

TRAVIS CENTRAL APPRAISAL DISTRICT



REAPPRAISAL PLAN FOR TAX YEARS 2015-2016

ADOPTED: August 19, 2014

TRAVIS CENTRAL APPRAISAL DISTRICT

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RESOLUTION

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS
COUNTY OF TRAVIS

APPROVING AND ADOPTING
2015-2016 REAPPRAISAL PLAN FOR TRAVIS CENTRAL APPRAISAL DISTRICT

Pursuant to a duly made, seconded, and unanimously carried motion, the Board of Directors of the Travis Central Appraisal District has adopted the following resolution:

WHEREAS, Texas Property Tax Code Section 6.05(i) states:

“To ensure adherence with generally accepted appraisal practices, the board of directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time and place for the hearing. Not later than September 15 of each even-numbered year, the board shall complete its hearing, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approved date”; and

WHEREAS, a duly publicized public hearing with a quorum present was held on August 19, 2014; and

WHEREAS, written notice of the public hearing was provided to the presiding officer of the governing body of each taxing unit on or before August 9, 2014; and

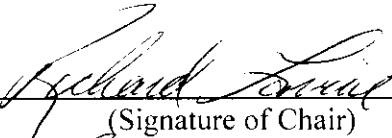
WHEREAS, the Board of Directors of the Travis Central Appraisal District has reviewed the Chief Appraisers proposed 2015-2016 Reappraisal Plan for Travis Central Appraisal District; and

WHEREAS, the Board of Directors of the Travis Central Appraisal District desires to communicate the results of its review to the comptroller as required by law,

NOW, THEREFORE BE IT RESOLVED that the Travis Central Appraisal District board of directors hereby approves the 2015-2016 Reappraisal Plan; and

BE IT FURTHER RESOLVED, that the Chief Appraiser is directed to implement the approved 2015-2016 Reappraisal Plan for the appraisal of property within Travis County.

Adopted the 19th day of August, 2014 by Travis Central Appraisal District Board of Directors.

By: 
(Signature of Chair)

RICHARD L. WHITE
(Printed Name)

Chairman
(Title)

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

EXECUTIVE SUMMARY

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

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

Travis Central Appraisal District is responsible for local property tax appraisal and exemption administration for 114 jurisdictions or taxing units in the county. These jurisdictions are located in Appendix A. Each taxing unit sets its own tax rate to generate revenue to pay for services such as police and fire protection, public schools, road and street maintenance, recreational facilities, water and sewer systems, and other public services. Property appraisals are values established by the appraisal district and used by the taxing units to distribute the annual tax burden. Appraisals are based on each property's market value. TCAD also administers and determines eligibility for various types of property tax exemptions that are authorized by state and local governments; such as homestead, over-65, disabled persons, disabled veterans, and charitable or religious exemptions.

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

TEXAS PROPERTY TAX CODE REQUIREMENT

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

The Reappraisal Plan

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

- (i) To ensure adherence with generally accepted appraisal practices, the board of directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time and place for the hearing. Not later than September 15 of each even-numbered year, the board shall complete its hearing, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approved date.

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

- (a) Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under §6.05 (i).
- (b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:
 - (1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;
 - (2) Identifying and updating relevant characteristics of each property in the appraisal records;
 - (3) Defining market areas in the district;
 - (4) Identifying property characteristics that affect property value in each market area, including:
 - (A) The location and market area of the property;
 - (B) Physical attributes of property, such as size, age, etc.
 - (C) Legal and economic attributes; and
 - (D) Easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;

- (5) Developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;
- (6) Applying the conclusions reflected in the model to the Characteristics of the properties being appraised; and
- (7) Reviewing the appraisal results to determine value.

REAPPRAISAL ACTIVITIES

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

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

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

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

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

3. *Define market areas in the district.*

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

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

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

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

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

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

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

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

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

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

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

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

REAPPRAISAL PLAN DEVELOPMENT

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

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

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

Analysis of Available Resources – Staffing and budget requirements for tax year 2015 are detailed in the 2015 budget, as adopted by the board of directors and attached to the written biennial plan by reference. Staffing requirements for each operation and production activity will be identified and allocated accordingly to meet mandatory timelines. Aerial and oblique images and map layers will be updated according to available funding and contract specifications. Staffing and budget requirements for 2016 tax year will be handled in a similar manner and detailed in the 2016 budget, as adopted by the board of directors no later than September 15, 2015.

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

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

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

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

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

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

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

PLAN REVIEW, AMENDMENTS and ALTERATIONS

The Board of Directors, acting on a request from the Chief Appraiser, may review, amend or alter this plan at the beginning of plan year two, if:

1. The Chief Appraiser's request is made during a public Board of Directors meeting and is properly listed on the agenda for the Board meeting; and
2. The Chief Appraiser identifies the portion of the plan to be altered or amended and substantiates the need to alter or amend the plan.

Calendar Amendments and Alterations – The Chief Appraiser is authorized to administratively amend or alter the 2015-2016 Calendar of key events, shown in Appendix B, as she deems necessary. Calendar changes can be made periodically and will not be considered alterations or amendments to the plan and do not require action by the Board of Directors.

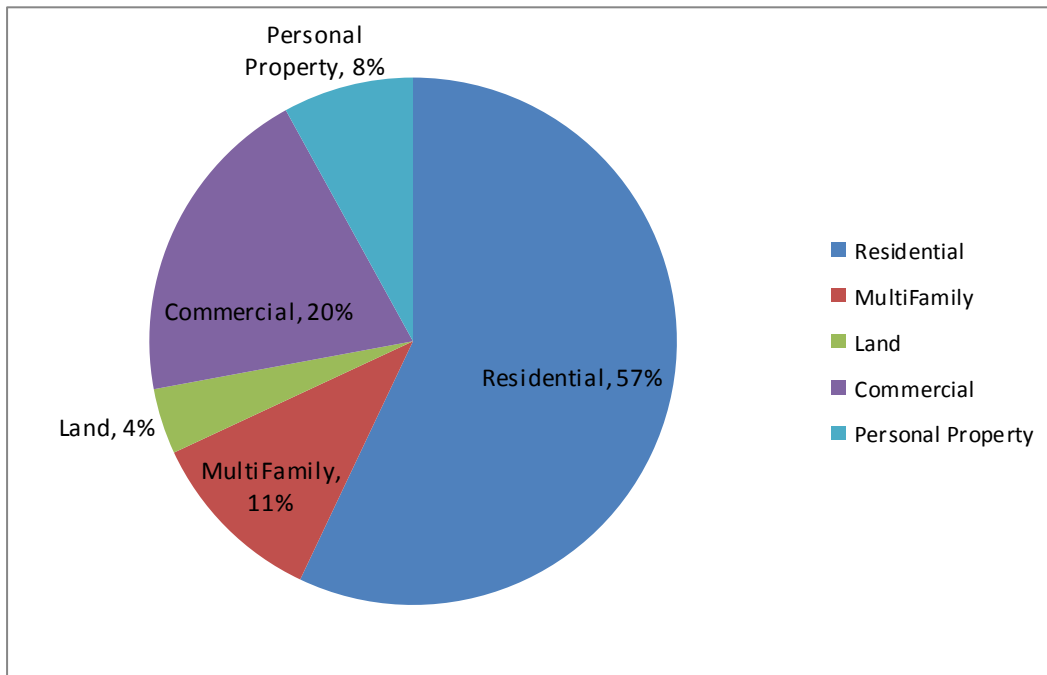
2015-2016 REAPPRAISAL PLAN

SCOPE OF RESPONSIBILITIES

For 2014, the district is responsible for establishing and maintaining approximately 365,611 real estate and 42,749 business personal property accounts covering approximately 1,100 square miles within Travis Central Appraisal District's jurisdiction. The following chart contains the projected numbers of parcels for the 2015-2016 Reappraisal years:

	2009	2010	2011	2012	2013	2014	2015**	2016**
Real Estate	352,885	353,497	355,533	357,651	360,763	365,611	371,095	377,589
BPP Accts	39,187	39,230	40,141	40,520	41,815	42,117	42,749	43,497
Total Accts	392,072	392,727	395,674	398,171	402,578	407,728	413,844	421,086
Total # Added	5,823	655	2,947	2,497	4,407	5,150	6,116	7,242
Total % Increase	1.51%	0.17%	0.75%	0.63%	1.10%	1.28%	1.50%	1.75%

*** Projected number of accounts 2015 and 2016



2014 Percentage by Property Type Value.

REVALUATION POLICY

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

The Chief Appraiser will provide a notice of appraised value for each property in compliance with Section 25.19, Texas Property Tax Code. Market areas that have existing values consistent with the market and demonstrate uniformity will be noticed at current year values levels.

Appraisal Frequency and Method Summary

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

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

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

Business Personal Property – Business Personal Property is observed annually with appraisers actually going into businesses to develop quality and density observations. A rendition is mailed to each business. Similar businesses to a subject are analyzed to determine consistency of appraisal per square foot or unit. Businesses are categorized using Standard Industrial Codes. Rendition laws provide additional information on which to base values of all business personal property accounts.

PERFORMANCE ANALYSIS

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

ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for appraisal year 2015 are detailed in the 2015 appraisal district budget, as adopted by the Board of Directors. This reappraisal plan is adjusted to reflect the expected available staffing in appraisal year 2015 and the anticipated staffing for appraisal year 2016. Staffing will impact the cycle of real property re-inspection and personal property on-site review that can be accomplished in this time period. (See Appendix B for listing of key appraisal staff)

Changes in legislation involving appraisal districts may occur in 2015 when the legislature is called into session. These new laws may require adjustments to the budget, staffing, and programming.

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

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

PLANNING AND ORGANIZATION

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

MASS APPRAISAL SYSTEM

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

Computer Assisted Mass Appraisal (CAMA) system revisions are specified by the district management team and scheduled with IT and the district's software vendor. Legislative mandates will be addressed and implemented into the necessary systems applications. All computer generated forms, letters, notices and orders will be reviewed annually and revised as necessary. The following details the procedures as they relate to the 2015 and 2016 appraisal years:

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

Real Property Valuation

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

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

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

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

Personal Property Valuation

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

Appraisal Notices

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

Hearing Process

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

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

PILOT STUDY

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

DATA COLLECTION

IDENTIFYING & UPDATING PROPERTY CHARACTERISTICS

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

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

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

	Residential	Commercial	Personal Property
2015	<p>Review land adjustments made in past two years for areas D,E,F,K,M,W,X,Y and Z</p> <p>Inspect and review residential accounts for uniformity, and use methodical approach in neighborhood assignments</p> <p>Inspect and review multi-family condominiums/duplex/4-plex schedules/classes/types in areas E,K, L,X,Y and Z</p> <p>First year to use iPads exclusively for field work. Train appraisal staff and determine best practices in picking up new construction, additions, and remodels.</p> <p>Review/realign land regions in northwest Travis county.</p> <p>Refine coding land characteristics northwest Travis county.</p> <p>Review land values of lakefront properties along Lake Travis.</p> <p>Inspect and review C, D, E accounts in: Leander, Lago Vista, Marble Falls, Pflugerville, Manor, Round Rock</p> <p>Equalization of commercial land values on major arterials in Pflugerville, #NE, Region 312 along Hwy 290 and SW Commercial</p>	<p>Review the valuation process for the office portfolio. Make improvements to the valuation model and automate the process for income worksheets. Review and refine the income classes for the office portfolio.</p> <p>Review and refine the guidelines for income producing industrial properties, specifically use types 60,64,65 and 66. Develop the income approach for industrial properties that use the GPR calculator in PACS.</p> <p>Review all commercial property values.</p>	<p>Re-drive all regions annually for new or adjusted BPP accounts and business closures. In addition, re-drive action is required on the following field card Indicators; C4-15, New, SIC Question, Link Error, Sq. Ft Question, Locked Door, No Rendition, and High End and Low End CAPPAs valuations.</p>
2016	<p>Review land adjustments made in past two years for around Lake Travis</p> <p>Inspect and review residential accounts for uniformity, and use methodical approach in neighborhood assignments</p> <p>Inspect and review multi-family condominiums/duplex/4-plex schedules/classes/types in remaining areas</p> <p>Second year to use iPads exclusively for field work. With input from appraisal staff and determination of best practices in prior year – modify approach as needed for maximum effectiveness.</p> <p>Review/realign land regions in southwest Travis county.</p> <p>Refine coding land characteristics southwest Travis county.</p> <p>Review land values of lakefront properties along Lake Austin.</p> <p>Inspect and review C, D, E accounts in: Lake Travis, Eanes, Austin, Del Valle, Elgin ISD</p>	<p>Re-drive all retail properties in South Sub markets.</p> <p>Review and inspect all golf courses in the County.</p> <p>Review all commercial property values.</p>	<p>Re-drive all regions annually for new or adjusted BPP accounts and business closures. In addition, re-drive action is required on the following field card Indicators; C4-16, New, SIC Question, Link Error, Sq. Ft Question, Locked Door, No Rendition, and High End and Low End CAPPAs valuations.</p>

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

Market Area Delineation

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

New Construction/Demolition

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

Remodeling

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

Re-Inspection of Problematic Market Areas

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

Re-Inspection of the Universe of Properties

Texas Property Tax Code, Section 25.18(b) requires the re-inspection of the universe of properties at least once every three years. The district's re-inspection activity is dictated by availability of staff, which is dependent on the completion of current year protests and certification. Re-inspection of properties will be completed using a combination of field inspections and office review. Office review of property for the 2015-2016 years will include the examination of aerial photography using the 2014 and 2015 flown oblique and orthographic imagery provided by Pictometry Inc., property sketches, existing property characteristics, and existing street-view images captured by district staff.

Verification of Sales Data and Property Characteristics

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

Quality Control

Appraisal department managers and data management employees conduct on-going quality control of the entire data entry process using numerous edit and audit reports. Supervisors and managers verify the accuracy of collected data with periodic on-site field reviews. The review process may pinpoint areas where additional appraiser training is required.

VALUATION METHODS BY PROPERTY TYPE

RESIDENTIAL PROPERTY VALUATION

Scope of Responsibility

The Residential Appraisal staff is responsible for developing equal and uniform market values for residential properties. There are approximately 298,596 residential improved parcels in Travis County.

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

The Land/Agriculture Manager of the Residential Division is responsible for appraising vacant residential and commercial lots and tracts (State Comptroller Category C), rural acreage (Categories D1 at productivity valuation and D2 at market value), farm and ranch improvements (Category E), and residential real property inventory, whether vacant or improved (Category O). This section reviews applications and makes grant/deny decisions for special valuation of rural land under Article VIII, 1-d or 1-d-1, of the Texas Constitution, which provides for productivity valuation of qualifying properties primarily devoted to agricultural, wildlife management, or ecological laboratory activities. When required by statute, this division also executes tax rollbacks (re-capture) for properties whose ownership or primary use no longer qualifies them for productivity valuation.

	2013			2014	
Category	# Accounts	Market Value (Millions)		# Accounts	Market Value (Millions)
A	272,067	\$ 71,425		276,769	\$ 81,718
B	13,395	\$ 13,082		13,397	\$ 15,848
M	8,013	\$ 148		8,430	\$ 164
C	29,608	\$ 2,170		31,607	\$ 2,486
D1	5,105	\$ 2,191		5,103	\$ 2,282
D2	476	\$ 47		481	\$ 50
E	5,837	\$ 872		5,861	\$ 953
O	7,036	\$ 486		4,369	\$ 329
Total	341,537	\$ 90,421		346,017	\$ 103,830

**Figures as of 8/04/14*

Appraisal Resources

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

Data gathering - A common set of data characteristics for each residential dwelling (Single family residence PTD Codes: A1-A9); (multiple family residences PTD Codes: B2-B4) (personal property mobile homes PTD Code: M1) in Travis County is collected in the field and data entered to the computer.

Land data resources include property-specific (view attributes, topography, site plan approvals, sales, listings, and zoning, *e.g.*) and general (neighborhood trends, investment criteria, *e.g.*) data, acquired from field inspection, aerial imagery, public records, owner survey, consultation with the district's Agricultural Advisory Board, as well as contract services that report sale and listing information, general market trend and investment criteria, *et al.* The Travis CAD will be using personal field devices this year to make data entry more efficient in the field work. These PFD's will enable the appraiser to enter data as it is gathered, thus eliminating errors and save time due to not re-writing the gathered data and another employee interpreting the data. This property-specific data drives the TCAD computer-assisted mass appraisal (CAMA) approaches to valuation. Residential appraisal also requires verified sales data, actual construction cost data, and other real estate sources and data. Appraisers also review various real estate related publications to determine patterns and trends in the market data.

