/18/17	10/07/16		09/14/17	10/13/17	09/29/17	01/26/20	10/24/18	02/08/19	01/25/19	12/13/18	01/26/22	10/31/19	10/22/25		09/24/25	09/24/25	30.00
S. GUTIERREZ	RPA 4	75855	07/26/18	11/15/17	11/15/17	08/14/18	08/24/18		10/18/19	10/23/19	04/28/19	07/26/21	08/10/21	02/08/19	12/02/19	12/14/22	07/26/23	03/26/23	10/22/25		09/24/25	09/24/25	50.00
R. JANNISE	RPA 4	75865	08/08/18	09/25/19	09/27/19	10/08/19	09/17/21		12/02/21	11/04/21	11/20/20	08/08/21	12/30/22	02/08/19	12/02/19	12/14/22	08/08/23	09/25/23	10/22/25		09/24/25	09/24/25	47.50
L. RAMIREZ	RPA 4	75833	06/21/18	09/26/12	09/28/12	09/02/12	08/24/18		10/18/19	10/23/19	11/20/20	06/21/21	09/08/21	11/11/21	12/02/19	12/14/22	06/21/24	06/17/24	10/22/25		09/24/25	09/24/25	28.25
C. KIRKLAND	RPA 4	76246	08/20/19	09/25/19	09/27/19	10/08/19	09/17/21		12/02/21	11/04/21	09/07/23	08/20/22	12/13/23	12/01/23	12/02/19	08/21/24	08/20/25	10/11/24	10/22/25		09/24/25	09/24/25	10.50
T. JONES	RPA 4	76247	08/20/19	09/25/19	09/27/19	10/08/19	09/17/21		12/02/21	10/23/19	09/07/23	08/20/22	12/20/23	12/01/23	12/02/19	08/21/24	08/20/25	10/22/24	10/22/25				6.50
A. SPURLOCK	RPA 4	76762	05/07/21	01/26/22	01/28/22	10/19/21	09/17/21		12/02/21	11/04/21	11/16/22	05/07/24	07/31/23	12/01/23	09/11/24	08/21/24	05/07/26	10/14/24	10/22/25		09/24/25	09/24/25	17.50
H. ROBINSON	RPA 4	75605	11/16/17	11/17/17		01/30/18	08/24/18		12/02/21	11/04/21	11/20/20	11/16/20	12/09/22	02/08/19	05/24/23	12/1422	11/16/23	07/31/23	10/22/25		09/24/25	09/24/25	17.50
S. GREEN	RPA 4	76457	02/10/20	12/02/20	12/04/20	10/19/21	09/17/21		12/02/21	11/04/21	11/20/20	02/10/23	10/12/24	12/01/23	09/11/24	08/21/24	02/10/25	01/23/25			09/24/25	09/24/25	21.00
M. ROGERS	RPA 2	77046	02/17/22	01/26/22	01/28/22	09/08/22			09/12/24	01/08/26	07/23/25	02/17/25		12/01/23	10/15/25	12/10/25	02/17/27						12.00
J. CRUZ	RPA 2	77313	09/28/22	09/21/22	09/23/22	09/08/22	08/20/25	10/08/25	09/12/24	09/25/25	07/23/25	09/28/25		12/01/23	10/15/25	02/20/26	09/28/27				11/09/23		18.00
D. DANEK	RPA 1	77652	05/15/23	09/20/23	09/22/23	02/10/26	08/20/25	10/08/25	09/12/24	09/25/25	07/23/25	05/15/26			10/15/25	12/10/25	05/15/28				11/09/23		14.00
D. BERRY	RPA 1	78605	07/09/25	07/30/25	08/01/25							07/09/28					07/09/30						
K. THOMAS	RPA 1	78604	07/09/25	07/30/25	08/01/25							07/09/28					07/09/30						
D. BREE	RPA 1																						

K. BISHOP

RTA CERTIFICATION									OTHER TRAINING	
ASSESSOR NAME		TPE #	REG. DATE	RTA COURSE #8 A & C	RTA COURSE #9 ADV A & C	LEVEL 3 EXAM	RTA COURSE #28 TNT	LEVEL 4 EXAM	Public Funds Investment Act	Chief Appraiser's institute
J LAMBRIGHT	RTA 4	71720	05/10/13	10/23/14	09/21/17	NA	05/17/17	08/01/23	N/A	11/21/2013
L MCCARTY RTA	RTA 4	71131	05/10/12	10/10/13	01/23/14	NA	07/17/13	05/12/14	07/31/19	11/15/2012
K. KRNAVEK	?	71905							N/A	10/24/2014
J. STRICKLAND	RTA 4	72150	09/22/16	02/15/18	09/14/16	NA	05/17/17	04/28/21	N/A	11/6/2015
S. FLETCHER	RTA 4	71718	08/08/18	05/20/21	09/14/22	NA	07/14/21	07/20/23	N/A	10/25/2019
K. VAUGHN	RTA 4	73730	09/08/23	04/18/24	08/21/24	NA	10/11/24	11/05/24		