Specific Valuation Objectives

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

In addition to properties identified by building permits, sales, protests, and administrative review, for tax year 2015, Travis Central Appraisal District proposes to review:

1. Review land adjustments made in past two years for areas D, E, F, K, M, W, X, Y and Z.
2. Inspect and review residential accounts for uniformity, and use methodical approach in neighborhood assignments.
3. Inspect and review multi-family condominiums/duplex/4-plex schedules/classes/types in areas E, K, L, X, Y and Z.
4. First year to use iPads exclusively for field work. Train appraisal staff and determine best practices in picking up new construction, additions, and remodels. Review/realign land regions in northwest Travis County.
5. Refine coding land characteristics northwest Travis County.
6. Review land values of lakefront properties along Lake Travis.
7. Inspect and review C, D, E accounts in
Leander ISD, Lago Vista ISD, Marble Falls ISD, Pflugerville ISD, Manor ISD,
Round Rock ISD
8. Equalization of commercial land values on major arterials in Pflugerville, #NE, Region 312 along Hwy 290 and SW Commercial

In addition to properties identified by building permits, sales, protests, and administrative review, for tax year 2016, Travis Central Appraisal District proposes to review:

1. Review land adjustments made in past two years for around Lake Travis.
2. Inspect and review residential accounts for uniformity, and use methodical approach in neighborhood assignments.
3. Inspect and review multi-family condominiums/duplex/4-plex schedules/classes/types in remaining areas.
4. Second year to use iPads exclusively for field work. With input from appraisal staff and determination of best practices in prior year – modify approach as needed for maximum effectiveness.
5. Review/realign land regions in southwest Travis County.

6. Refine coding land characteristics southwest Travis County.
7. Review land values of lakefront properties along Lake Austin.
8. Inspect and review C, D, E accounts in:
Lake Travis ISD, Eanes ISD, Austin ISD, Del Valle ISD, Elgin ISD

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

Re-inspection and identification of market areas – Market areas (neighborhoods) are tested for low or high protest ratios, or high coefficient of dispersion. These market areas (neighborhoods) falling below the confidence level of 95% (or 5% below the median appraisal ratio of 1.00) are to be re-inspected. Inspections are scheduled with the normal field work to verify and/or correct property characteristics. Neighborhoods with inadequate market data will have comparisons made to find comparable areas with sufficient sales data. Neighborhoods having extensive remodeling to improvements are identified through building permits and are verified and scheduled for inspection through normal field work. Locked gates or properties inaccessible to appraisers are identified and a “Locked Gate Tag” left at the location. These are then identified at the office and if property owner does not contact the office, there will be follow-up letters mailed to set on-site inspections.

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

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

VALUATION AND STATISTICAL ANALYSIS (Model Calibration)

Cost Schedules

Geographically adjusted, from national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means, cost schedules utilized are reviewed and adjusted periodically in order to consistently reflect market costs or any changing economic trends. These are costs compared with sales of new improvements and evaluated from year to year and indexed to reflect the local residential building and labor market. Costs may also be adjusted for neighborhood factors and influences that affect the total

replacement cost of the improvements in a smaller market area based on evidence taken from a sample of market sales. The cost schedules are reviewed regularly as a result of legislation requiring the appraisal district costs schedules be within a range of plus or minus 10% from nationally recognized cost schedules.

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

Possible adjustments for factors that may inhibit value are also in table form and are applied uniformly to any properties affected. Examples may include cracked slab, termite damage, repairs needed, etc. The District considers all three approaches to value and recognizes the cost approach as an acceptable approach. Generally for residential property the district considers the market approach a more viable and accurate indicator due to it's being more sensitive to economic, social and physical characteristics of a given property.

Income Models

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

Sales Information

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

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

Statistical Analysis

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

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

Neighborhood and Market Analysis

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

The following equation denotes the hybrid model used:

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

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

Market Adjustment or Trending Factors

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

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

Special Appraisal Provisions

Appraisal of Residential Homesteads

Article VIII, Sec. 1(i) of the Texas constitution allows the legislature to limit the annual percentage increase in the appraised value of residence homestead to 10% under certain conditions. This limitation is commonly referred to as a Homestead "Capped Value". Sec.23.23 of the Tax Code implements the cap on increases in value. The limited value begins in the second year the property owner qualifies for a residential homestead exemption. The appraised value of a qualified residence homestead will be the LESSER of:

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

Since Travis Central Appraisal District is on an annual reappraisal cycle, the limited appraised value must be recomputed annually. The appraised value of a homestead increases 10% annually or until the appraised value is equal to the market value. If a limited homestead property sells, the cap automatically expires as of January 1st of the year following the sale of the property and the property is appraised at its market value. The market value of a limited homestead is maintained, as well as the limited appraised value.

Residential Inventory

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

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

Agricultural Appraisal

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

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

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

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

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

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The appraiser identifies individual properties in need of field review through examples such as: sales ratio analysis, ARB hearings, building permits, property owner's requests, aerial photography and other sources. Sold properties are reviewed on a regular basis to check for accuracy of data characteristics before they are used in reappraisal analysis.

As the district's parcel count has increased through new home construction, and existing home remodeling, the appraisers are required to perform associated field activity. Increased sales activity can result in a more substantial field effort on the part of the appraisers to review and resolve sales that fall outside acceptable ranges. Additionally, the appraisers frequently field review subjective data items such as quality of construction, condition, and physical, functional and economic obsolescence, factors contributing significantly to the market value of the property.

Office Review

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

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

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

PERFORMANCE TESTS

Sales Ratio Studies

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

Management Review Process

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

COMMERCIAL PROPERTY VALUATION

Appraisal Responsibility

The Commercial (real property) Appraisal Department is responsible for the valuation of all commercial real property, including land and improvements, located within the boundaries of Travis Central Appraisal District's jurisdiction. This currently includes approximately 13,556 improved commercial accounts. Commercial real property types generally include multi-family, office, retail, warehouse/manufacturing and various other categories of business related facilities. In general terms, the commercial appraisal staff is responsible for establishing market value on any real property for which the highest and best use is determined to be non-residential.

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

	2013			2014	
Category	# Accounts	Market Value (Millions)		# Accounts	Market Value (Millions)
B	13,395	\$ 13,082		13,397	\$ 15,848
F1	13,526	\$ 23,720		13,695	\$ 27,001
F2	45	\$ 596		45	\$ 605
Total	26,966	\$ 37,399		27,137	\$ 43,455

**Figures as of 8/04/14*

Appraisal Resources

Personnel – The Commercial Appraisal Section is staffed with a Commercial Director, two Commercial Managers and seven appraisers. The divisions of Commercial Appraisal include Multi-family, Industrial, Office and Retail. The Multi-family/Office divisions have a Manager and three appraisers. The Retail/Industrial divisions have a Manager and three appraisers. The additional appraiser assists the divisions as needed. Appraisal duties and responsibilities are divided by commercial property type. The Commercial Division has a support staff that consists of a Manager and two technicians.

Commercial Appraisal - The Commercial Appraisal Division is responsible for valuing all commercial improved real property within Travis Central Appraisal District. Within this division there are four separate sections: the Multi-family Team, the Industrial Team, the Office Team and the Retail Team.

The Commercial Appraisal Section also handles Arbitration which is a post administrative appeal process that allows owners of real property valued at less than \$1,000,000 to appeal their ARB value to an arbitrator rather than to District Court. The Commercial appraisers are also responsible for preparing analysis for litigation. The appraisers attend settlement conferences and mediation hearings.

The Multi-family/Office appraisal team values all apartments, office condo's, Fraternity/Sorority, Dormitory, Retirement Centers, Nursing/Rest Homes, Hospitals, Treatment/Rehab Centers, Hotel/Motel, Alternate Living Facilities, large and small offices, banks, mortuary/funeral homes, golf courses, country clubs and parking garages in TCAD's jurisdiction. The Retail/Industrial appraisal team values all size warehouse facilities, vehicle Dealer Showroom, Full and Self-service stations, Mini Lube/Tune-up, Automatic Car Wash facilities retail store facilities, night clubs, bars, restaurants, theaters, bowling centers, health clubs and marinas in TCAD's jurisdiction. The assignment of exact area of responsibility is reviewed and assigned each appraisal year by the Director of Commercial Appraisal. Managers and appraisers are also given the task of completing field reviews for all permits issued in their designated areas.

Research - Each appraisal team is responsible for collecting, processing, and maintaining sales and income information that is used in the valuation process. After the information is processed and verified, the sales information is entered into the Property Appraisal Collection System (PACS) or a data base maintained by each division.

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

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

PRELIMINARY ANALYSIS & DATA COLLECTION

Prior to beginning the valuation activities for an appraisal year, the appraisal department management team completes a review of the results of the preceding year. Budget, calendar issues and resource availability are all considered. Appraisal activities must be coordinated between TCAD departments to avoid conflicts and ensure availability of personnel. Appraisal Review Board activity and value changes during the appeals process are analyzed.

Area Analysis

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

Neighborhood Analysis

A commercial neighborhood, submarket or economic area is comprised of land and the commercial properties located within the boundaries of a specifically defined geographic location. The term used

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

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

TCAD commercial NBHD boundaries closely mirror the submarket areas as defined by Office and Industrial Commercial Real Estate, Austin Investor Interest (multifamily property) and CoStar Properties, a published source of commercial sales. Economic area identification and delineation by each major property use type is a key component in a mass-appraisal, commercial valuation system. All the PACS income and sales comparison valuation models are NBHD specific. Economic areas are periodically reviewed to determine if a revised delineation is required.

Highest and Best Use Analysis

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

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

Market Analysis

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

DATA COLLECTION VALIDATION

Data Collection Procedures/Field Inspections

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

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

Commercial Building Permits

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

Comparable Sales Data

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

Income and Expense Data

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

Sources of Commercial Data

Property specific data is gathered as part of an on-site field inspection. The majority of cost related data is compiled by subscribing to national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means and from local market data. Closing statements, actual cost documents, rent rolls and income statements provided by owners or agents during the protest and ARB process are considered the most reliable sources of property data. TCAD should receive all copies of the deeds

recorded in Travis County that convey commercially classed properties located within the TCAD jurisdiction. When a deed involving a change in commercial property ownership is entered into the TCAD system, a set of commercial sale survey letters are produced. One letter is mailed to the buyer and one to the seller, in an attempt to obtain the pertinent sale information. Travis Central Appraisal District also subscribes to CoStar, a vendor of commercial sale and property data. Other sales sources are contacted such as the brokers involved in the sale, property managers, commercial real estate vendors, the Texas State Comptrollers Property Tax Division and other knowledgeable parties. The commercial appraisal staff attempts to confirm and verify data from secondary sources. Unlike the majority of states, Texas laws do not require mandatory disclosure of sale prices. TCAD Commercial sales data is provided by voluntary disclosure or purchased from third party vendors.

VALUATION APPROACH

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

Cost Approach

The very basic valuation model is

Market Value = Land Value Plus Improvement Value.

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

Improvement Valuation

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

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

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

Depreciation

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

Land Valuation

On an annual basis, all land values are analyzed by the Land/Ag Division. The Commercial Division will coordinate with the Land/Ag Division, if necessary, to ensure market values on all commercial properties.

Sales Comparison Approach

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

The formula for the sales comparison approach is

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

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

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

Before the market adjustments are defined in PACS, the appraisers study and analyze the sales in each market segment. This market analysis aids in revealing patterns in value that vary due to

location, size, age, etc. The appraiser then determines what market areas have enough credible sales data to make market adjustments based on sales.

Income Approach

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VALUATION PROCESS

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

Cost & Depreciation Schedules

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

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

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

Final Valuation Summary and Reconciliation

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

Statistical and Capitalization Analysis

The Commercial Appraisers perform statistical analysis annually to evaluate whether estimated values are equitable and consistent with the market. Appraisers review every commercial property type annually through the sales ratio analysis process. Ratio studies are conducted on commercial properties to judge the two primary aspects of mass appraisal accuracy – level and uniformity of value. Appraisal statistics of central tendency generated from sales ratios are evaluated and analyzed for the market areas. The level of appraised values is determined by the weighted mean ratio for sales of individual properties, and a comparison of weighted means reflect the general level of appraised values.

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

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

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

Office Review

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

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

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

PERFORMANCE TESTS

Sales Ratio Studies

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

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

BUSINESS PERSONAL PROPERTY VALUATION

General Overview

The Business Personal Property Division of Travis Central Appraisal District is responsible for developing fair and uniform market value appraisal procedures for business personal property (BPP) located within the district. There are five BPP account categories: standard business personal property consisting of merchandise, supplies, furniture, fixtures machinery, equipment and vehicles; leased assets; commercial aircraft and boats; special inventory for dealers selling autos, boats and boat trailers, manufactured homes, and heavy equipment; and mineral properties. For the 2014 tax year there were 39,506 business personal property value accounts having situs in Travis County with and an additional 3,604 information accounts that carry no value. The value accounts had an appraised value of \$12,547,701,094 as of 8/04/14. The following is a breakdown of the BPP value accounts and their PTAD State Code assignments:

Description & State Code	# of Accounts	2014 Market Value
Oil and Gas (G1)	5	\$ 54,502
Water System (J1)	36	\$ 24,833,263
Gas Distribution System (J2)	12	\$ 120,112,121
Electric Company (J3)	35	\$ 161,251,993
Telephone Company (J4)	1,615	\$ 419,858,712
Railroad (J5)	10	\$ 21,364,055
Pipeline Company (J6)	112	\$ 26,224,018
Cable Television Company (J7)	21	\$ 142,726,467
Commercial Personal Property (L1)	34,958	\$ 6,347,003,172
Industrial Personal Property (L2)	506	\$ 4,956,322,104
Special Inventory Tax (S)	443	\$ 256,885,841

Appraisal Resources

- ❑ **Personnel** – The BPP staff consists of the division director, an appraisal supervisor, an industrial valuation specialist, the field appraiser staff consisting of six persons, and one administrative assistant.

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

Specific Valuation Objectives

For tax year 2015, Travis Central Appraisal District proposes to:

Review updated Austin Energy commercial electric utility connections prior to field work to assist field appraisers in flagging new accounts in the Austin Energy service area and relay closed accounts to the BPP support staff to research whether the business has closed or moved to a new location within Travis

County. Then re-drive all roads to review, close and/or pick up accounts not identified under the Austin Energy review.

Re-drive all regions outside the Austin Energy service area annually for new or adjusted BPP accounts and business closures.

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

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

1. All new BPP setups.
2. 2015 Unrendered properties > \$100,000.
3. Properties valued at lowest 1/4 CAPP grid without LOWEND property group code.
4. Review Real Property's warehouse Use Types 60 (> 20,000 sq ft < 25% finish-out) and 61 (< 20,000 sq ft).

For tax year 2016, Travis Central Appraisal District proposes to:

Follow the same guidelines set forth in 2015 as follows.

Review updated Austin Energy commercial electric utility connections prior to field work to assist field appraisers in flagging new accounts in the Austin Energy service area and relay closed accounts to the BPP support staff to research whether the business has closed or moved to a new location within Travis County. Then re-drive all roads to review, close and/or pick up accounts not identified under the Austin Energy review.

Re-drive all regions outside the Austin Energy service area annually for new or adjusted BPP accounts and business closures.

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

Adjustment of Criteria for upcoming year's field inspections and/or indicators requiring action by the appraisers will vary in 2016 depending on what results are found from the 2015 field work results.

VALUATION APPROACH

SIC Code Analysis

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

SIC code identification and delineation is the cornerstone of the business personal property valuation system in the district. All of the analysis work done in association with the valuation process is SIC code specific. For 2014, TCAD used 723 SIC codes to classify local business categories. SIC code delineation

is periodically reviewed to determine if further refinements are necessary. Of the existing 723 SIC codes, 550 of them have CAPPVA valuation model assignments. Those SIC codes without CAPPVA models primarily consist of business categories that have few or no comparables within Travis County.

Highest and Best Use Analysis

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

DATA COLLECTION/VALIDATION

Data Collection Procedures

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

Sources of Data

Standard Business Personal Property Accounts

District BPP appraisers collect new data via an annual reappraisal. Before the field appraisers begin their new-year field work in September, a comparison is done between TCAD active field accounts and an Austin Energy electric utility data base provided in the same street sequence order as the BPP field cards are printed. Approximately 96% of the standard BPP accounts are within the Austin Energy service area. This process takes approximately two weeks and gives the appraisers information to flag properties with either new or terminated electric service since January 1 of the prior year. All new electric services are field inspected by the appraisers, and all terminated services are turned over to the support staff to research whether the business has closed or moved to another location.

Various discovery publications such as the Austin Business Journal, Texas Department of Transportation commercially registered vehicle listing provided by InfoNation Inc., Comptroller's sales tax permits listings, Texas Secretary of State business organizations website for corporations, Texas Workforce Commission data including number of employees at specific business locations, newspapers, business publications, business owners, and district residents also provide discovery information and other useful facts related to valuation. This data is compiled each year and attached to the appropriate field card preceding field work in order to be available to the field appraisers during the discovery period.