Tab 15

LIBERTY COUNTY
TOP 50 TAXPAYERS
2025

Rank	Taxpayer Name	Taxable Value
1	COLONY RIDGE DEVELOPMENT LLC	$176,651,529
2	SOUTH BOW (USA) LP	$152,219,620
3	ENTERGY TEXAS INC	$134,931,290
4	LIBERTY COUNTY SOLAR PROJECT LLC	$130,355,353
5	SEAWAY CRUDE PIPELINE LC	$88,884,950
6	BNSF RAILWAY CO	$86,921,010
7	EXXONMOBIL CORPORATION	$69,832,300
8	MOSS BLUFF HUB PARTNERS LP	$62,773,930
9	WINK TO WEBSTER PIPELINE INC	$55,037,310
10	KINDER MORGAN TEXAS PIPELINE	$53,862,820
11	BAYPORT POLYMERS LLC	$53,567,400
12	RAIL LOGIX DAYTON LLC	$53,429,680
13	EXXON CHEMICAL AMERICAS	$52,771,900
14	LIBERTY 1 SOLAR LLC	$50,331,444
15	PTC LIBERTY TUBULARS	$47,358,110
16	GLOBAL TUBING	$47,151,630
17	UNION PACIFIC RAILROAD CO	$45,861,730
18	ONEOK ARBUCKLE PIPELINE LLC	$37,634,420
19	ENERGY TRANSFER GC NGL PIPELINE	$37,562,390
20	TOTAL PETROCHEMICALS USA	$37,216,690
21	OXY VINYLS LP	$36,888,580
22	D R HORTON-TEXAS LTD	$35,875,840
23	GRAND PRIX PIPELINE LLC	$33,923,850
24	UNION PACIFIC RAILROAD CO	$29,804,270
25	BNSF DAYTON LLC	$28,356,990
26	POLY-AMERICA LP	$27,175,380
27	BREVILOBA LLC	$26,731,550
28	BRASKEM AMERICA INC	$25,047,050
29	ONEOK MONT BELVIEU STORAGE COMPANY LLC	$21,860,180
30	SUMIDEN WIRE PRODUCTS CORP	$21,548,270
31	INDORAMA VENTURES OXIDES LLC	$20,615,805
32	COLONIAL PIPELINE CO	$20,052,550
33	NATURAL GAS PIPELINE CO OF AMERICA	$19,947,990
34	MOBIL OIL CORPORATION	$19,055,172
35	INSTEEL WIRE PRODUCTS CO	$18,866,210
36	PHOENIX PARK ENERGY MARKETING LLC	$18,813,870
37	PRAXAIR INC	$18,374,290
38	CZ GA LLC	$18,290,130
39	TEXAS EXPRESS PIPELINE LLC	$16,755,370
40	TRANSCONTINENTAL GAS PIPELINE	$16,675,260
41	WESTLAKE POLYMERS LP	$16,372,570
42	COLONY RIDGE DEVELOPMENT LLC	$16,289,760
43	COLONY RIDGE DEVELOPMENT LLC	$15,582,550
44	WALMART REAL ESTATE BUSINESS TRUST	$15,385,480
45	UNITED RENTALS (NORTH AMERICA) INC 0001	$15,030,780
46	AIR PRODUCTS AND CHEMICALS	$14,984,830
47	CASTLEBROCK COMMUNITIES LLC	$14,958,540
48	UNION TANK CAR CO	$14,759,560
49	ENTERPRISE TE PRODUCTS PIPELINE CO LP	$14,556,940
50	MITSUI & CO. ENERGY MARKETING AND SERVICES INC	$14,444,070

Tab 16

LIBERTY COUNTY CAD

2025 PERMITS FOR 2027 TAX YEAR BUDGET
2024 VS 2025 COMPARSION

	2024			PERMITS THRU DEC 2025 2025			
SCHOOL DISTRICT	# CITY PERMITS	# COUNTY PERMITS	TOTAL	# CITY PERMITS	# COUNTY PERMITS	TOTAL	CHANGE
CLEVELAND ISD	611	3968	4579	617	3707	4324	(255)
DAYTON ISD	1040	1007	2047	1375	1242	2617	570
DEVERS ISD	0	20	20	0	84	84	64
HARDIN ISD	31	169	200	26	306	332	132
HULL DAISETTA ISD	0	53	53	129	129	258	205
LIBERTY ISD	523	70	593	547	105	652	59
TARKINGTON ISD	0	248	248	0	363	363	115
COUNTY TOTAL			7740			8630	890