Leased Asset/Special Property at Multiple Locations Accounts

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

Commercial and Business Aircraft & Boat Accounts

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

Special Inventory Accounts

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

Utility, Pipeline and Mineral Accounts

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

VALUATION AND STATISTICAL ANALYSIS (model calibration)

Cost Schedules

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

Statistical Analysis

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

Depreciation Schedule and Trending Factors

Although all three approaches to value are considered, Travis Central Appraisal District's primary approach to the valuation of business personal property is the cost approach. The trending factors used by TCAD in the development of the depreciation schedule are based on IAAO standards and Iowa State valuation studies using the R-3 curves and approximate 6.75% rate. Price Indexes and Utilization factors from the Bureau of Labor and Statistics, and other local factors are used to calculate the current present value factors (PFV) that are applied to the rendered cost data to calculate the fair market value (FMV) of the fixed assets. The published Iowa State percent good or remaining economic life depreciation factors recognize the trend for changes in cost factors.

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

Computer Assisted Personal Property Appraisal (CAPP) Valuations

The two main objectives of the CAPP valuation process are to: (1) analyze and adjust existing SIC models and (2) develop new models for business classifications not previously integrated into CAPP. TCAD has 1,079 CAPP grids established for the upcoming 2013 tax year. The delineated sample is reviewed for accuracy of SIC code, square footage, field data, and original cost information. Models are created and refined using actual original cost data to derive a typical per square foot value for a specific category of assets.

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

Standard Business Personal Property Account

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

Exemption Application Processing

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

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

Leased Asset/Special Property at Multiple Locations Account

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

Commercial and Business Aircraft

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

Special Inventory

The Texas Property Tax Code provides special valuation procedures for the appraisal of this category of property consisting of dealer motor vehicles, boats outboard motors and boat trailers, manufactured homes, and heavy equipment. Annual Dealer Inventory Declaration forms filed by the property owner on or before February 1st are the basis for the appraisal of special inventory. The declaration form details the dealer’s previous year's Texas sales (used as the numerator) and divided by either a factor of 12 or the number of months the dealer was open the prior year (the denominator). This establishes a monthly basis consistent with the owner's tax payment requirements. In the absence of an annual declaration, comparable dealers that have filed declarations are identified and adjusted to the subject property to establish an estimated market value.

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

INDIVIDUAL VALUE REVIEW PROCEDURES

Rendered BPP Accounts Review

Standard Business Personal Property Account

A BPP query reporting rendered accounts that have been imaged into the system identifies accounts ready to be processed by the support staff, and after their entry of the rendered information, an additional query alerts the category appraiser of the rendered accounts ready for their review and value selection. This report also flags accounts that require special review procedures: accounts that have either increased or decreased their total area from the prior year; accounts that had a prior year ARB decision thereby compelling the appraiser to analyze that decision to determine if TCAD has substantial evidence to alter the prior year’s ARB determination for the current year’s appraisal per Sec. 23.01(c); newly established business accounts; and revisions to SIC cost tables. The initial review criteria for standard business personal property accounts are established prior to the printing of field cards. The field cards affected by said criteria are printed with special symbols directing the appraiser to review a specific problem(s) during their field work. For 2014, approximately 15 percent of the total business personal

property field cards required the appraisal staff to enter business locations to answer the questions brought up by this review criterion. Field appraisers pass on the results of the “inspection required” as C4 Year comments to the category appraiser for their review during the rendition valuation process.

Leased Assets

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

Commercial and Business Aircraft

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

Special Inventory

Special inventory dealers with a current declaration on file are reviewed by the assigned appraiser to assess their validity and valued based on the prior year’s sales divided by 12 or the total number of months doing business in the prior year.

Un-Rendered BPP Accounts Review

Standard Business Personal Property Account

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

Leased Assets

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

Commercial and Business Aircraft

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

Special Inventory

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

PERFORMANCE TESTS

Ratio Studies

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

MASS APPRAISAL REPORT

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

FINAL PERFORMANCE ANALYSIS

Value Defense

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

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

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

Independent Performance Test

According to Chapter 5 of the Texas Property Tax Code and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Division (PTD) conducts a property value study (PVS) of each Texas school district within each appraisal district at least once every two years. As a part of this study, the Code also requires the Comptroller to: use sales and recognized auditing and sampling techniques; review each appraisal district's appraisal methods, standards and procedures to determine whether the district used recognized standards and practices (MAP review); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and, determine the level and uniformity of property tax appraisal in each appraisal

district. The methodology used in the property value study includes stratified samples to improve sample representativeness and techniques or procedures of measuring uniformity. This study utilizes statistical analysis of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median, and price-related differential (PRD) for properties overall and by state category (i.e., categories A, B, C, D and F1 are directly applicable to real property).

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

This outside (third party) ratio study provides additional assistance to Travis Central Appraisal District in determining areas of market activity or changing market conditions. Results from the upcoming 2014 & 2015 Property Value Studies will be reviewed and analyzed by appraisal managers. Geographic areas or property categories with unsatisfactory ratio results will be added to the work plan for the 2015 and 2016 reappraisal cycles.

LIMITING CONDITIONS

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

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

Certification Statement:

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

Marya Crigler, RPA
Chief Appraiser

APPENDIX A

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

<u>2014 Board of Directors</u>	<u>Jurisdiction Represented</u>	<u>Term</u>
Mr. Tom Buckle	West Travis County	1/1/13 - 12/31/14
Ms. Blanca Zamora-Garcia	City of Austin	1/1/14 - 12/31/15
Mr. Denny Hamill	Travis County	1/1/14 - 12/31/15
Mr. Ed Keller, Secretary	Austin ISD	1/1/13 – 12/31/14
Rev. Kristoffer S. Lands, Vice Chair	City of Austin/Austin ISD Jointly	1/1/14 – 12/31/15
Mr. Richard Lavine, Chair	Austin ISD	1/1/14 – 12/31/15
Mr. Shellda D. Grant	Travis County	1/1/13 - 12/31/14
Ms. Eleanor Powell	City of Austin	1/1/13- 12/31/14
Ms. Rico Reyes	East Travis County	1/1/14- 12/31/15
Mr. Bruce Elfant	Travis County Tax Assessor Collector	Non-voting member

Entity Cd	Entity Name	Entity Type	Taxing Unit Number
02	CITY OF AUSTIN	City	227-104-03
3H	CITY OF AUSTIN/HAYS CO	City	227-104-03
83	CITY OF BEE CAVE	City	227-117-03
3F	CITY OF CEDAR PARK	City	246-101-03
40	CITY OF CREEDMOOR	City	227-108-03
5F	CITY OF ELGIN	City	011-102-03
50	CITY OF JONESTOWN	City	227-109-03
49	CITY OF LAGO VISTA	City	227-113-03
21	CITY OF LAKEWAY	City	227-105-03
6F	CITY OF LEANDER	City	246-109-03
05	CITY OF MANOR	City	227-101-03
61	CITY OF MUSTANG RIDGE	City	028-103-03
20	CITY OF PFLUGERVILLE	City	227-102-03
11	CITY OF ROLLINGWOOD	City	227-103-03
2F	CITY OF ROUND ROCK	City	246-106-03
09	CITY OF WEST LAKE HILLS	City	227-107-03
55	VILLAGE OF BRIARCLIFF	City	227-115-03
7F	VILLAGE OF POINT VENTURE	City	227-118-03
12	VILLAGE OF SAN LEANNA	City	227-114-03
7E	VILLAGE OF THE HILLS	City	227-119-03
5G	VILLAGE OF VOLENTE	City	227-120-03
5H	VILLAGE OF WEBBERVILLE	City	227-121-03
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	Emergency District	011-202-40
41	TRAVIS CO ESD NO 1	Emergency District	227-201-40
58	TRAVIS CO ESD NO 10	Emergency District	227-206-40
51	TRAVIS CO ESD NO 11	Emergency District	227-211-40
72	TRAVIS CO ESD NO 12	Emergency District	227-212-40
8K	TRAVIS CO ESD NO 13	Emergency District	227-214-40
71	TRAVIS CO ESD NO 14	Emergency District	227-213-40
9B	TRAVIS CO ESD NO 2	Emergency District	227-202-40
1C	TRAVIS CO ESD NO 3	Emergency District	227-203-40
57	TRAVIS CO ESD NO 4	Emergency District	227-205-40
56	TRAVIS CO ESD NO 5	Emergency District	227-204-40
52	TRAVIS CO ESD NO 6	Emergency District	227-207-40
77	TRAVIS CO ESD NO 8	Emergency District	227-209-40
39	TRAVIS CO ESD NO 9	Emergency District	227-210-40
03	TRAVIS COUNTY	County	227-000-00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	Hospital District	227-201-11
68	AUSTIN COMM COLL DIST	Junior College	227-201-15
8H	BELLA VISTA MUD	Municipal Utility Dist	246-219-04
1K	BELVEDERE MUD	Municipal Utility Dist	227-265-04
1H	COTTONWD CREEK MUD NO 1	Municipal Utility Dist	227-254-04
25	HURST CREEK MUD	Municipal Utility Dist	227-205-04
7J	LAKESIDE MUD NO 3	Municipal Utility Dist	227-268-04
26	LAKEWAY MUD	Municipal Utility Dist	227-203-04
27	LOST CREEK MUD	Municipal Utility Dist	227-202-04
7A	MOORES CROSSING MUD	Municipal Utility Dist	227-226-04
2H	NE TRAVIS CO UTILITY DIST	Municipal Utility Dist	227-201-05
84	NORTHTOWN MUD	Municipal Utility Dist	227-225-04

Entity Cd	Entity Name	Entity Type	Taxing Unit Number
8A	NW AUSTIN MUD NO 1	Municipal Utility Dist	227-236-04
4M	PILOT KNOB MUD NO 3	Municipal Utility Dist	227-284-04
2K	PRESIDENTIAL GLEN MUD	Municipal Utility Dist	227-266-04
59	RIVER PLACE MUD	Municipal Utility Dist	227-217-04
8E	RNCH @ CYPRSS CRK MUD 1	Municipal Utility Dist	246-218-04
5E	SENNA HILLS MUD	Municipal Utility Dist	227-249-04
33	SHADY HOLLOW MUD	Municipal Utility Dist	227-211-04
7K	SUNFIELD MUD NO 1	Municipal Utility Dist	227-269-04
7L	SUNFIELD MUD NO 2	Municipal Utility Dist	227-270-04
7M	SUNFIELD MUD NO 3	Municipal Utility Dist	227-271-04
1F	TANGLEWD FOREST LTD DIST	Municipal Utility Dist	227-201-30
4F	TRAVIS CO MUD NO 10	Municipal Utility Dist	227-253-04
4J	TRAVIS CO MUD NO 11	Municipal Utility Dist	227-262-04
3G	TRAVIS CO MUD NO 14	Municipal Utility Dist	227-256-04
6G	TRAVIS CO MUD NO 15	Municipal Utility Dist	227-255-04
70	TRAVIS CO MUD NO 2	Municipal Utility Dist	227-252-04
8C	TRAVIS CO MUD NO 3	Municipal Utility Dist	227-237-04
9C	TRAVIS CO MUD NO 4	Municipal Utility Dist	227-238-04
1D	TRAVIS CO MUD NO 5	Municipal Utility Dist	227-239-04
2D	TRAVIS CO MUD NO 6	Municipal Utility Dist	227-240-04
3D	TRAVIS CO MUD NO 7	Municipal Utility Dist	227-241-04
4D	TRAVIS CO MUD NO 8	Municipal Utility Dist	227-242-04
5D	TRAVIS CO MUD NO 9	Municipal Utility Dist	227-243-04
32	WELLS BRANCH MUD	Municipal Utility Dist	227-233-04
6E	WEST TRAVIS CO MUD NO 3	Municipal Utility Dist	227-251-04
7D	WEST TRAVIS CO MUD NO 5	Municipal Utility Dist	227-250-04
6H	WEST TRAVIS CO MUD NO 6	Municipal Utility Dist	227-259-04
6J	WEST TRAVIS CO MUD NO 8	Municipal Utility Dist	227-261-04
7G	WILBARGER CRK MUD NO 1	Municipal Utility Dist	227-257-04
7H	WILBARGER CRK MUD NO 2	Municipal Utility Dist	227-258-04
78	NW TR CO RD DIST 3 GLDN TRI	Road District	227-208-10
01	AUSTIN ISD	School District	227-901-02
22	COUPLAND ISD	School District	246-914-02
06	DEL VALLE ISD	School District	227-910-02
38	DRIPPING SPRINGS ISD	School District	105-904-02
08	EANES ISD	School District	227-909-02
2A	ELGIN ISD	School District	011-902-02
1A	HAYS CONSOLIDATED ISD	School District	105-906-02
4G	HUTTO ISD	School District	246-906-02
4A	JOHNSON CITY ISD	School District	016-901-02
16	LAGO VISTA ISD	School District	227-912-02
07	LAKE TRAVIS ISD	School District	227-913-02
69	LEANDER ISD	School District	246-913-02
34	MANOR ISD	School District	227-907-02
3A	MARBLE FALLS ISD	School District	027-904-02
19	PFLUGERVILLE ISD	School District	227-904-02
5A	ROUND ROCK ISD	School District	246-909-02
1J	CYPRESS RANCH WCID NO 1	Water Control Improvement District	227-219-19
5J	KELLY LANE WCID NO 1	Water Control Improvement District	227-221-19

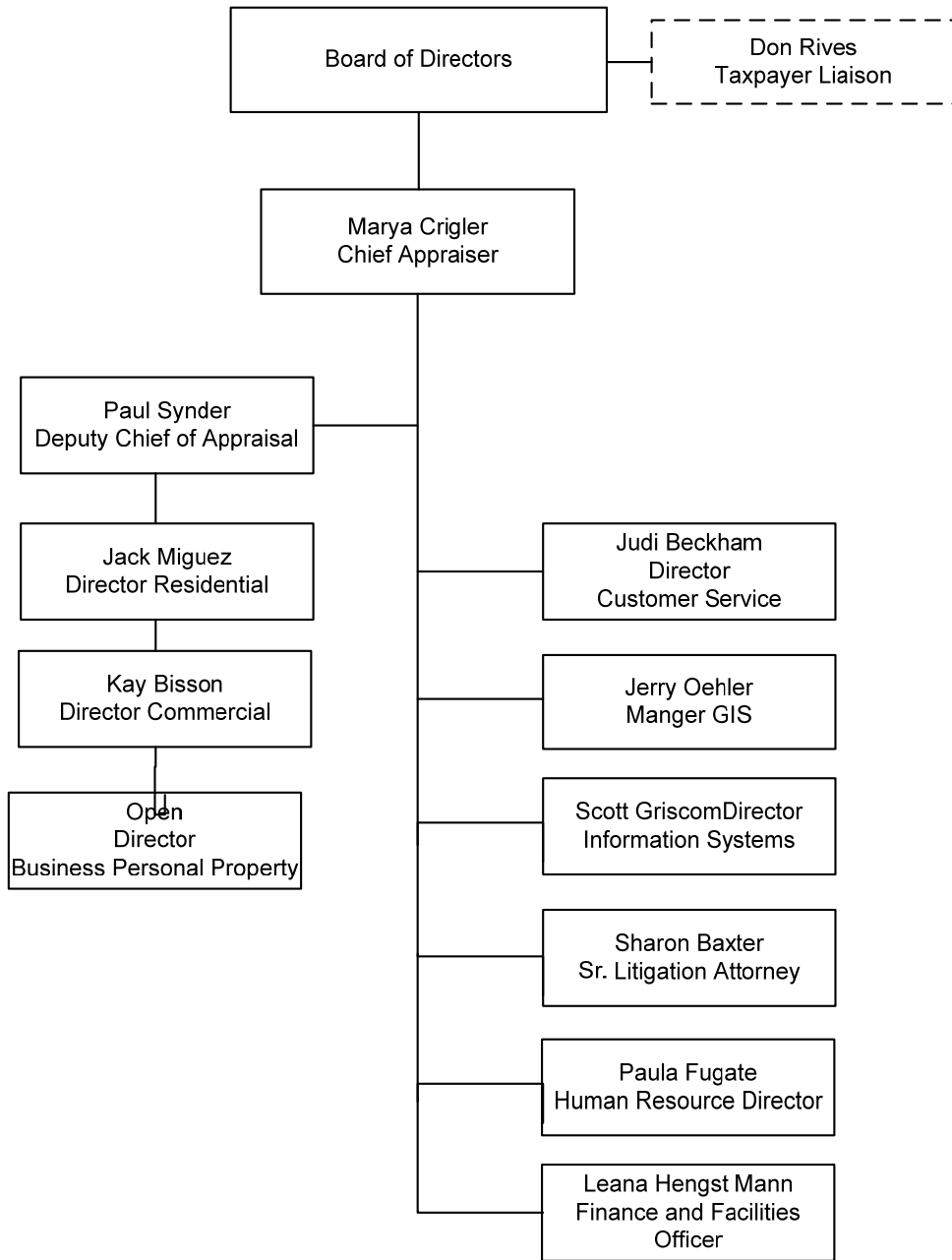
Entity Cd	Entity Name	Entity Type	Taxing Unit Number
9D	LAKESIDE WCID NO 1	Water Control Improvement District	227-215-19
9H	LAKESIDE WCID NO 2B	Water Control Improvement District	227-217-19
9I	LAKESIDE WCID NO 2C	Water Control Improvement District	227-220-19
9J	LAKESIDE WCID NO 2D	Water Control Improvement District	227-224-19
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	Water Control Improvement District	227-218-19
3C	TRAVIS CO WCID 17 STEINER RANCH (Water Control Improvement District	227-214-19
10	TRAVIS CO WCID NO 10	Water Control Improvement District	227-203-19
17	TRAVIS CO WCID NO 17	Water Control Improvement District	227-208-19
18	TRAVIS CO WCID NO 18	Water Control Improvement District	227-209-19
35	TRAVIS CO WCID NO 19	Water Control Improvement District	227-210-19
37	TRAVIS CO WCID NO 20	Water Control Improvement District	227-211-19
23	TRAVIS CO WCID POINT VENTURE	Water Control Improvement District	227-201-19
8G	WMSN-TR CO WCID NO 1D	Water Control Improvement District	246-203-19
8I	WMSN-TR CO WCID NO 1F	Water Control Improvement District	246-205-19
8J	WMSN-TR CO WCID NO 1G	Water Control Improvement District	246-206-19

APPENDIX B

TRAVIS CENTRAL APPRAISAL DISTRICT
LIST OF KEY PERSONNEL

Name	Division	Title
Marya Crigler	Administration	Chief Appraiser
Paul Snyder	Administration	Deputy Chief Appraisal
Richard Michalski	Land	Manager Land/Ag Appraisal
Jack Miguez	Residential	Director Residential Appraisal
Bill McConnico	Residential	Residential Appraisal Manager
Greg Mahan	Residential	Residential Appraisal Manager
George Bixler	Residential	Residential Appraisal Manager
Adrienne Albers	Appraisal Support	Director Appraisal Support
Kay Bisson	Commercial	Director Commercial
Jeff Gore	Commercial	Commercial Manager Apartments/Office
Howard Angel	Commercial	Commercial Manager Industrial/Retail
Carroll Brown	Commercial	Commercial Support Manager
	Personal Property	Director Personal Property
Debbie Horn	Personal Property	Manager Personal Property Support Staff
Scott Griscom	IT	Director IT
Jerry Oehler	GIS	Manger Geographic Information Systems
Judi Beckham	Customer Service	Director Customer Service
Luis Esteban	Customer Service	Assistant Director Customer Service
Leana Hengst	Administration	Finance & Facilities Officer
Paula Fugate	Administration	Human Resources Officer
Sharon Baxter	Appeals	Senior Litigation Attorney
Patrick McCluskey	Appeals	Senior Litigation Appraiser

Travis CAD



APPENDIX C

January 2015

January 2015							February 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31							

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Dec 28 - Jan 3	Dec 28	29	30	31	Jan 1, 15	2	3
					<ul style="list-style-type: none"> ARB and BOD terms b HS Exempt Qualify Dat NOAV Run (Mailout) Tax Assessment Date TCAD Holiday 	<ul style="list-style-type: none"> Policy & Procedure Re Update ARB Chair Update Phone System 	<ul style="list-style-type: none"> Database Cleanup (Sys
Jan 4 - 10	4	5	6	7	8	9	10
	<ul style="list-style-type: none"> Server Updates 	IAAO 311 - Residential Modeling Concepts					<ul style="list-style-type: none"> Taxbill deadline
Jan 11 - 17	11	12	13	14	15	16	17
		<ul style="list-style-type: none"> BPP Review Appr Init & Building Permit Load Emergency Hard Drive 	<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze 	<ul style="list-style-type: none"> Sales Letter Print 	<ul style="list-style-type: none"> 2nd Run Field Cards Ag applications 	<ul style="list-style-type: none"> Review forms for PTAD Update TCAD Letterhe 	
Jan 18 - 24	18	19	20	21	22	23	24
		<ul style="list-style-type: none"> TCAD HOLIDAY 	<ul style="list-style-type: none"> 25.25B Quarterly Repo BOD Meeting 	<ul style="list-style-type: none"> Agent Report CAD40-1 Complete Review Cost 	<ul style="list-style-type: none"> Get NOAV Sample from Load TxDPS - Request Review HS Application 		
Jan 25 - 31	25	26	27	28	29	30	31
		<ul style="list-style-type: none"> ARB - Enroll PTAD Mar Begin Update Mass Ap 	<ul style="list-style-type: none"> Annexation Letter Building Permit Load 	<ul style="list-style-type: none"> Ag Advisory Board 	<ul style="list-style-type: none"> Cap Rate Public Notice 		
	<ul style="list-style-type: none"> BPP Freeport /Aircraft Exemptions/Special Ap PTD Sales Submission Run BPP CPPR's 	<ul style="list-style-type: none"> ARB Training Planning 	<ul style="list-style-type: none"> Update Cost & Deprec 	<ul style="list-style-type: none"> Run HS Application Re 	<ul style="list-style-type: none"> LIH Cap Rate Deadline 	<ul style="list-style-type: none"> PVS Study Results 	

February 2015

February 2015							March 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	1	2	3	4	5	6	7
8	9	10	11	12	13	14	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
							29	30	31				

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Feb 1 - 7	Feb 1	2	3	4	5	6	7
		<ul style="list-style-type: none"> Application Deadline Delinquency Deadline Start Valuation Update ARB Memeber VIT Declaration Deadli 	<ul style="list-style-type: none"> Close Supplement Emergency Hard Drive Export to County Freeze/Refreeze 	<ul style="list-style-type: none"> Auto Update OV65 Public Notice - Consol Sales Letter Print 	<ul style="list-style-type: none"> Homestead Applicatio NOAV Run (Mailout) 	<ul style="list-style-type: none"> Run Situs match Mailir Valuation & Error repo 	<ul style="list-style-type: none"> Database Cleanup (Sys Server Updates
Feb 8 - 14	8	9	10	11	12	13	14
		<ul style="list-style-type: none"> Begin High End Review Review ARB insert doc 	<ul style="list-style-type: none"> BOD Meeting 	IAAO 201 - Appraisal of Residential land			<ul style="list-style-type: none"> Run HS Reset
Feb 15 - 21	15	16	17	18	19	20	21
		TAAD Annual Conference					
		<ul style="list-style-type: none"> TCAD HOLIDAY 					
Feb 22 - 28	22	23	24	25	26	27	28
		<ul style="list-style-type: none"> Complete Land Ag tab 			<ul style="list-style-type: none"> CASS Export to Vendo 	<ul style="list-style-type: none"> Aerial Photos Due 	<ul style="list-style-type: none"> CHODO Deadline

March 2015

March 2015							April 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30		

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

April 2015

April 2015							May 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4						1	2
5	6	7	8	9	10	11	3	4	5	6	7	8	9
12	13	14	15	16	17	18	10	11	12	13	14	15	16
19	20	21	22	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31						

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

May 2015

May 2015							June 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

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

June 2015

June 2015							July 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

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

July 2015

July 2015							August 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30	31					

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

August 2015

August 2015							September 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

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

September 2015

September 2015							October 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5			1	2	3	4	5
6	7	8	9	10	11	12	6	7	8	9	10	11	12
13	14	15	16	17	18	19	13	14	15	16	17	18	19
20	21	22	23	24	25	26	20	21	22	23	24	25	26
27	28	29	30				27	28	29	30	31		

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Aug 30 - Sep 5	Aug 30	31	Sep 1	2	3	4	5
			TAAO Conference - Irvin Close Supplement Export to County Freeze/Refreeze Order SAN Upgrade E	Create Freeze/Refreeze Sales Letter Print	CASS Certification NOAV Run (Mailout)		Database Cleanup (Sys) Request Tax Rates
Sep 6 - 12	6	7	8	9	10	11	12
	Server Updates	Building Permit Load Emergency Hard Drive TCAD HOLIDAY	BOD Meeting Public Hearing Budget				
Sep 13 - 19	13	14	15	16	17	18	19
	IAAO Conference				Clean Up PTD Errors Enter new tax rates	End Formals	
Sep 20 - 26	20	21	22	23	24	25	26
			Plan for Budget Amme	Freeze / Refreeze		1st Export to County County Auditors Repo	
Sep 27 - Oct 3	27	28	29	30	Oct 1	2	3
		Budget 4Q due	Tax Rate Deadline				

October 2015

October 2015							November 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10	1	2	3	4	5	6	7
11	12	13	14	15	16	17	8	9	10	11	12	13	14
18	19	20	21	22	23	24	15	16	17	18	19	20	21
25	26	27	28	29	30	31	22	23	24	25	26	27	28
							29	30					

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sep 27 - Oct 3	Sep 27	28	29	30	Oct 1	2	3
					Homestead Applicatio NOAV Run (Mailout) Tax Bills Mailed (Statut	Review TCDRS Funding	Database Cleanup (Sys
Oct 4 - 10	4	5	6	7	8	9	10
	Server Updates	IAAO 151 - USPAP Building Permit Load Emergency Hard Drive NOAV Dates to vendor	Close Supplement Export to County Freeze/Refreeze Start Field Work	IAAO 157 - Appraisal Use of Excel Sales Letter Print		Request TxDPS license Review forms for PTAD	
Oct 11 - 17	11	12	13	14	15	16	17
		TCAD Holiday***	IAAO 312 - Commercial Modeling 25.25B Quarterly Repo BOD Meeting Budget Amendments				SAN Upgrade
Oct 18 - 24	18	19	20	21	22	23	24
					Service Awards	BOD Ballots	
Oct 25 - 31	25	26	27	28	29	30	31

November 2015

November 2015							December 2015						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	6	7	8	9	10	11	12
8	9	10	11	12	13	14	13	14	15	16	17	18	19
15	16	17	18	19	20	21	20	21	22	23	24	25	26
22	23	24	25	26	27	28	27	28	29	30	31		
29	30												

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Nov 1 - 7	Nov 1 Server Updates	2 Building Permit Load Emergency Hard Drive	3 Close Supplement Export to County Freeze/Refreeze	4 Sales Letter Print	5 NOAV Run (Mailout)	6	7 Database Cleanup (Sys)
	8 Interview ARB membe	9	10 BOD Meeting	11 TCAD HOLIDAY	12	13	14
Nov 8 - 14	15	16	17	18	19	20	21
		IAAO 851 - REs Case Study Review					
Nov 15 - 21	22	23	24	25	26 CASS Export to Vendo TCAD HOLIDAY	27 Get PID date for Deeds TCAD HOLIDAY	28
	29	30	Dec 1	2	3	4	5
Nov 29 - Dec 5							

December 2015

December 2015							January 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30
							31						

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Nov 29 - Dec 5	Nov 29	30	Dec 1	2	3	4	5
			<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze HS Verification Start 	<ul style="list-style-type: none"> Sales Letter Print 	<ul style="list-style-type: none"> CASS Certification Homestead Applicatio NOAV Run (Mailout) 	<ul style="list-style-type: none"> Appraisal Services Qud Order paper/toner 	<ul style="list-style-type: none"> Database Cleanup (Sys
Dec 6 - 12	6	7	8	9	10	11	12
	<ul style="list-style-type: none"> ARB Chairman Signatu Request copy of ARB C Server Updates Update Annual Calend 	<ul style="list-style-type: none"> Building Permit Load Emergency Hard Drive 	<ul style="list-style-type: none"> BOD Meeting 		<ul style="list-style-type: none"> Order BPP Insert and e 		<ul style="list-style-type: none"> Prop Code CleanUp
Dec 13 - 19	13	14	15	16	17	18	19
		<ul style="list-style-type: none"> Print VIT Statements 	<ul style="list-style-type: none"> BOD Voting Deadline 	IAAO 500 - Assessment of Personal Property			
Dec 20 - 26	20	21	22	23	24	25	26
					<ul style="list-style-type: none"> TCAD Holiday 	<ul style="list-style-type: none"> TCAD Holiday 	
Dec 27 - Jan 2	27	28	29	30	31	Jan 1, 16	2
				<ul style="list-style-type: none"> Run BPP Cost Compar 	<ul style="list-style-type: none"> HS Verification Deadlir 		

January 2016

January 2016							February 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29					
31													

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Dec 27	28	29	30	31	Jan 1, 16	2
12/27 - 1/1						ARB and BOD terms be HS Exempt Qualify Dat Policy & Procedure Re Tax Assessment Date TCAD Holiday	Database Cleanup (Sys Update ARB Chair
1/3 - 8	3	4	5	6	7	8	9
	Server Updates	BPP Review Appr Init & Building Permit Load Emergency Hard Drive	Close Supplement Export to County Freeze/Refreeze	Sales Letter Print	NOAV Run (Mailout)	Review forms for PTAD	
1/10 - 15	10	11	12	13	14	15	16
	Taxbill deadline Update TCAD Letterhe	IAAO 850 - CAE Case Study Review				2nd Run Field Cards Ag applications	Load TxDPS - Request Review HS Application
1/17 - 22	17	18	19	20	21	22	23
		TCAD HOLIDAY	ARB - Enroll PTAD Mar Begin Update Mass Ap			Cap Rate Public Notice	
1/24 - 29	24	25	26	27	28	29	30
		BPP Freeport /Aircraft Exemptions/Special Ap PTD Sales Submission Run BPP CPPR's	ARB Training Planning	Update Cost & Deprec		Run HS Application Re	Application Deadline LIH Cap Rate Deadline
1/31 - 2/5	31	Feb 1	2	3	4	5	6
	PVS Study Results VIT Declaration Deadli						

February 2016

February 2016							March 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	8	9	10	11	12	13	6	7	8	9	10	11	12
14	15	16	17	18	19	20	13	14	15	16	17	18	19
21	22	23	24	25	26	27	20	21	22	23	24	25	26
28	29						27	28	29	30	31		

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jan 31 - Feb 6	Jan 31	Feb 1	2	3	4	5	6
		<ul style="list-style-type: none"> Annexation Letter Building Permit Load Delinquency Deadline Emergency Hard Drive Start Valuation Update ARB Memeber 	<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze 	<ul style="list-style-type: none"> Auto Update OV65 Sales Letter Print 	<ul style="list-style-type: none"> Homestead Applicatio NOAV Run (Mailout) Public Notice - Consoli 	<ul style="list-style-type: none"> Ag Advisory Board Run Situs match Mailir Valuation & Error repo 	<ul style="list-style-type: none"> Database Cleanup (Sys
Feb 7 - 13	7	8	9	10	11	12	13
	<ul style="list-style-type: none"> Server Updates 	<ul style="list-style-type: none"> Review ARB insert doc 	<ul style="list-style-type: none"> BOD Meeting 				<ul style="list-style-type: none"> Run HS Reset
Feb 14 - 20	14	15	16	17	18	19	20
		<ul style="list-style-type: none"> TCAD HOLIDAY 					
Feb 21 - 27	21	22	23	24	25	26	27
		<ul style="list-style-type: none"> TAAD Conference 				<ul style="list-style-type: none"> CASS Export to Vendo 	
Feb 28 - Mar 5	28	29	Mar 1	2	3	4	5
	<ul style="list-style-type: none"> Aerial Photos Due Begin Valuation CHODO Deadline 						

March 2016

March 2016						April 2016							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Feb 28 - Mar 5	Feb 28	29	Mar 1	2	3	4	5
			<ul style="list-style-type: none"> Begin High End Review Close Supplement Export to County Freeze/Refreeze Order ARB Inserts Order Rights & Remed 	<ul style="list-style-type: none"> eFile Selection Sales Letter Print 	<ul style="list-style-type: none"> CASS Certification NOAV Run (Mailout) 	<ul style="list-style-type: none"> Begin Budget Estimate 	<ul style="list-style-type: none"> Database Cleanup (Sys
Mar 6 - 12	6	7	8	9	10	11	12
	<ul style="list-style-type: none"> Server Updates 	<ul style="list-style-type: none"> Building Permit Load Emergency Hard Drive 	<ul style="list-style-type: none"> BOD Meeting 	<ul style="list-style-type: none"> eFile Insert Review PVS Appeal Deadline 			
Mar 13 - 19	13	14	15	16	17	18	19
		<ul style="list-style-type: none"> CA NOAV ltr to vendor eFile Insert to Vendor NOAV Final Draft 	<ul style="list-style-type: none"> NOAV Final Draft to Vendor 	<ul style="list-style-type: none"> Review taxpayer evidence 			
Mar 20 - 26	20	21	22	23	24	25	26
		<ul style="list-style-type: none"> Complete Land Ag tab Review ARB Reports 			<ul style="list-style-type: none"> ARB PTAD Mandatory Training - tentative date Test ARB Rooms 		<ul style="list-style-type: none"> Effective tax rate w/ St
Mar 27 - Apr 2	27	28	29	30	31	Apr 1	2
	<ul style="list-style-type: none"> Update ARB status code 	<ul style="list-style-type: none"> ARB Training Prep 			<ul style="list-style-type: none"> 2011 Financial Audit Report CHODO Sales Deadline TIF Reports from Cities 		