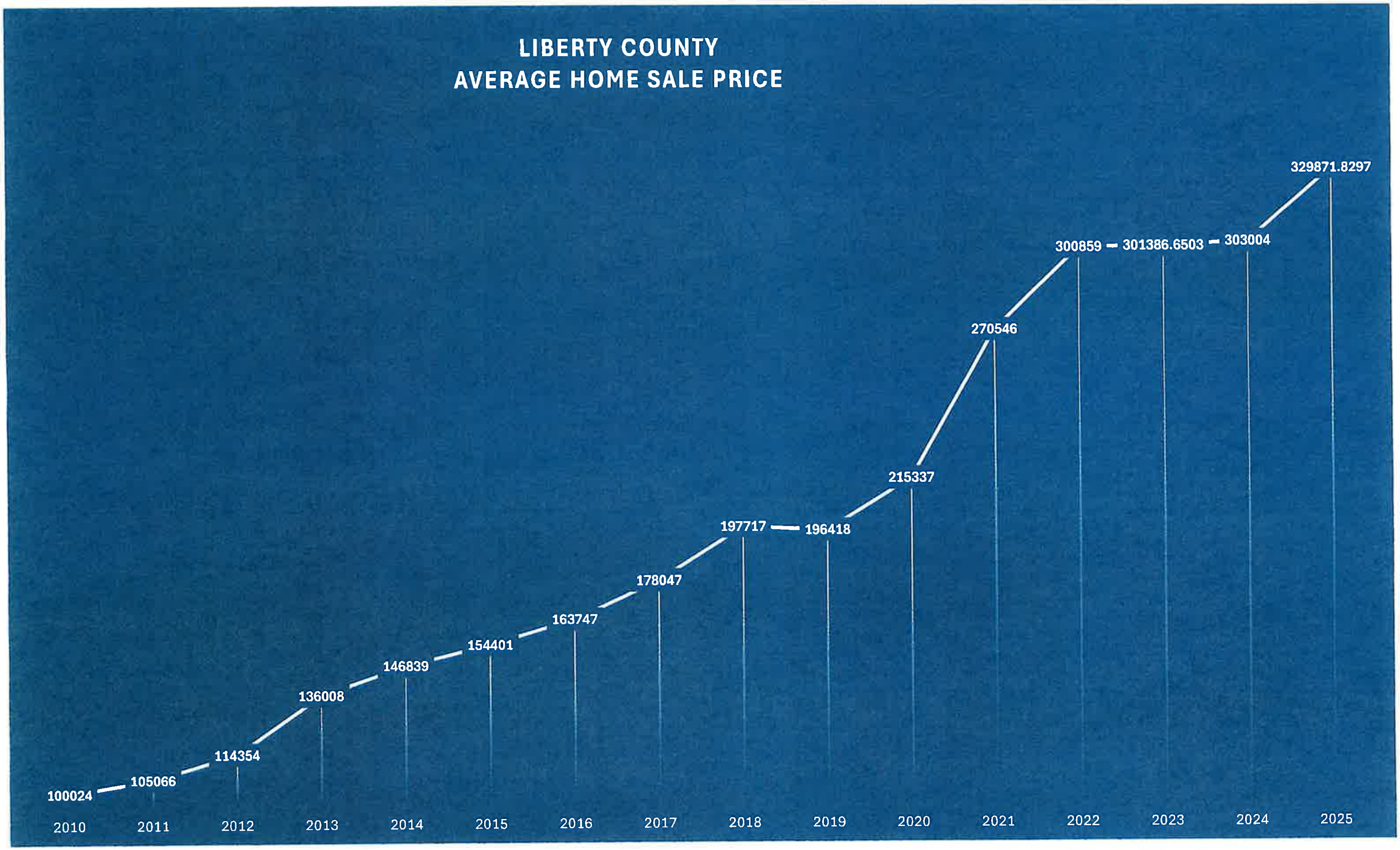
LIBERTY COUNTY CAD

BUILDING PERMITS 2016 THRU 2025

TOTAL COUNTY & CITY PERMITS

SCHOOL DISTRICT	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CLEVELAND ISD	2167	2521	2858	3010	6227	4485	4944	7813	4579	4324
DAYTON ISD	1022	768	1169	1163	1789	2197	2211	1654	2047	2617
DEVERS ISD	23	26	29	26	69	96	69	166	20	84
HARDIN ISD	129	102	145	83	370	392	429	392	200	332
HULL DAISETTA ISD	48	74	60	46	175	230	163	148	53	258
LIBERTY ISD	272	233	289	412	968	739	927	549	593	652
TARKINGTON ISD	214	149	232	194	622	573	561	499	248	363
COUNTY TOTAL	3875	3873	4782	4934	10220	8712	9304	11221	7740	8630


Average of Sale Price 2025
587954
410049
334372
243924
240800
196029
174500
STA
SHA
SDY
SCL
SLI
SHD
SDV


LIBERTY COUNTY
AVERAGE HOME SALE PRICE
100024
105066
114354
136008
146839
154401
163747
178047
197717
196418
215337
270546
300859
301386.6503
303004
329871.8297
2010
2011
2012
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2024
2025

Tab 17

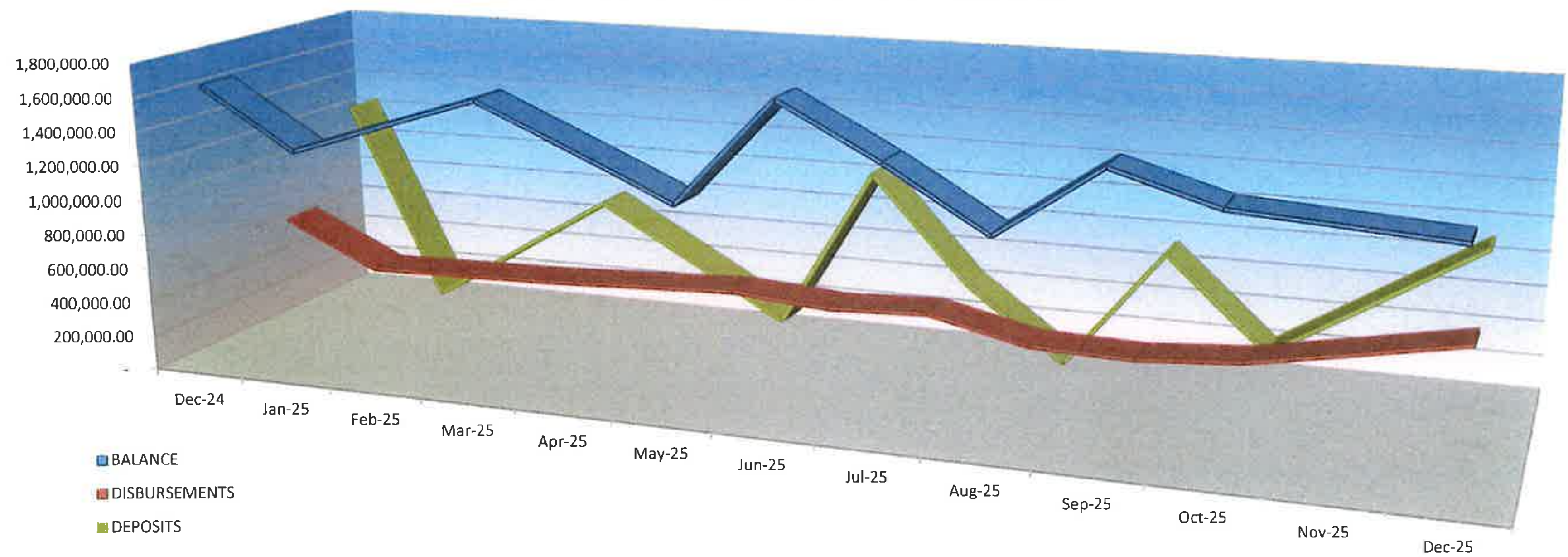
LIBERTY COUNTY CAD
2025 December ACTIVITY REPORT
1/21/2026