April 2016

April 2016							May 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

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

May 2016

May 2016							June 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	5	6	7	1	2	3	4
8	9	10	11	12	13	14	12	13	14	15	16	17	18
15	16	17	18	19	20	21	19	20	21	22	23	24	25
22	23	24	25	26	27	28	26	27	28	29	30		
29	30	31											

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

June 2016

June 2016							July 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4						1	2
5	6	7	8	9	10	11	3	4	5	6	7	8	9
12	13	14	15	16	17	18	10	11	12	13	14	15	16
19	20	21	22	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31						

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

July 2016

July 2016							August 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30	31			
31													

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Jun 26	27	28	29	30	Jul 1	2
6/26 - 7/1							<ul style="list-style-type: none"> Begin Certification Error BPP Start Schedule For Database Cleanup (Sys
	3	4	5	6	7	8	9
7/3 - 8	<ul style="list-style-type: none"> Server Updates 	<ul style="list-style-type: none"> Building Permit Load Emergency Hard Drive TCAD Holiday 	<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze Set System Certificatio 	<ul style="list-style-type: none"> Sales Letter Print 	<ul style="list-style-type: none"> NOAV Run (Mailout) 	<ul style="list-style-type: none"> Review forms for PTAD 	
	10	11	12	13	14	15	16
7/10 - 15	<ul style="list-style-type: none"> PACS Upgrade for Cer Review Certification Re 	<ul style="list-style-type: none"> Test Certification Runs 	<ul style="list-style-type: none"> 25.25B Quarterly Repo BOD Meeting Last day 41.11 Change 	<ul style="list-style-type: none"> BPP Waiver Request D 			
	17	18	19	20	21	22	23
7/17 - 22				<ul style="list-style-type: none"> ARB Approve Apprais Create Next Year Layer Print Certification Repo RUN Certification Set Reappraisal 			<ul style="list-style-type: none"> Change ARB Letter LD Reset Next/Last Appra Run Certification Micro
	24	25	26	27	28	29	30
7/24 - 29		<ul style="list-style-type: none"> Chief Appr Certificatio 	<ul style="list-style-type: none"> TCAD Planning Sessio 	<ul style="list-style-type: none"> BPP Waiver Grant/Den 			
	31	Aug 1	2	3	4	5	6
7/31 - 8/5	<ul style="list-style-type: none"> PTD Sales Chasing Dea PTD Sales Submission 						

August 2016

August 2016							September 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	

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

September 2016

September 2016							October 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3							1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Aug 28 - Sep 3	Aug 28	29	30	31	Sep 1 CASS Certification NOAV Run (Mailout)	2	3 Database Cleanup (Sys)
	4 Server Updates	5 Building Permit Load Emergency Hard Drive Request Tax Rates TCAD HOLIDAY	6 Close Supplement Export to County Freeze/Refreeze Order SAN Upgrade E	7 Create Freeze/Refreeze Sales Letter Print	8	9	10
	11	12	13 BOD Meeting Public Hearing Budget Public Hearing Reappr	14 CASS Export to Vendo	15 Budget Deadline	16 End Formals	17 Clean Up PTD Errors Enter new tax rates
Sep 11 - 17	18	19	20	21	22	23 Freeze / Refreeze	24
	25 Budget 4Q due	26 1st Export to County County Auditors Repo	27 Plan for Budget Amme	28	29 Tax Rate Deadline	30	Oct 1
Sep 18 - 24							
Sep 25 - Oct 1							

October 2016

October 2016							November 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Sep 25	26	27	28	29	30	Oct 1
9/25 - 30							Database Cleanup (Sys) Tax Bills Mailed (Statut
	2	3	4	5	6	7	8
10/2 - 7	Review TCDRS Funding Server Updates	Building Permit Load Emergency Hard Drive NOAV Dates to vendor	Close Supplement Export to County Freeze/Refreeze Start Field Work	Sales Letter Print	Homestead Applicatio NOAV Run (Mailout)	Start MAPS Document	
	9	10	11	12	13	14	15
10/9 - 14		IAAO 552 - Basic Personal Property Auditing TCAD Holiday***	25.25B Quarterly Repo BOD Meeting Budget Amendments	IAAO 552 - Advanced Personal Property Auditing		Request TxDPS license Review forms for PTAC	SAN Upgrade
	16	17	18	19	20	21	22
10/16 - 21		IAAO 158 - Highest & Best Use		IAAO 452 - Fundamentals of Assessment Ratio Studies			
	23	24	25	26	27	28	29
10/23 - 28					Service Awards	BOD Ballots	
	30	31	Nov 1	2	3	4	5
10/30 - 11/4							

November 2016

November 2016							December 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5				1	2	3	
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
	Oct 30	31	Nov 1	2	3	4	5	
Oct 30 - Nov 5			<ul style="list-style-type: none"> Close Supplement Export to County Freeze/Refreeze MAPS Document Subm 	Sales Letter Print	NOAV Run (Mailout)		Database Cleanup (Sys	
	6	7	8	9	10	11	12	
Nov 6 - 12	Server Updates	<ul style="list-style-type: none"> Building Permit Load Emergency Hard Drive 	<ul style="list-style-type: none"> BOD Meeting Interview ARB membe 			TCAD HOLIDAY		
	13	14	15	16	17	18	19	
Nov 13 - 19		IAAO 400 - Assessment Administration						
	20	21	22	23	24	25	26	
Nov 20 - 26					<ul style="list-style-type: none"> CASS Export to Vendo TCAD HOLIDAY 	TCAD HOLIDAY		
	27	28	29	30	Dec 1	2	3	
Nov 27 - Dec 3	Get PID date for Deeds							

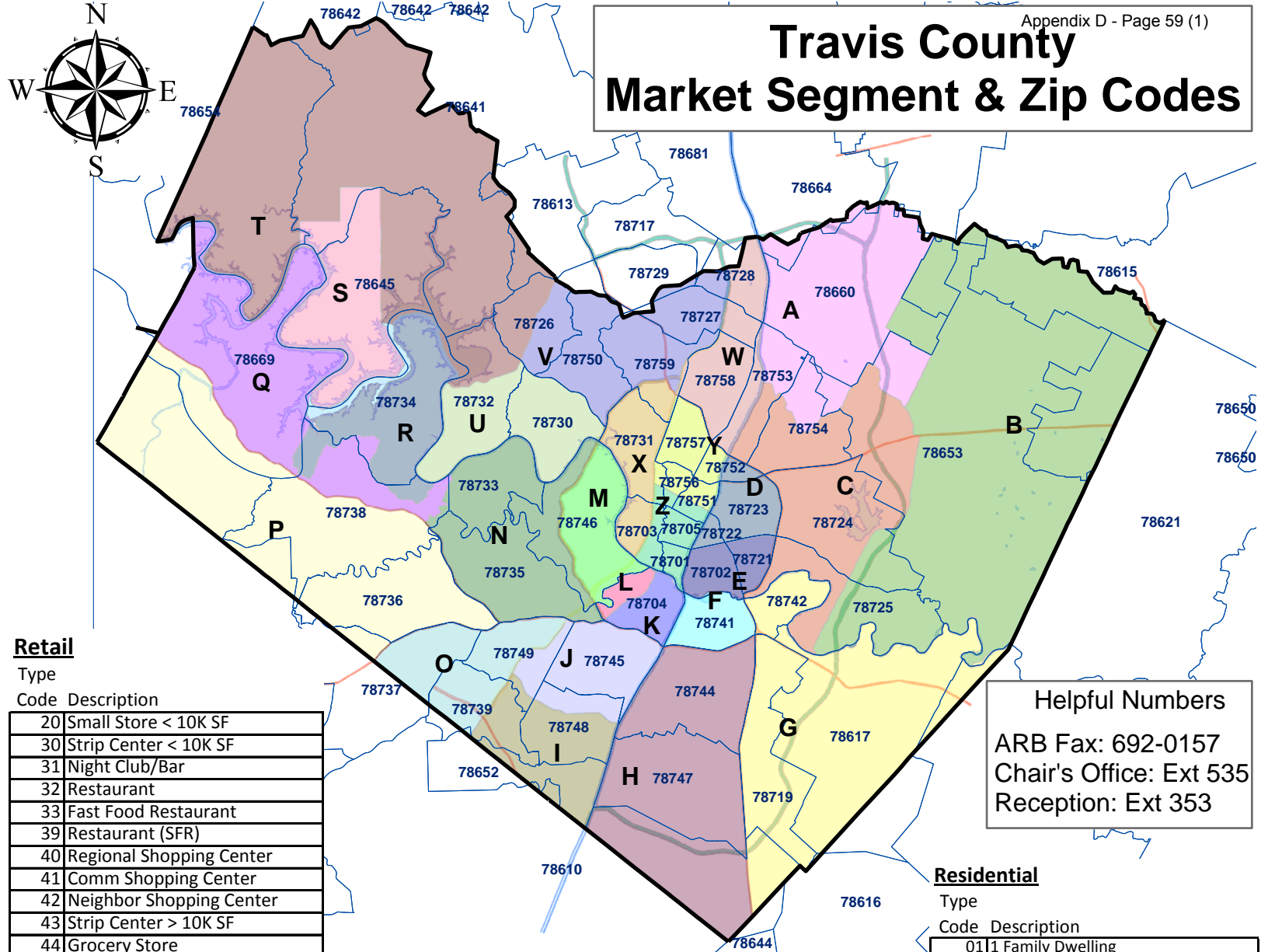
December 2016

December 2016							January 2017						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30	31				

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Nov 27 - Dec 3	Nov 27	28	29	30	Dec 1	2	3
					CASS Certification Homestead Applicatio HS Verification Start NOAV Run (Mailout)	Appraisal Services Qud	Database Cleanup (Sys
Dec 4 - 10	4	5	6	7	8	9	10
	Order paper/toner Server Updates	Building Permit Load Emergency Hard Drive	ARB Chairman Signatu Close Supplement Export to County Freeze/Refreeze Request copy of ARB C Update Annual Calend	Sales Letter Print	Order BPP Insert and e		
Dec 11 - 17	11	12	13	14	15	16	17
		IAAO 300 - Fundamentals of Mass Appraisal					
		Prop Code CleanUp	BOD Meeting	Print VIT Statements	BOD Voting Deadline		
Dec 18 - 24	18	19	20	21	22	23	24
							TCAD Holiday
Dec 25 - 31	25	26	27	28	29	30	31
	TCAD Holiday			Run BPP Cost Compar			HS Verification Deadli

APPENDIX D

Travis County Market Segment & Zip Codes



Helpful Numbers
 ARB Fax: 692-0157
 Chair's Office: Ext 535
 Reception: Ext 353

Retail

Type	Code	Description
Small Store < 10K SF	20	
Strip Center < 10K SF	30	
Night Club/Bar	31	
Restaurant	32	
Fast Food Restaurant	33	
Restaurant (SFR)	39	
Regional Shopping Center	40	
Comm Shopping Center	41	
Neighbor Shopping Center	42	
Strip Center > 10K SF	43	
Grocery Store	44	
Department Store > 25K SF	45	
Discount Store > 25K SF	46	
Med Store 10-25K SF	47	
Convenience Store	48	
Self-Service Booth	82	
Theater	90	
Bowling Center	93	
Health Club	94	
Marina	95	

Industrial

Type	Code	Description
Bulk Warehouse > 20K SF	60	
Warehouse < 20K SF	61	
Mini-Warehouse	63	
Office/Warehouse 5-24%	64	
Office/Showroom 25-74%	65	
Flex/R&D/Service Center	66	
Transit Warehouse	68	
Manufacturing/Engg/Lab	69	
Day Care Center	78	
	79	
Vehicle Dealer Showroom	80	
Service Station	81	
Service/Repair Garage	83	
Mini-Lube/Tune Up	84	
Auto Car Wash	86	

Use Codes

Office/Hotel/Motel

Type	Code	Description
MF Commercial BLDG	10	
Major Ind Office	27	
Major Ind Eng	28	
Major Ind MFG	29	
Hotel-Full Service	34	
Hotel-Limited Service	35	
Motel-Full Service	36	
Motel-Extended Stay	37	
Office High Rise >=6	50	
Office - Large >35K SF	51	
Office - Medium 10-35K SF	52	
Office - Small	53	
Medical Office < 15K SF	54	
Medical Office > 15K SF	55	
Bank-Office	56	
Bank Drive Thru	57	
Bank Branch Office	58	
Office/Retail	59	
Parking Garage	87	
Mortuary/Funeral Home	91	

Residential

Type	Code	Description
1 Family Dwelling	01	
Duplex	02	
Tri-Plex	03	
Four-Plex	04	
MOHO (Mobile Home) Single PP	11	
MOHO Double PP	12	
MOHO Single RP	13	
MOHO Double RP	14	
Condo (Stacked)	15	
Townhomes/Condos	16	
Clubhouse	17	
1/2 Duplex	18	
Small Store <10K SF	20	
Garage Apartment	21	

Apartments

Type	Code	Description
Apartments 5-25 Units	05	
Apartments 26-49 Units	06	
Apartments 5-100 Units	07	
Apartments 100+ Units	08	
Small Office Condo	23	
Medical Condo	25	
LG Office Condo	26	
Bed/Breakfast	49	
Frat/Sorority	72	
Dormitory	73	
Dorm High-Rise	74	
Rest/Nursing Home	75	
Retirement Center	76	
Hospital	77	
Treatment/Rehab	88	
Alternate Living Center	89	

Commercial Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
00EXE	EXEMPT COMMERCIAL PPTY	08NW	08NW	231BA	231BA
02TCA	02TCA	08SC	08SC	231CA	231CA
05CBD	05CBD	08SC1	08SC1	231DA	231DA
05CEN	05CEN	08SC2	08SC2	231EA	231EA
05EC	05EC	08SC3	08SC3	231FA	231FA
05EC1	05EC1	08SE	08SE	231GA	231GA
05ENS	05ENS	08SE1	08SE1	231HA	231HA
05FNW	05FNW	08SH	08SH	231IA	231IA
05NC	05NC	08SRH	SENIOR APARTMENTS	231JA	231JA
05NC1	05NC1	08SW	08SW	231KA	231KA
05NC2	05NC2	08SW1	08SW1	231MA	231MA
05NE	05NE	08TC	08TC	231NA	231NA
05NO	05NO	08TCA	08TCA	231PA	231PA
05NW	05NW	08TCB	08TCB	232AA	232AA
05SC	05SC	08WC	08WC	232BA	232BA
05SC1	05SC1	08WC1	08WC1	232CA	232CA
05SC2	05SC2	08WC2	08WC2	232DA	232DA
05SE	05SE	08WC3	08WC3	232EA	232EA
05SW	05SW	08WWW	08WWW	232FA	232FA
05WC	05WC	0CAMPUS	MIXED-USE CAMPUS	232GA	232GA
05WC1	05WC1	0COTA	CIRCUIT OF THE AMERICAS F1 TRA	232HA	232HA
05WC2	05WC2	0DOCK	DOCKOMINIUM	232IA	232IA
05WC3	05WC3	0MHPK	MF'D HOME / RV PARK	232JA	232JA
06CBD	06CBD	0WASH	NON-FULL-SERVICE CARWASH	232KA	232KA
06CEN	06CEN	10CEN	MF'D COMMCL BLDG	232LA	232LA
06EC1	06EC1	10EAS	MF'D COMMCL BLDG	232MA	232MA
06ENS	06ENS	10FEA	MF'D COMMCL BLDG	232NA	232NA
06FNW	06FNW	10FNW	MF'D COMMCL BLDG	232PA	232PA
06NC	06NC	10NEA	MF'D COMMCL BLDG	232QA	232QA
06NC1	06NC1	10NOR	MF'D COMMCL BLDG	233AA	233AA
06NC2	06NC2	10NWE	MF'D COMMCL BLDG	233BA	233BA
06NE	06NE	10SCN	MF'D COMMCL BLDG	233CA	233CA
06NO	06NO	10SEA	MF'D COMMCL BLDG	233DA	233DA
06SC	06SC	10SOU	MF'D COMMCL BLDG	233EA	233EA
06SC1	06SC1	10SWE	MF'D COMMCL BLDG	233FA	233FA
06SC2	06SC2	17000	CLUBHOUSE	233GA	233GA
06SE	06SE	17EAS	CLUBHOUSE EAST	233HA	233HA
06WC	06WC	17NEA	CLUBHOUSE NORTHEAST	233JA	233JA
06WC1	06WC1	17SEA	CLUBHOUSE SOUTHEAST	233KA	233KA
06WC2	06WC2	1EXMP	1EXMP	233LA	233LA
06WC3	06WC3	20023	OBSOLETE NBHD CODE	233MA	233MA
07SE	07SE	20CBD	SM STORE CBD	233SA	233SA
08CBD	08CBD	20CEN	SM STORE CENTRAL	234AA	234AA
08CEN	08CEN	20EAS	SM STORE EAST	234BA	234BA
08EC	08EC	20EXE	OBS 2014	234CA	234CA
08EC1	UT INFLUENCE	20FEA	SM STORE FAR EAST	234DA	234DA
08ENS	08ENS	20FNW	SM STORE FAR NORTH WEST	234FA	234FA
08FNW	08FNW	20FWE	SM STORE FAR WEST	234GA	234GA
08FNW1	08FNW1	20LGV	SM STORE LAGO VISTA	234HA	234HA
08FNW2	08FNW2	20NCN	SM STORE NORTH CENTRAL	234IA	234IA
08HIR	DOWNTOWN HIGH RISE APTS	20NEA	SM STORE NORTH EAST	234JA	234JA
08NC	08NC	20NOR	SM STORE NORTH	234JL	OBSOLETE
08NC1	08NC1	20NWE	SM STORE NORTH WEST	234KA	234KA
08NC2	08NC2	20RES	SM STORE RESEARCH	234LA	234LA
08NE	08NE	20RRK	SM STORE ROUND ROCK	234MA	234MA
08NE1	08NE1	20SCN	SM STORE SOUTH CENTRAL	234NA	234NA
08NE2	08NE2	20SEA	SM STORE SOUTH EAST	234PA	234PA
08NO	08NO	20SOU	SM STORE SOUTH	234QA	234QA
08NO1	08NO1	20WES	SM STORE WEST	234RA	234RA
08NO2	08NO2	231AA	231AA	234UA	234UA
235AA	235AA	262HA	262HA	30SCN	STRIP CTR SOUTH CENTRAL