DESCRIPTION		2019	2020	2021	2022	2023	2024	PREVIOUS YTD 2025	CURRENT YTD 2025	CHANGE
Appraisal, Permits & Check backs		40,126	40,589	34,194	**45207**	45,169	49177	28704	66589	**37,885**
Building Permits		5,540	9,745	10,791	**9498**	9,887	7714	6495	8911	**2,416**
Ownership Changes		13,816	20,132	21,630	**31857**	31,382	27593	25065	29879	**4,814**
Data Entry- Accounts Keyed		23,333	39,392	39,669	**45343**	40,686	26516	45193	56637	**11,444**
Address Changes		3,326	2,583	4,403	**3964**	3,248	3572	4076	4731	**655**
Homestead Applications		1,616	1,585	2,012	**3036**	1,445	2982	2582	3422	**840**
Ag/Timber Applications		643	433	626	**728**	1,136	960	848	848	**0**
Personal Property Inspections		1,430	1,871	1,891	**1639**	2,487	2370	717	1900	**1,183**
Personal Property Renditions										
Mailed		3,951	4,038	4,134	**4335**	4,340	4316	4632	4632	**0**
Received	Non-industrial	1,524	1,486	1,751	**1798**	1,706	1826	2050	2050	**0**
	Industrial	1,712	1,095	1,565	**1673**	1,751	1411	1567	1567	**0**
	Total Received	3,236	2,581	3,316	**3,471**	3,457	**3,237**	**3,617**	**3,617**	**0**
	% Received	82%	64%	80%	**80%**	80%	**75%**	**78%**	**78%**	
Cleveland Office										
Customers		1,892	597	1,396	**1598**	1,255	1270	2371	3042	**671**
Phone Calls		787	227	1,006	**1007**	798	1381	1401	1770	**369**
Total		2,679	824	2,402	**2,605**	2,053	**2,651**	**3,772**	**4,812**	**1,040**

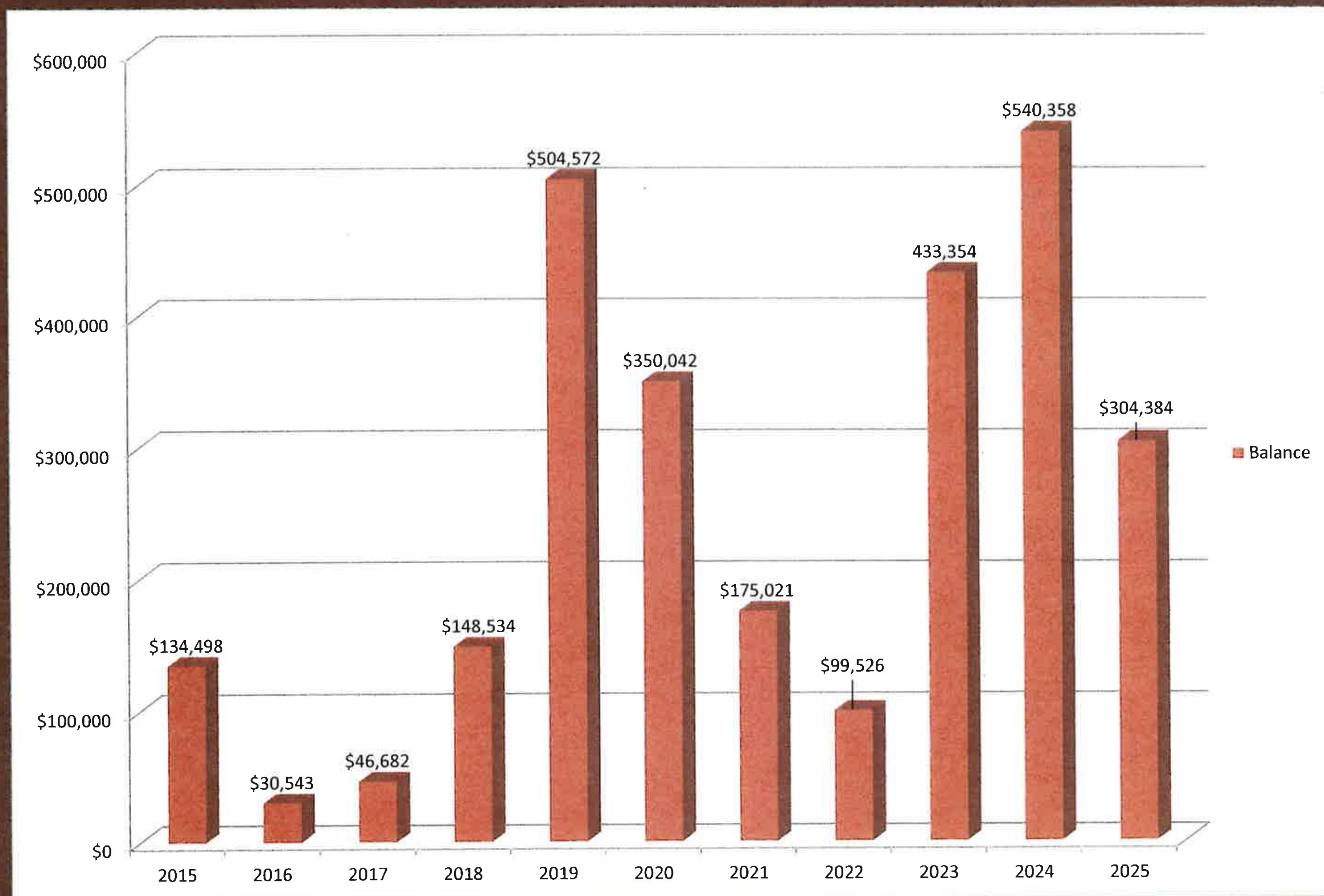
Web Site Activity	2019	2020	2021	2022	2023	2024	2025 Prior	2025 Current	Change
Texas	84,458	103,035	113,377	121495	144,640	70427	80925	103414	22,489
Us	103,470	132,290	147,939	166060	179,422	101665	116168	145775	29,607
Worldwide	107,210	134,140	153,237	174992	181,937	105829	118253	153752	35,499
Inquires Open	0	0	0	0	0	0	0	0	0
Inquires Closed	1,351	608	668	556	693	516	366	366	0
Total Protest Filed	6,947	6,947	6,947	5369	12,483	12665	19015	19080	65
Protest Closed	10,949	13,400	10,020	11654	12,341	12663	14676	19080	4,404
Arb Hearing Held	6,152	4,751	3,450	4458	4,651	3792	2017	2063	46
Active Lawsuits	22	26	22	64	74	41	42	50	8
Notices Of Appraised Value	62,533	71,379	66,744	100180	89,128	84887	71772	71772	0

2025 Notices of Appraised Value	Real	Personal & Industrial	Improvement Only	Mineral	Total
1st run	18,692	0	936	0	19,628
2nd run	32,735	0	11,566	729	45,030
3rd run	353	3,462	18	0	3,833
4th run	354	1,227	34	0	1,615
5th run	139	1,474	12	34	1,659
Late	2	0	5	0	7
Total	52,275	6,163	12,571	763	71,772