Commercial Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
235BA	235BA	262IA	262IA	30SEA	STRIP CTR SOUTH EAST
235CA	235CA	262JA	262JA	30SOU	STRIP CTR SOUTH
235DA	235DA	262KA	262KA	30WES	STRIP CTR WEST
235EA	235EA	262LA	262LA	31CBD	31CBD
235JA	235JA	262NA	262NA	31CEN	31CEN
235NA	235NA	262PA	262PA	31EAS	31EAS
243AA	243AA	262QA	262QA	31EXE	OBS 2014
243BA	243BA	262RA	262RA	31FEA	31FEA
243CA	243CA	263AA	263AA	31FNW	31FNW
243DA	243DA	263BA	263BA	31FWE	31FWE
243EA	243EA	263CA	263CA	31NCN	31NCN
243FA	243FA	263DA	263DA	31NEA	31NEA
243GA	243GA	263EA	263EA	31NOR	31NOR
243HA	243HA	263FA	263FA	31NWE	31NWE
243IA	243IA	263GA	263GA	31RRK	31RRK
243JA	243JA	263HA	263HA	31SCN	31SCN
243KA	243KA	263IA	263IA	31SEA	31SEA
243LA	243LA	264AA	264AA	31SOU	31SOU
243NA	243NA	264HA	264HA	32CBD	RESTAURANT
244AA	244AA	264IA	264IA	32CEN	RESTAURANT
244BA	244BA	264JA	264JA	32EAS	RESTAURANT
244CA	244CA	264KA	264KA	32EXE	OBS 2014
245BA	245BA	264LA	264LA	32FEA	RESTAURANT
245DA	245DA	264MA	264MA	32FNW	RESTAURANT
245EA	245EA	264NA	264NA	32FWE	RESTAURANT
245GA	245GA	264OA	OBSOLETE	32LGV	RESTAURANT
245HA	245HA	264PA	264PA	32NCN	RESTAURANT
245IA	245IA	265EA	265EA	32NEA	RESTAURANT
245JA	245JA	265FA	265FA	32NOR	RESTAURANT
245MA	245MA	265GA	265GA	32NWE	RESTAURANT
245WA	245WA	265HA	265HA	32RES	RESTAURANT
261AA	261AA	265IA	265IA	32RRK	RESTAURANT
261BA	261BA	265KA	265KA	32SCN	RESTAURANT
261CA	261CA	265LA	265LA	32SEA	RESTAURANT
261DA	261DA	265MA	265MA	32SOU	RESTAURANT
261EA	261EA	265QA	265QA	32WES	RESTAURANT
261FA	261FA	265VA	265VA	33CEN	33CEN
261GA	261GA	265WA	265WA	33EAS	33EAS
261HA	261HA	265XA	265XA	33FEA	33FEA
261IA	261IA	265ZA	265ZA	33FNW	33FNW
261JA	261JA	27EXE	OBS 2014	33FWE	33FWE
261KA	261KA	27OFC	27OFC	33LGV	33LGV
261LA	261LA	28ENGG	28ENGG	33NCN	33NCN
261MA	261MA	28EXE	OBS 2014	33NEA	33NEA
261NA	261NA	29MFG	29MFG	33NOR	33NOR
261PA	261PA	3/PAR	3/PAR	33NWE	33NWE
261QA	261QA	30CBD	STRIP CTR CBD	33RES	33RES
261RA	261RA	30CEN	STRIP CTR CENTRAL	33RRK	33RRK
261SA	261SA	30EAS	STRIP CTR EAST	33SCN	33SCN
261TA	261TA	30EXE	OBS 2014	33SEA	33SEA
261UA	261UA	30FEA	STRIP CTR FAR EAST	33SOU	33SOU
261VA	NULL	30FNW	STRIP CTR FAR NORTH WEST	33WES	33WES
261WA	261WA	30FWE	STRIP CTR FAR WEST	34001	34001
262AA	262AA	30LGV	STRIP CTR LAGO VISTA	34002	34002
262BA	262BA	30NCN	STRIP CTR NORTH CENTRAL	34003	34003
262DA	262DA	30NEA	STRIP CTR NORTH EAST	34004	34004
262EA	262EA	30NOR	STRIP CTR NORTH	34CBD	HOTEL FULL SERVICE - CBD
262FA	262FA	30NWE	STRIP CTR NORTH WEST	35001	35001
262GA	262GA	30RES	STRIP CTR RESEARCH	35002	35002
35003	35003	43LGV	43LGV	48FNW	CONVENIENCE STORE
35004	35004	43NCN	43NCN	48FWE	CONVENIENCE STORE

Commercial Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
36003	36003	43NEA	43NEA	48LGV	CONVENIENCE STORE
36004	36004	43NOR	43NOR	48NCN	CONVENIENCE STORE
36007	36007	43NWE	43NWE	48NEA	CONVENIENCE STORE
37001	37001	43RES	43RES	48NOR	CONVENIENCE STORE
37002	37002	43RRK	43RRK	48NWE	CONVENIENCE STORE
37003	37003	43SCN	43SCN	48RES	CONVENIENCE STORE
37004	37004	43SEA	43SEA	48RRK	CONVENIENCE STORE
37006	37006	43SOU	43SOU	48SCN	CONVENIENCE STORE
37009	37009	43WES	43WES	48SEA	CONVENIENCE STORE
39CBD	39CBD	44CEN	44CEN	48SOU	CONVENIENCE STORE
39CEN	39CEN	44FNW	44FNW	48WES	CONVENIENCE STORE
39EAS	39EAS	44FWE	44FWE	4EXMP	4EXMP
39FNW	39FNW	44NEA	44NEA	4WC05	4WC05
39FWE	39FWE	44NOR	44NOR	50CBD	OFFICE HI-RISE >=6 FLRS
39NOR	39NOR	44NWE	44NWE	50CEN	OFFICE HI-RISE >=6 FLRS
39NWE	39NWE	44SCN	44SCN	50EXE	OBS 2014
39SCN	39SCN	44SOU	44SOU	50FNW	OFFICE HI-RISE >=6 FLRS
39SEA	39SEA	45NCN	45NCN	50FSWE	NULL
39WES	39WES	45NOR	45NOR	50NEA	OFFICE HI-RISE >=6 FLRS
3DUMP	3DUMP	45WES	45WES	50NOR	OFFICE HI-RISE >=6 FLRS
3W35T	3W35T	46CEN	46CEN	50NWE	OFFICE HI-RISE >=6 FLRS
4/WMC	4/WMC	46EXE	OBS 2014	50SCN	OFFICE HI-RISE >=6 FLRS
40FWE	40FWE	46FNW	46FNW	50SEA	OFFICE HI-RISE >=6 FLRS
40NCN	40NCN	46FWE	46FWE	50SWE	OFFICE HI-RISE >=6 FLRS
40NOR	40NOR	46NCN	46NCN	51CBD	OFFICE LARGE > 35000 SF
40WES	40WES	46NEA	46NEA	51CEN	OFFICE LARGE > 35000 SF
41CBD	COMMUNITY SHOPPING CNTR	46NOR	46NOR	51EXE	OBS 2014
41CEN	41CEN	46NWE	46NWE	51FNW	OFFICE LARGE > 35000 SF
41FWE	41FWE	46RES	46RES	51FSWE	NULL
41LGV	41LGV	46RRK	46RRK	51NEA	OFFICE LARGE > 35000 SF
41NCN	41NCN	46SCN	46SCN	51NOR	OFFICE LARGE > 35000 SF
41NEA	41NEA	46SOU	46SOU	51NWE	OFFICE LARGE > 35000 SF
41NOR	41NOR	47CBD	MEDIUM STORE 10-25000 SF	51SCN	OFFICE LARGE > 35000 SF
41NWE	41NWE	47CEN	MEDIUM STORE 10-25000 SF	51SEA	OFFICE LARGE > 35000 SF
41RES	41RES	47DCEN	DRUGSTORE	51SOU	OFFICE LARGE > 35000 SF
41RRK	41RRK	47DFNW	DRUGSTORE	51SWE	OFFICE LARGE > 35000 SF
41SCN	41SCN	47DFWE	DRUGSTORE	52CBD	OFFICE MEDIUM 10-35000 SF
41SOU	41SOU	47DNCN	DRUGSTORE	52CEN	OFFICE MEDIUM 10-35000 SF
42CEN	42CEN	47DNEA	DRUGSTORE	52EAS	OFFICE MEDIUM 10-35000 SF
42EAS	42EAS	47DNOR	DRUGSTORE	52EXE	OBS 2014
42FNW	42FNW	47DNWE	DRUGSTORE	52FNW	OFFICE MEDIUM 10-35000 SF
42FWE	42FWE	47DRES	DRUGSTORE	52FSWE	W 360 (2244,620,71)
42NCN	42NCN	47DSCN	DRUGSTORE	52NEA	OFFICE MEDIUM 10-35000 SF
42NEA	42NEA	47DSOU	DRUGSTORE	52NOR	OFFICE MEDIUM 10-35000 SF
42NOR	42NOR	47EXE	OBS 2014	52NWE	OFFICE MEDIUM 10-35000 SF
42NWE	42NWE	47FNW	MEDIUM STORE 10-25000 SF	52SCN	OFFICE MEDIUM 10-35000 SF
42RES	42RES	47NCN	MEDIUM STORE 10-25000 SF	52SEA	OFFICE MEDIUM 10-35000 SF
42RRK	42RRK	47NEA	MEDIUM STORE 10-25000 SF	52SOU	OFFICE MEDIUM 10-35000 SF
42SCN	42SCN	47NOR	MEDIUM STORE 10-25000 SF	52SWE	OFFICE MEDIUM 10-35000 SF
42SOU	42SOU	47NWE	MEDIUM STORE 10-25000 SF	53CBD	OFFICE SMALL <10,000SF
42WES	42WES	47RES	MEDIUM STORE 10-25000 SF	53CEN	OFFICE SMALL <10,000SF
43CBD	MULTI TENANT >10000 SF	47RRK	MEDIUM STORE ROUND ROCK	53EAS	OFFICE SMALL <10,000SF
43CEN	43CEN	47SCN	MEDIUM STORE 10-25000 SF	53EXE	OBS 2014
43EAS	43EAS	47SOU	MEDIUM STORE 10-25000 SF	53FNW	OFFICE SMALL <10,000SF
43EXE	OBS 2014	48CBD	CONVENIENCE STORE	53KOE	KOENIG LANE
43FEA	43FEA	48CEN	CONVENIENCE STORE	53NEA	OFFICE SMALL <10,000SF
43FNW	43FNW	48EAS	CONVENIENCE STORE	53NOR	OFFICE SMALL <10,000SF
43FWE	43FWE	48FEA	CONVENIENCE STORE	53NWE	OFFICE SMALL <10,000SF
53SCN	OFFICE SMALL <10,000SF	59NEA	59NEA	64SOU	IND'L >=20K SF, 25-49.9% F/O
53SEA	OFFICE SMALL <10,000SF	59NOR	59NOR	64SWE	IND'L >=20K SF, 25-49.9% F/O
53SOU	OFFICE SMALL <10,000SF	59NWE	59NWE	64WES	IND'L >=20K SF, 25-49.9% F/O