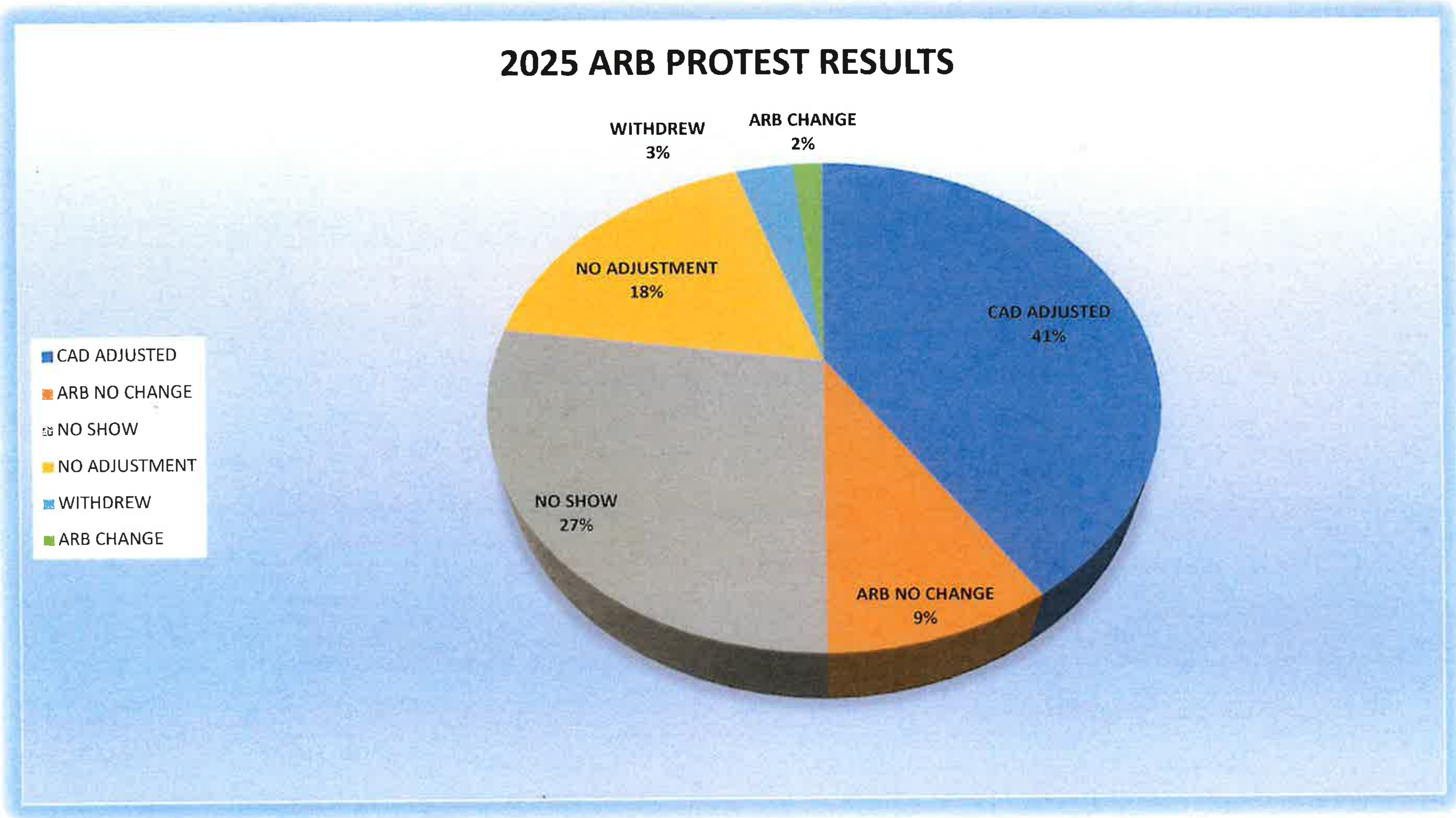
LIBERTY COUNTY CAD CASH FLOW ANALYSIS



Liberty County CAD
Fund Balance History



Tab 18


2025 ARB PROTEST RESULTS
WITHDREW 3%
ARB CHANGE 2%
NO ADJUSTMENT 18%
CAD ADJUSTED 41%
NO SHOW 27%
ARB NO CHANGE 9%
CAD ADJUSTED
ARB NO CHANGE
NO SHOW
NO ADJUSTMENT
WITHDREW
ARB CHANGE