Commercial Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
53SWE	OFFICE SMALL <10,000SF	59SCN	59SCN	65CEN	IND'L >=20K SF, 50-74.9% F/O
54CBD	SMALL MEDICAL OFFICE	59SEA	59SEA	65EAS	IND'L >=20K SF, 50-74.9% F/O
54CEN	SMALL MEDICAL OFFICE	59SOU	59SOU	65EXE	OBS 2014
54EAS	SMALL MEDICAL OFFICE	59SWE	59SWE	65FEA	IND'L >=20K SF, 50-74.9% F/O
54FNW	SMALL MEDICAL OFFICE	5EXMP	5EXMP	65FNE	IND'L >=20K SF, 50-74.9% F/O
54NEA	SMALL MEDICAL OFFICE	60CEN	IND'L >= 20K SF, <25% F/O	65NEA	IND'L >=20K SF, 50-74.9% F/O
54NOR	SMALL MEDICAL OFFICE	60EAS	IND'L >= 20K SF, <25% F/O	65NOR	IND'L >=20K SF, 50-74.9% F/O
54NWE	SMALL MEDICAL OFFICE	60EXE	OBS 2014	65NWE	IND'L >=20K SF, 50-74.9% F/O
54SCN	SMALL MEDICAL OFFICE	60FEA	IND'L >= 20K SF, <25% F/O	65SEA	IND'L >=20K SF, 50-74.9% F/O
54SOU	SMALL MEDICAL OFFICE	60FNE	IND'L >= 20K SF, <25% F/O	65SOU	IND'L >=20K SF, 50-74.9% F/O
54SWE	SMALL MEDICAL OFFICE	60FNW	IND'L >= 20K SF, <25% F/O	65SWE	IND'L >=20K SF, 50-74.9% F/O
55CBD	LARGE MEDICAL OFFICE	60NEA	IND'L >= 20K SF, <25% F/O	65WES	IND'L >=20K SF, 50-74.9% F/O
55CEN	LARGE MEDICAL OFFICE	60NOR	IND'L >= 20K SF, <25% F/O	66CEN	IND'L >=20K SF, >=75% F/O
55FNW	LARGE MEDICAL OFFICE	60NWE	IND'L >= 20K SF, <25% F/O	66EAS	IND'L >=20K SF, >=75% F/O
55NEA	LARGE MEDICAL OFFICE	60SEA	IND'L >= 20K SF, <25% F/O	66EXE	OBS 2014
55NOR	LARGE MEDICAL OFFICE	60SOU	IND'L >= 20K SF, <25% F/O	66FEA	IND'L >=20K SF, >=75% F/O
55NWE	LARGE MEDICAL OFFICE	60SWE	IND'L >= 20K SF, <25% F/O	66FNE	IND'L >=20K SF, >=75% F/O
55SEA	LARGE MEDICAL OFFICE	60WES	IND'L >= 20K SF, <25% F/O	66NEA	IND'L >=20K SF, >=75% F/O
55SOU	LARGE MEDICAL OFFICE	61CEN	WAREHOUSE <20,000 SF	66NOR	IND'L >=20K SF, >=75% F/O
55SWE	LARGE MEDICAL OFFICE	61CFNW	WHS CONDO FNW	66NWE	IND'L >=20K SF, >=75% F/O
56CEN	BANK LARGE OFFICE	61CNEA	61CNEA	66SEA	IND'L >=20K SF, >=75% F/O
56EAS	BANK LARGE OFFICE	61EAS	WAREHOUSE <20,000 SF	66SOU	IND'L >=20K SF, >=75% F/O
56FNW	BANK LARGE OFFICE	61EXE	OBS 2014	66SWE	IND'L >=20K SF, >=75% F/O
56NEA	BANK LARGE OFFICE	61FEA	WAREHOUSE <20,000 SF	66WES	IND'L >=20K SF, >=75% F/O
56NOR	BANK LARGE OFFICE	61FNE	WAREHOUSE <20,000 SF	67ALL	DATA CENTER
56NWE	BANK LARGE OFFICE	61FNW	WAREHOUSE <20,000 SF	68EAS	TRANSIT WAREHOUSE
56SCN	BANK LARGE OFFICE	61NEA	WAREHOUSE <20,000 SF	68EXE	OBS 2014
56SEA	BANK LARGE OFFICE	61NOR	WAREHOUSE <20,000 SF	68FEA	TRANSIT WAREHOUSE
56SWE	BANK LARGE OFFICE	61NWE	WAREHOUSE <20,000 SF	68FNE	TRANSIT WAREHOUSE
57CBD	BANK DRIVE THRU	61SEA	WAREHOUSE <20,000 SF	68NEA	TRANSIT WAREHOUSE
57CEN	BANK DRIVE THRU	61SOU	WAREHOUSE <20,000 SF	68NOR	TRANSIT WAREHOUSE
57EXE	OBS 2014	61SWE	WAREHOUSE <20,000 SF	68NWE	TRANSIT WAREHOUSE
57FNW	BANK DRIVE THRU	61WES	WAREHOUSE <20,000 SF	68SEA	TRANSIT WAREHOUSE
57NOR	BANK DRIVE THRU	63BRV	BOAT & RV STORAGE	68SWE	TRANSIT WAREHOUSE
57NWE	BANK DRIVE THRU	63CBD	SELF-STORAGE FACILITY	69CEN	MFG/ ENG'G/ LAB INDUSTRIAL
57SEA	BANK DRIVE THRU	63CEN	SELF-STORAGE FACILITY	69EAS	MFG/ ENG'G/ LAB INDUSTRIAL
57SOU	BANK DRIVE THRU	63EAS	SELF-STORAGE FACILITY	69EXE	OBS 2014
57SWE	BANK DRIVE THRU	63FEA	SELF-STORAGE FACILITY	69FEA	MFG/ ENG'G/ LAB INDUSTRIAL
58CBD	BANK BRANCH OFFICE	63FNE	SELF-STORAGE FACILITY	69FNE	MFG/ ENG'G/ LAB INDUSTRIAL
58CEN	BANK BRANCH OFFICE	63FNW	SELF-STORAGE FACILITY	69FNW	MFG/ ENG'G/ LAB INDUSTRIAL
58EAS	BANK BRANCH OFFICE	63NEA	SELF-STORAGE FACILITY	69NEA	MFG/ ENG'G/ LAB INDUSTRIAL
58EXE	OBS 2014	63NOR	SELF-STORAGE FACILITY	69NOR	MFG/ ENG'G/ LAB INDUSTRIAL
58FNW	BANK BRANCH OFFICE	63NWE	SELF-STORAGE FACILITY	69NWE	MFG/ ENG'G/ LAB INDUSTRIAL
58NEA	BANK BRANCH OFFICE	63SEA	SELF-STORAGE FACILITY	69SEA	MFG/ ENG'G/ LAB INDUSTRIAL
58NOR	BANK BRANCH OFFICE	63SOU	SELF-STORAGE FACILITY	69SOU	MFG/ ENG'G/ LAB INDUSTRIAL
58NWE	BANK BRANCH OFFICE	63SWE	SELF-STORAGE FACILITY	69SWE	MFG/ ENG'G/ LAB INDUSTRIAL
58SCN	BANK BRANCH OFFICE	63WES	SELF-STORAGE FACILITY	69WES	MFG/ ENG'G/ LAB INDUSTRIAL
58SEA	BANK BRANCH OFFICE	64CEN	IND'L >=20K SF, 25-49.9% F/O	6EXMP	6EXMP
58SOU	BANK BRANCH OFFICE	64EAS	IND'L >=20K SF, 25-49.9% F/O	72004	FRAT/SORORITY
58SWE	BANK BRANCH OFFICE	64EXE	OBS 2014	73004	DORMITORY
59CBD	59CBD	64FEA	IND'L >=20K SF, 25-49.9% F/O	73EXE	OBS 2014
59CEN	59CEN	64FNE	IND'L >=20K SF, 25-49.9% F/O	74004	HI-RISE DORM
59EAS	59EAS	64FNW	IND'L >=20K SF, 25-49.9% F/O	74EXE	OBS 2014
59EXE	OBS 2014	64NEA	IND'L >=20K SF, 25-49.9% F/O	75NUR	75NUR
59FNW	59FNW	64NOR	IND'L >=20K SF, 25-49.9% F/O	76RET	76RET
59JON	FM 1431 JONESTOWN	64NWE	IND'L >=20K SF, 25-49.9% F/O	77EXE	OBS 2014
59KOE	KOENIG LANE	64SEA	IND'L >=20K SF, 25-49.9% F/O	77HOS	HOSPITAL
78CEN	DAYCARE	84WES	MINI-LUBE		
78EAS	DAYCARE	86CEN	FULL-SERVICE CARWASH		
78EXE	OBS 2014	86NEA	FULL-SERVICE CARWASH		
78FEA	DAYCARE	86NOR	FULL-SERVICE CARWASH		

Commercial Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
78FNE	DAYCARE	86SOU	FULL-SERVICE CARWASH		
78FNW	DAYCARE	86WES	FULL-SERVICE CARWASH		
78NEA	DAYCARE	87004	87004		
78NOR	DAYCARE	87EAS	PARKING GARAGE		
78NWE	DAYCARE	87EXE	OBS 2014		
78SOU	DAYCARE	87NOR	PARKING GARAGE		
78SWE	DAYCARE	88EXE	OBS 2014		
78WES	DAYCARE	88REH	REHAB FACILITY		
7EXMP	7EXMP	89001	ALT LIVING		
7WWW5	7WWW5	89002	ALT LIVING		
80CEN	VEHICLE SHOWROOM	89003	ALT LIVING		
80EAS	VEHICLE SHOWROOM	89004	ALT LIVING		
80FEA	VEHICLE SHOWROOM	89EXE	OBS 2014		
80FNW	VEHICLE SHOWROOM	90CEN	90CEN		
80NEA	VEHICLE SHOWROOM	90EAS	90EAS		
80NOR	VEHICLE SHOWROOM	90EXE	OBS 2014		
80SEA	VEHICLE SHOWROOM	90FWE	90FWE		
80SOU	VEHICLE SHOWROOM	90NCN	90NCN		
80WES	VEHICLE SHOWROOM	90NOR	90NOR		
81CEN	FULL-SERVICE GAS STATION	90SOU	90SOU		
81EAS	FULL-SERVICE GAS STATION	90WES	90WES		
81EXE	OBS 2014	91002	91002		
81FNE	FULL-SERVICE GAS STATION	91003	91003		
81NOR	FULL-SERVICE GAS STATION	91004	91004		
81NWE	FULL-SERVICE GAS STATION	91EXE	OBS 2014		
81SOU	FULL-SERVICE GAS STATION	92CEN	COUNTRY CLUB		
81SWE	FULL-SERVICE GAS STATION	92EXE	COUNTRY CLUB		
81WES	FULL-SERVICE GAS STATION	92FNW	COUNTRY CLUB		
82FNW	NULL	92NEA	COUNTRY CLUB		
82NEA	82NEA	92SEA	COUNTRY CLUB		
82NOR	82NOR	92SOU	COUNTRY CLUB		
82NWE	82NWE	92SWE	COUNTRY CLUB		
82SOU	82SOU	93NCN	93NCN		
83CEN	VEHICLE SVC/REPAIR/GARAGE	93NOR	93NOR		
83EAS	VEHICLE SVC/REPAIR GARAGE	93NWE	93NWE		
83EXE	OBS 2014	93SOU	93SOU		
83FEA	VEHICLE SVC/REPAIR GARAGE	94CEN	94CEN		
83FNE	VEHICLE SVC/REPAIR/GARAGE	94EXE	OBS 2014		
83FNW	VEHICLE SVC/REPAIR GARAGE	94FWE	94FWE		
83NEA	VEHICLE SVC/REPAIR GARAGE	94LRG	>100,000		
83NOR	VEHICLE SVC/REPAIR GARAGE	94NCN	94NCN		
83NWE	VEHICLE SVC/REPAIR/GARAGE	94NOR	94NOR		
83SEA	VEHICLE SVC/REPAIR GARAGE	94NWE	94NWE		
83SOU	VEHICLE SVC/REPAIR GARAGE	94RES	94RES		
83SWE	VEHICLE SVC/REPAIR/GARAGE	94WES	94WES		
83WES	VEHICLE SVC/REPAIR GARAGE	95AUSTIN	LAKE AUSTIN MARINA		
84CEN	MINI-LUBE	95TRAV_N	LK TRAVIS N SHORE MARINA		
84EAS	MINI-LUBE	95TRAV_S	LK TRAVIS S SHORE MARINA		
84FNE	MINI-LUBE	96ALL	SPECIAL USE PROPERTIES		
84FNW	MINI-LUBE	98004	98004		
84NEA	MINI-LUBE	98EXE	98EXE		
84NOR	MINI-LUBE	9CTRT_APSL	CONTRACT APPRAISAL		
84NWE	MINI-LUBE	9EXMP	9EXMP		
84SEA	MINI-LUBE				
84SOU	MINI-LUBE				
84SWE	MINI-LUBE				

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
A0000	PP MH ON RES PARCELS	A4400	A4400	B0040	B0040
A0100	A0100	A5000	A5000	B0120	B0120
A0105	A0105	A5001	A5001 HEATHERWILDE	B0126	HORNSBY GLEN
A0110	A0110	A5100	A5100	B0130	B0130
A0190C	VICTORIA GLEN CONDOS	A5550	OLD PFLUGERVILLE	B013MH	B013MH
A0200	A0200	A5800	ACREAGE HMSITES E OF DESSAU V	B013P	OBSOLETE FOR 2014//B013MH
A0210C	COPPERTREE CONDOS	A5810	ACRG HMSITES W OF DESSAU	B0141	PARSONS MEADOWS 1 & 2
A0270	COPPERFIELD TOWNHOMES	A5850	CANTARRA (CENTEX/MERITAGE)	B0160	B0160
A0290C	BELLA TERRA CONDOS	A5921	A5921	B0180	B0180
A0310	A0310	A5930	PARKSIDE AT NORTHTOWN COND	B0184	OBSOLETE FOR 2013
A0330	A0330	A6005	FOREST CREEK SEC 39 DPLXS	B01A0	CHAPARRAL CROSSING CONDOS
A0390	A0390	A6100	A6100	B0210	B0210
A0400	A0400	A6300	OBSOLETE FOR 2014/A6300	B0210MH	B0210MH
A0500	NORTHTOWN WEST	A6400	A6400	B021P	OBSOLETE FOR 2014//B021P
A0520	WILDFLOWER	A6760	LAKES AT/OF NORTHTOWN SECTIO	B0220	B0220
A0540	PARKWAY & NRHTWN PK	A6900	A6900	B0230	CARRIAGE HILLS SECTION 1 & 2
A0545	A0545 DUPLEXS	A7100	A7100	B0240	B0240
A05A0	MORGAN PARK CONDO	A7200	A7200	B0250	B0250
A0800	A0800	A7500	A7500	B0260	B0260
A0820	A0820	A7541	OBSOLETE 2014//A7541	B0270	B0270
A0850	A0850MH	A7550	A7550	B0300	B0300
A0900	GATLINBURG	A7641	A7641	B030MH	B030MH
A0950	GASTON-SHELDON	A7700	A7700-Park At Blackhawk VI Sec 1	B030P	OBSOLETE FOR 2014//B030MH
A0951	A0951 BROOKFIELD ESTATES	A8000	A8000	B0330	B0330
A0985	OBSOLETE FOR 2013	A8200	A8200	B0450	B0450
A09A0	MOUNTAIN CREEK RANCH CONDO	A8300	A8300	B0450MH	B0450MH
A1000	OLD PFLUGERVILLE	A8350	A8350	B045PMH	OBSOLETE FOR 2014//B045MH
A1005	OBSOLETE FOR 2013	A8400	A8400	B0510	B0510
A1100	SPRING WILLOW	A8450	A8450 - STAR RANCH	B051MH	B0510MH
A1105	A1105	A8455	STAR RANCH DUPLEX	B051P	OBSOLETE FOR 2014//B051MH
A1200	SPRG HILL VILLGE & MISC	A8470	A8470	B0750	B0750
A1205	A1205 DUPLEXS	A8500	LA RUE CONDOS & PLUGERVILLE C	B075MH	B075MH
A1300	A1300	A8600	A8600	B075P	OBSOLETE FOR 2014//B075P
A1400	A1400	A8600MH	A8600 MH	B0770	OBSOLETE FOR 2013
A1500	A1500	A8800	HIGHLAND PARK CONDOS	B078MH	B078MH
A1520	A1520	A8810	A8810	B078P	OBSOLETE FOR 2014 2/28/2014 JG
A1600	A1600	A8830	A8830	B0790	B0790
A1700	A1700	A8840	A8840	B0800	B0800
A1800	A1800	A8900	A8900	B0810	B0810
A1880	A1880	A9000	A9000	B0820	B0820
A1900	A1900	A9100	A9100	B0830	B0830
A1950	A1950	A9600	FALCON POINTE	B0850	B0850
A2000	A2000	A9800	VILLAGES OF HIDDEN LAKE	B0855	B0855
A2100	A2100	A9840	RIDGE AT STEEDS CROSSING	B085MH	B085MH
A2100MH	A2100MH	A98A0	RESERVE AT WESTCREEK CONDOS	B085P	OBSOLETE FOR 2014//B085P
A2200	A2200	A9900	MCSHEPHERD RANCHES	B0861	B0861
A2300	A2300	A9900MH	A9900MH	B0890	B0890
A2400	A2400	A9901	ACREAGE HOMESITES E OF 130	B0900	B0900 - EAGLES LANDING
A2500	A2500	A9902	ACREAGE W OF 130 N OF 45	B0905	B0905 - EAGLES LANDING DUPLEX
A3000	A3000	A9903	ACREAGE E OF 130	B0960	B0960 - VACANT
A3100	A3100	AEXMP	OBSOLETE	B0990	B0990
A3105	A3105 DUPLEXS	AW950	AW950	B1110	B1110
A3200	A3200	B/DES	B/DES	B1150	TOWN OF LITTIG
A3300	OBSOLETE FOR 2014/A3300	B/JMR	B/JMR	B1230	B1230
A3400	A3400	B/PAR	B/PAR	BEXMP	OBSOLETE
A3450	A3450	B/WEB	B/WEB	C/BRA	C/BRAKER
A3500	A3500	B00000	PP MH ON RES PARCELS	C/I35	C/I35
A3600	A3600	B0020	B0020	C0030	C0030
A3620	A3620	B0030	B0030	C003PMH	C003PMH
A4000	A4000	B0030MH	B0030MH	C0040	C0040
C0060	C0060	C4200	C4200 - REFLECTIONS OF WALNUT	D50D0	4618 GREENVIEW ROW