Tab 19

Cause#	Court	Property	Years	Owner	Reason	Status	Date Filed
23DC-CV-01360	75TH DISTRICT COURT	47666	2023	DOOR HOSPITALITY HOUSTON LLC	EXCESSIVELY & UNEQUALLY APPRAISED	sf	9/15/2023
24DCCV01053	253RD DISTRICT COURT	133723	2024	LNC MADISON COURT, LLC	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	8/19/2024
24DCCV01277	253RD DISTRICT COURT	127669	2024	PRAMUKHSWAMI INVESTMENT CORP	EXCESSIVELY & UNEQUALLY APPRAISED	sf	9/30/2024
24DCCV01279	253RD DISTRICT COURT	47666	2024	DOOR HOSPITALITY HOUSTON LLC	EXCESSIVELY & UNEQUALLY APPRAISED	sf	9/30/2024
24DCCV01114	75TH DISTRICT COURT	248967	2020, 2021, 2022, 2023, 2024	LEMA MATERIALS LLC	ACCOUNT WAS REPORTED ON OTHER ACCOUN	sf	8/27/2024
24DCCV01187	253RD DISTRICT COURT	251599	2024	BURGERWORKS CLEVELAND LTD	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	9/16/2024
25DCCV00992	75TH DISTRICT COURT	262555	2025	READHIMER DAVID LYNN &	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/15/2025
25DCCV01007	253RD DISTRICT COURT CAIN	167848	2025	BLIESCHIES KAREN WINKLER	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/16/2025
25DCCV01008	75TH DISTRICT COURT	153330	2025	COKER JEROLD N JR & SHEILA M	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/16/2025
25DCCV01006	75TH DISTRICT COURT	167851	2025	GRAVES R DEAN & MARJORIE B	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/16/2025
25DCCV01004	75TH DISTRICT COURT	167854	2025	ZARUBA JEFFREY CHARLES	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/16/2025
25DCCV01002	75TH DISTRICT COURT	176840	2025	UNKNOWN	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/16/2025
25DCCV00996	75TH DISTRICT COURT	176842	2025	SCHMITT BARRY EVAN & TAMARA ANN	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/15/2025
25DCCV00995	253RD DISTRICT COURT	198842	2025	PEAK SUSAN C	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/15/2025
25DCCV00994	75TH DISTRICT COURT	279868	2025	WOOD JARED D & LAURA S SCHREIDER	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/15/2025
25DCCV00993	253RD DISTRICT COURT	198848	2025	GARCIA PABLO WILLIAM	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/15/2025
25DCCV01010	75TH DISTRICT COURT	93072, 94445, 167165	2025	TEX-SON VENTURES INC	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/16/2025
25DCCV01009	253RD DISTRICT COURT	153328	2025	RUDEBUSCH NICHOLAS ET AL	EXCESSIVELY & UNEQUALLY APPRAISED	sf	7/16/2025
25DCCV01018	75TH DISTRICT COURT	153335	2025	WHITEHEAD DUSTIN EUGENE & LAUREN ELIZABETH	EXCESSIVELY & UNEQUALLY APPRAISED	sf	7/18/2025
25DCCV01019	253RD DISTRICT COURT	198843	2025	EVANS CAROL C	EXCESSIVELY & UNEQUALLY APPRAISED	sf	7/18/2025
25DCCV00381	253RD DISTRICT COURT	245239	2020, 2021, 2022, 2023, 2024	BLACKJACK LANE EQUESTRIAN LLC	EXCESSIVE APPRAISAL	sf	3/21/2025
25DCCV01001	253RD DISTRICT COURT	167855	2025	BLACK SCOTT & MYRA	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	7/16/2025
25DCCV01208	75TH DISTRICT COURT	56599	2025	FUNDERBURK JERRY E	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	8/26/2025
25DCCV01209	253RD DISTRICT COURT	59774	2025	BURGERWORKS DAYTON LTD	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	8/26/2025
25DCCV01232	75TH DISTRICT COURT	37056	2025	CLEVELAND PROFESSIONAL BLDG LP	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	8/28/2025
25DCCV01233	253RD DISTRICT COURT	153233	2025	2121 LIBERTY LLC	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	8/28/2025
25DCCV01234	75TH DISTRICT COURT	46456	2025	OSO INVESTMENT LLC	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	8/28/2025
25DCCV01246	75TH DISTRICT COURT	232023	2025	JEHOVAH AMAN, LP	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	9/2/2025
25DCCV01142	75TH DISTRICT COURT	15588, 18674, 59551, 60006, 60731, 62692, 62813, 63458, 64657, 65275, 65316, 65347, 65348, 65370	2025	CANTU MIGUEL ANGEL MARTINEZ & ERIKA PENA GRACIA	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	8/18/2025
25DCCV01211	253RD DISTRICT COURT	197952	2025	ECR CLINIC PA	EXCESSIVELY AND UNEQUALLY APPRAISED	sf	8/26/2025
25DCCV01217	253RD DISTRICT COURT	251599	2025	BURGERWORKS CLEVELAND LTD	EXCESSIVELY & UNEQUALLY APPRAISED	sf	8/27/2025
25DCCV01218	75TH DISTRICT COURT	251598	2025	BURGERWORKS CLEVELAND LTD	EXCESSIVELY & UNEQUALLY APPRAISED	sf	8/27/2025
25DCCV01219	253RD DISTRICT COURT	56104	2025	BURGERWORKS LIBERTY LTD	EXCESSIVELY & UNEQUALLY APPRAISED	sf	8/7/2025
25DCCV01220	75TH DISTRICT COURT	68333	2025	GRAND OAKS AFFORDABLE LLC	EXCESSIVELY & UNEQUALLY APPRAISED	sf	8/27/2025
25DCCV01223	253RD DISTRICT COURT	200087	2025	MALIK PETROLEUM CORPORATION	EXCESSIVELY & UNEQUALLY APPRAISED	sf	8/27/2025
25DCCV01224	75TH DISTRICT COURT	147529	2025	SHREE CAPITAL INC	EXCESSIVELY & UNEQUALLY APPRAISED	sf	8/27/2025
25DCCV01225	253RD DISTRICT COURT	22287	2025	SPRINGER ROBERT & DOYLE	EXCESSIVELY & UNEQUALLY APPRAISED	sf	8/27/2025
25DCCV01231	253RD DISTRICT COURT	133723	2025	LNC MADISON COURT, LLC	EXCESSIVELY & UNEQUALLY APPRAISED	sf	8/28/2025
25DCCV01051	253RD DISTRICT COURT	47666	2025	DOOR HOSPITALITY HOUSTON LLC	EXCESSIVELY AND UNEQUAL	sf	7/28/2025
CV1307335	253rd District Court	16025, 251899, 251901	2013, 2014, 2021	IZEN JOE A JR	Market Value	sa	9/9/2013

Tab 20

Tax Code Section 6.05

Appraisal Office

(a)

Except as authorized by Subsection (b) of this section, each appraisal district shall establish an appraisal office. The appraisal office must be located in the county for which the district is established. An appraisal district may establish branch appraisal offices outside the county for which the district is established.

(b)

The board of directors of an appraisal district may contract with an appraisal office in another district or with a taxing unit in the district to perform the duties of the appraisal office for the district.

(c)

The chief appraiser is the chief administrator of the appraisal office. Except as provided by Section 6.0501 (Appointment of Eligible Chief Appraiser by Comptroller), the chief appraiser is appointed by and serves at the pleasure of the appraisal district board of directors. If a taxing unit performs the duties of the appraisal office pursuant to a contract, the assessor for the unit is the chief appraiser. To be eligible to be appointed or serve as a chief appraiser, a person must be certified as a registered professional appraiser under Section 1151.160 (Certification Levels and Requirements; Rules), Occupations Code, possess an MAI professional designation from the Appraisal Institute, or possess an Assessment Administration Specialist (AAS), Certified Assessment Evaluator (CAE), or Residential Evaluation Specialist (RES) professional designation from the International Association of Assessing Officers. A person who is eligible to be appointed or serve as a chief appraiser by having a professional designation described by this subsection must become certified as a registered professional appraiser under Section 1151.160 (Certification Levels and Requirements; Rules), Occupations Code, not later than the fifth anniversary of the date the person is appointed or begins to serve as chief appraiser. A chief appraiser who is not eligible to be appointed or serve as chief appraiser may not perform an action authorized or required by law to be performed by a chief appraiser, including the preparation, certification, or submission of any part of the appraisal roll. Not later than January 1 of each year, a chief appraiser shall notify the comptroller in writing that the chief appraiser is either eligible to be appointed or serve as the chief appraiser or not eligible to be appointed or serve as the chief appraiser.

(d)

Except as provided by Section 6.0501 (Appointment of Eligible Chief Appraiser by Comptroller), the chief appraiser is entitled to compensation as provided by the budget adopted by the board of directors. The chief appraiser's compensation may not be directly or indirectly linked to an increase in the total market, appraised, or taxable value of property in the appraisal district. Except as provided by Section 6.0501 (Appointment of Eligible Chief Appraiser by Comptroller), the chief appraiser may employ and compensate professional, clerical, and other personnel as provided by the budget, with the exception of a general counsel to the appraisal district.

(e)

The chief appraiser may delegate authority to his employees.

(f)

The chief appraiser may not employ any individual related to a member of the board of directors within the second degree by affinity or within the third degree by consanguinity, as determined under Chapter 573 (Degrees of Relationship; Nepotism Prohibitions), Government Code. A person commits an offense if the person intentionally or knowingly violates this subsection. An offense under this subsection is a misdemeanor punishable by a fine of not less than $100 or more than $1,000.

(g)

The chief appraiser is an officer of the appraisal district for purposes of the nepotism law, Chapter 573 (Degrees of Relationship; Nepotism Prohibitions), Government Code. An appraisal district may not employ or contract with an individual or the spouse of an individual who is related to the chief appraiser within the first degree by consanguinity or affinity, as determined under Chapter 573 (Degrees of Relationship; Nepotism Prohibitions), Government Code.

(h)

The board of directors of an appraisal district by resolution may prescribe that specified actions of the chief appraiser relating to the finances or administration of the appraisal district are subject to the approval of the board.

(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 (Periodic Reappraisals) 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 hearings, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approval date.

(j)

The board of directors of an appraisal district may employ a general counsel to the district to serve at the will of the board. The general counsel shall provide counsel directly to the board and perform other duties and responsibilities as determined by the board. The general counsel is entitled to compensation as provided by the budget adopted by the board.Acts 1979, 66th Leg., p. 2224, ch. 841, Sec. 1, eff. Jan. 1, 1980. Amended by Acts 1987, 70th Leg., ch. 55, Sec. 1, eff. Jan. 1, 1988; Acts 1989, 71st Leg., ch. 384, Sec. 15, eff. Sept. 1, 1989; Acts 1989, 71st Leg., ch. 796, Sec. 7, eff. Sept. 1, 1989; Acts 1990, 71st Leg., 6th C.S., ch. 12, Sec. 2(29), eff. Sept. 6, 1990; Acts 1991, 72nd Leg., ch. 561, Sec. 44, eff. Aug. 26, 1991; Acts 1995, 74th Leg., ch. 76, Sec. 5.95(25), (27), eff. Sept. 1, 1995.Amended by:Acts 2005, 79th Leg., Ch. 412 (S.B. 1652), Sec. 5, eff. September 1, 2005.Acts 2007, 80th Leg., R.S., Ch. 205 (H.B. 35), Sec. 1, eff. May 25, 2007.Acts 2011, 82nd Leg., R.S., Ch. 528 (H.B. 2387), Sec. 1, eff. June 17, 2011.Acts 2013, 83rd Leg., R.S., Ch. 1259 (H.B. 585), Sec. 5, eff. January 1, 2014.

Source: Section 6.05 — Appraisal Office, https://statutes.capitol.texas.gov/Docs/TX/htm/TX.6.htm#6.05 (accessed May 26, 2025).

Tax Code Section 25.18
Periodic Reappraisals

(a)

Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05 (Appraisal Office)(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 property;

(B)

physical attributes of property, such as size, age, and condition;

(C)

legal and economic attributes; **and**

(D)

easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;

(5)

developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;

(6)

applying the conclusions reflected in the model to the characteristics of the properties being appraised; **and**

(7)

reviewing the appraisal results to determine value.

(c)

A taxing unit by resolution adopted by its governing body may require the appraisal office to appraise all property within the unit or to identify and appraise newly annexed territory and new improvements in the unit as of a date specified in the resolution. On or before the deadline requested by the taxing unit, which deadline may not be less than 30 days after the date the resolution is delivered to the appraisal office, the chief appraiser shall complete the appraisal and deliver to the unit an estimate of the total appraised value of property taxable by the unit as of the date specified in such resolution. The unit must pay the appraisal district for the cost of making the appraisal. The chief appraiser shall provide sufficient personnel to make the appraisals required by this subsection on or before the deadline requested by the taxing unit. An appraisal made pursuant to this subsection may not be used by a taxing unit as the basis for the imposition of taxes.Acts 1979, 66th Leg., p. 2273, ch. 841, Sec. 1, eff. Jan. 1, 1982. Amended by Acts 1981, 67th Leg., 1st C.S., p. 159, ch. 13, Sec. 106, eff. Jan. 1, 1982; Acts 1989, 71st Leg., ch. 796, Sec. 23, eff. Sept. 1, 1989.Amended by:Acts 2005, 79th Leg., Ch. 412 (S.B. 1652), Sec. 10, eff. September 1, 2005.

Source: Section 25.18 — Periodic Reappraisals, https://statutes.capitol.texas.gov/Docs/TX/htm/TX.25.htm#25.18 (accessed May 26, 2025).