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
C0070	OBSOLETE FOR 2014/C0070	C4300	C4300	D50F0	PECAN SPRINGS CONDO
C0071	C0071- MISC SF FM969	C4500	OBSOLETE FOR 2013	D5505	OBSOLETE FOR 2014/D5505
C0100	C0100	C6000	C6000	D5540	D5540 GREENWAY LOFTS
C0105	C0105	C600P	C600P	D5590	MUELLER IV & V
C0131	KNOLLWOOD ON THE COLORADO	C7000	C7000	D6000	D6000
C0180	C0180	C7000MH	C7000MH	D6000MH	D6000MH
C0200	C0200	C7600	C7600 - VILLAS MEADOWS AT TRIN	D6010	D6010
C0210	C0210	C8000	C8000 - SPEYSIDE	D7000	D7000
C0210MH	C0210MH	CAD	Temporary Hood Code	D7004	OBSOLETE FOR 2014/D7004
C0240	C0240 - IMPERIAL VALLEY	CEXMP	OBSOLETE	D7005	D7005
C0240MH	C0240MH	D/AIR	D/AIR	D8000	D8000
C0280	C0280	D/CAM	D/CAM	D8000MH	D8000MH
C0291	C0291 - SENDERO HILLS PHS 3,4,5,	D/SPR	D/SPR	D8004	OBSOLETE FOR 2014/D8004
C0291HAB	C2191HAB - HABITAT FOR HUMAN	D0360	OBSOLETE FOR 2014//D0360	D8005	D8005
C0300	C0300	D036A	2803 ROBINSON CONDOS	D9000	D9000
C0305	C0305 - DUPLEX BRAKER/DESSAU	D0660	OBSOLETE FOR 2014/D0660	D9000MH	D9000MH
C0450	C0450 OBSOLETE FOR 2013	D0680	D0680	D9002	D9002
C0450MH	C0450MH	D0700	D0700	D9004	D9004
C0500	C0500 - COLONY PARK SF	D1000	D1000	D9005	D9005
C0505	C0505	D1004	OBSOLETE FOR 2014/D1004	D9005NEW	D9005NEW
C050P	C050P	D1005	DUPLEX NBHD	D9006	D9006
C0570	C0570	D1005NEW	OBSOLETE FOR 2104/D1005NEW	D90A0	1710 PATTON LANE CONDOS
C0600	C0600 - LAS CIMAS/CRYSTALBROO	D10A0	D10A0	D9211	MUELLER IV V
C0604	C0604 - LAS CIMAS DUPLEXS	D1650	D1650	D9211C	MUELLER HOUSE TOWNHOMES
C0605	C0605 - 4 PLEX DECKER/LOYOLA A	D2000	D2000	D9212C	D9212C
C0660	C0660 - NORTHRIDGE PARK	D2004	OBSOLETE FOR 2014/D2004	DEXMP	OBSOLETE
C0662	C0662 - NORTHRIDGE PARK DUPL	D2005	D2005	DHIST	DHIST
C1000	C1000	D2040	D2040	DIH35	DIH35
C1010	C1010 - COLONIAL PLACE CONDOS	D20A0	VINELAND CONDOS	E/183	E/183
C1100	C1100	D2270	OBSOLETE FOR 2014/MUELLER IV	E/4TH	E/4TH
C1200	C1200	D2280	OBSOLETE FOR 2014//ROW MODE	E/7TH	E/7TH
C1300	C1300	D2290	MUELLER (16'S IV & V)	E/SPR	E/SPR
C1304	C1304 - DUPLEX	D2880	LEISURE TIME VILLAGE GASTON PL	E0010C	CHESTNUT COMMONS CONDOMIN
C1400	C1400	D3000	D3000	E0030	E0030
C1405	C1405 - DUPLEX	D3000MH	D3000MH	E0030MH	E0030MH
C1405MH	C1405MH	D3005	D3005	E0034	OBSOLETE FOR 2014/YEAR 2000+,
C1500	C1500 - SUNCHASE CONDO	D300A	PANNELL PL CONDO	E0034C	E CONDO EAST TO AIRPORT/
C150L	NULL	D3060C	CHIMNEY CREEK CONDOS	E0035	E0035
C150S	NULL	D30A0	CONDOS	E0035C	vacant
C1510	C1510 - MEADOWS AT TRINITY XIN	D3250	OBSOLETE FOR 2014/D3250	E003A	CONDOS
C1530	C1530 - MEADOWS AT TRINITY XIN	D325A	1302 DANBURY SQUARE CONDO	E003B	GREENPOINT AUSTIN CONDOS
C1600	C1600 - AUSTEX ACRES & MISC	D3330	D3330	E003C	1306 CHICON CONDOS
C1700	OBSOLETE/C1700 FOR 2014	D3790	MUELLER	E003D	OBSOLETE 2010
C1800	C1800 - HARRIS BRANCH	D3790A	OBSOLETE FOR 2014 /D3790A	E003G	OBSOLETE
C1870	C1870 - EDINBURGH GARDENS	D3790B	OBSOLETE FOR 2014/D3790B	E003I	NEW YORK CONDOS
C1900	C1900 - THORNBURY /STONE RIDG	D4000	D4000	E003J	OBSOLETE FOR 2010
C2000	C2000 - WINDSOR VILLAGE	D4004	OBSOLETE FOR 2014/D4004	E003K	E003K CONDOS AT WALNUT/13TH
C2005	C2005 - 4 PLEX 4 SEASONS	D4157	D4157	E00D0	2401 E 14TH ST CONDO
C2030	C2030 - MEADOWS AT TRINITY XIN	D4591	OBSOLETE FOR 2014 /MUELLER IV	E00E0	WEBBERVILLE RESD CONDO
C2100	C2100 - COLONIAL SQUARE CONDO	D4920	COVE CONDOS, THE	E00H0	EAST 12TH STREET CONDOS
C2500	C2500 - NORTH ACRES	D4980	OLD TOWN CONDOS	E0120	E0120
C2700	C2700 - COLLINWOOD	D5000	D5000	E0120MH	E0120MH
C3000	C3000 - WOODCLIFF	D5004	OBSOLETE FOR 2014/D5004	E0124	E0124
C3100	C3100 - PIONEER FARMS	D5005	D5005	E0125	E0125
C3120	OBSOLETE FOR 2013	D5005NEW	OBSOLETE FOR 2014//D5005NEW	E012C	2007 EAST THIRTEENTH CONDOS
C3130	OBSOLETE FOR 2013	D5006	DEVONSHIRE PARK A1	E012D	LAKEVIEW CONDOS
C3200	C3200	D5010	VILLAS OF CORONADO HILLS	E012E	1608 HASKELL STREET CONDOS
C3300	OBSOLETE FOR 2013	D50A0	16 CONDOS	E012F	EAST SECOND ST CONDOS
C4000	C4000	D50B0	3001 GREENVIEW ROW CONDOS	E012G	LAMBIE CONDOS
E012H	1618 HASKELL CONDOS	E0806	SOL SUBD	F1180	TRACE CONDOS
E0150	E0150	E080A	THE COBRA STUDIOS CONDOS	F119C	SFR COMPLXS

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
E0150MH	E0150MH	E111C	SFR CONDOS- EASTSIDE	F1200	F1200
E0154	E0154	E1122C	NEWER CONDOS ON 6TH STREET	F12005	F12005-MULTI-FAMILY
E0155	E0155	E12TH	E12TH	F1200MH	F1200MH
E0160	E0160	E6THC	PEDERNALES CONDO	F1250C	BOULEVARD CONDOS
E0164	VACANT	EEXMP	OBSOLETE	F125A	TOWNHOMES AT RIVERSIDE GROV
E0165	E0165	ERVRFRT	ERVRFRT	F1260	F1260
E0190	E0190	ESPRC	ESPRC	F1260MH	F1260MH
E0190MH	E0190MH	F/RIV	F/RIV	F1264	F1264
E0194	E0194	F0030	F0030	F1265	F1265 - DUPLEXS OLDER
E0195	E0195	F0035	F0035 DUPLEX	F1270	PROPS @ SQ FT
E01B0	WATERSTREET LOFT	F0036	F0036 FOURPLEX	F1280	F1280 - DUPLEXS NEWER
E01B1	VACANT CODE	F003A	OLD RIVERSIDE TOWNHOMES	F12A0	PROMENADE TOWNHOME CONDO
E01C0	ESTE CONDO	F003B	PARKER LANE CONDO	F1300	FAIRWAY STREET CONDOS
E01D0	E01D0	F003C	RIVERSIDE CONDOS	F1320	F1320
E01F0	CONDO'S	F0040	THE WATERFRONT CONDO	F1320MH	F1320MH
E01G0	41 WALLER LOFTS	F0070	F0070	F1340	NULL
E01H0	VILLAS @ HOLTON WDS CONDO	F007A	ARBORS @ RIVERSIDE TOWNHOM	F1350	F1350
E01I0	EAST 2ND STREET CONDOS	F0090	F0090	F1370	F1370
E01J0	THE GOODWIN CONDOS	F0095	F0095 DUPLEX	F1380	F1380
E01O0	1911 HASKELL CONDOS	F00A0	SYLVAN CONDOS	F1380MH	F1380MH
E01Z0	THE ENDS ON SIXTH CONDO	F00B0	1709 ELMHURST CONDOS	F1400	F1400
E0211	SALTILLO LOFTS	F00C0	EDGEWICK CONDO	F1410	F1410
E02A0	1101 EAST 6TH STREET CONDO	F0120	SUNNYVALE VILLAS CONDOS	F1411	OBSOLETE FOR 2014//F1411
E02B0	1305 LOFTS, A CONDO	F0180	PARKER SQUARE CONDOS	F1415	F1415 DUPLEX
E02C0	TWENTYONE24 CONDO	F0240	F0240	F1420	F1420
E02D0	SIXTH + BRUSHY CONDOS	F0250	F0250	F1470	F1470
E0300	E0300	F051L	SILVERADO CONDOS	F1480	F1480
E0300MH	E0300MH	F051M	F051M	F14A0	CARSON RIDGE CONDOS
E0300REMO	E0300REMODEL	F0600	F0600	F1500	F1500
E0305	E0305	F0630	LA CHENAY CONDOS	F666C	TOWN LAKE VILLAGE CONDOMINIUM
E030A	CONDO	F0640	TOLLGATE CONDOS	FEXMP	OBSOLETE
E030B	MASON AVE CONDO	F0660	WOODLAND II CONDO	FMISC	FMISC
E04A0	2209 SL DAVIS CONDOS	F0690	F0690	G/183	G/183
E04B0	5705 BOLM RD CONDOS	F0720	TIMBERRIDGE SQUARE CONDOS	G/183MH	G/183MH
E0530	E0530	F0730	PROPS @ SQ FT	G/71E	G/71E
E0530MH	E0530MH	F0780	F0780	G/71EMH	G/71EMH
E0533C	MCKINLEY HEIGHTS CONDOMINIUM	F0785	F0785 DUPLEX	G0030	G0030
E0534	OBSOLETE FOR 2014//E0534	F0786	F0786	G0030MH	G0030MH
E0535	E0535	F0800	F0800	G0060	G0060
E05A0	CONDOS	F0900	F0900	G0065	G0065 FOURPLEXS
E05B0	VACANT	F0901	F0901	G0090	G0090
E05C0	NULL	F0930C	CHAMBORD CONDOMINIUMS	G0100	G0100
E05D0	NULL	F093L	F093L	G0120	G0120
E05E0	NULL	F093M	F093M	G0150	G0150
E05F0	NULL	F093S	F093S	G0150MH	G0150MH
E05G0	EAST END FLATS CONDOS	F096L	F0960 (MEADOWS CONDOS)	G0240	G0240
E05H0	NULL	F0980	F0980	G0240MH	G0240MH
E05H1	HARVEY ST TOWNHOMES	F0990	F0990	G0270	G0270
E05I0	WILLOW BRANCH LOFTS	F09A0	2011 KIRKSEY CONDOS	G0300	G0300
E05J0	12TH STREET TOWNHOMES COND	F09B0	1904 WOODLAND AVE CONDOS	G030MH	G030MH
E05K0	PANDORA CONDO	F09C0	2006 KENNETH AVE CONDOS	G0330	G0330
E06A0	1111 STREET CONDO	F1020	F1020	G0335	G0335
E06B0	SWEDE HILL LOFTS	F1050	MONACO CONDOS	G0340	G0340 BERDOLL FARMS
E06C0	EAST VILLAGE/E 11TH ST CONDO	F108C	CHAMONIX CONDOS	G0342	G0342 MEADOWS AT BERDOLL
E0720MH	E0720MH	F1110	F1110	G0350	G0350
E0800	E0800	F1114	OBSOLETE FOR 2014//F1114	G0360	G0360
E0804	E0804	F112C	SMALL NEW TOWNHOMES COMPL	G0380	G0380
E0805	E0805	F1170	CROSSING GARDENHOMES	G0390	G0390
G0420	G0420	H0670	H0670	H1620	H1620
G0425	G0425	H0670MH	H0670MH	H1650	GREENS OF ONION CREEK CONDOS
G0450	G0450	H0680	H0680	H1680	WINDROCK CONDOS

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
G0455	G0455	H0690	H0690	H1710	H1710
G0470	SMALL ACERAGE TRACTS	H0695	H0695	H1715	SHADOW LANE TOWNHOMES
G0480	G0480	H0700	H0700	H1770	BOCA RATION CONDO
G0480MH	G0480MH	H0720	H0720	H17C0	COURTYARDS OF ONION CREEK CO
G0500MH	G0500MH	H0720MH	H0720MH	H1800	H1800
G0510	G0510	H0750	H0750	H1860	EIGHTEEN ONION CREEK CONDOS
G0510MH	G0510MH	H0780	H0780	H1890	CROWN COLONY VILLA CONDOS
G0520MH	G0520MH	H0810	H0810	H1920	POINTE AT ONION CREEK
G0530	G0530	H0820	H0820	H1950	ONE ONION CREEK CONDO
G0530MH	G0530MH	H0840	H0840	H1980	H1980
G0600	G0600	H0845	OBSOLETE FOR 2013	H2010	HERITAGE PLACE CONDOS
G060MH	G060MH	H0900	H0900	H2020	H2020
G0800	G0800	H0905	THAXTON PLACE	HDUMP	HDUMP
G0900	SUBDIVIDED ACREAGE TRACTS	H0910	H0910	HEXMP	OBSOLETE
G900MH	SUBDIVIDED ACREAGE TRACTS WI	H0930	H0930	HHIST	HHIST
GMISC	GMISC	H0950	H0950	HMISC	HMISC
GMISCMH	GMISCMH	H0960	H0960	I/I35	I/I35
GPITS	GPITS	H0960MH	H0960MH	I/MAN	I/MAN
H/183	H/183	H0961	Newer homes on subdivided lot	I/SLT	I/SLT
H/71E	H/71E	H0990	H0990	I0030	I0030
H/BUR	H/BUR	H1000A	Sheldon Sub Acre tracts	I0030MH	I0030MH
H0030	H0030	H1020	H1020	I0040	I0040
H0060	H0060	H1025	H1025	I0050	I0050
H0090	OBSOLETE FOR 2013	H1030	H1030	I0100	I0100
H0100	H0100	H1050	H1050	I0110	I0110
H0120	H0120	H1050MH	H1050MH	I0170	BRIDGES @ BEAR CREEK SEC 1 PH
H0150	H0150	H1055	H1055	I0210	I0210
H0150A	H0150A	H1080	H1080	I0215	I0215
H0160	OBSOLETE FOR 2013	H1110	H1110	I0240	I0240
H0210	H0210	H1110MH	H1110MH	I0270	I0270
H0330	H0330	H111C	SFR CONDOS	I0280	I0280 - BRODIE SPRINGS
H0360	H0360	H1140	H1140	I0300	I0300
H0390	H0390	H1170	H1170	I0320	I0320
H0390MH	H0390MH	H1200	H1200	I0360	I0360
H0420	OBSOLETE FOR 2014/H0420	H1230	H1230	I0370	I0370
H0450	H0450	H1235	H1235 - MOHOS	I0380	RANCHO ALTO
H0455	H0455	H1260	H1260	I0390	I0390
H0470	H0470	H1290	H1290	I0400	I0400 SHADY HOLLOW WEST
H0480	H0480	H1290MH	H1290MH	I0490	RESERVE @ SOUTHPARK MEADOW
H0510	H0510	H1320	H1320	I0510	I0510
H0520	H0520	H1325	H1325	I0520	BEAR CREEK
H0520MH	H0520MH	H1370	H1370	I0560	I0560
H0530	H0530	H1380	H1380	I0570	I0570
H0540	H0540	H1390	H1390 6- THROUGH 7 CLASS	I0571	I0571
H0550	H0550	H1410	H1410	I0575	I0575
H0580	H0580	H1420	H1420	I0580	I0580
H0580MH	OBSOLETE FOR 2014//H0580MH	H1430	H1430	I0590	I0590
H0590	H0590	H1440	H1440	I05A1	Gabardine Condos
H0590MH	OBSOLETE FOR 2014 //H0590MH	H1450	H1450	I0650	THE HOLLOWES @ SLAUGHTER CRE
H0600	OBSOLETE FOR 2014//H0600	H1460	H1460	I0660	I0660
H0620	H0620	H1470	H1470	I0690	I0690
H0630	H0630	H1480	H1480	I0710	I0710
H0635	H0635	H1500	H1500	I0720	I0720
H0635MH	H0635MH	H1501	H1501	I072P	I072P
H0660	H0660	H1530	H1530	I0730	I0730
H0660MH	H0660MH	H1560	H1560	I07A0	SWEETWATER GLEN CONDOS
H0665	H0665	H1590	H1590	I0810	I0810
I0814	NEWER HOMES IN SAN LEANNA	J0180	J0180	J1440	J1440
I0815	I0815	J0184	J0184	J1470	J1470
I0840	I0840	J01A0	J01A0 - HANK AVENUE CONDOMIN	J1500	J1500
I0850	I0850	J01B0	SAGE MEADOW CONDOS	J1505	J1505

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
I0870	I0870	J01C0	4418 HANK AVENUE CONDOS	J1560	J1560
I0930	I0930	J0210	J0210	J1620	J1620
I0960	I0960	J0214	J0214	J1640	J1640
I0960MH	I0960MH	J0215	J0215	J1650	J1650
I0990	I0990	J0250	J0250	J1670	J1670
I1000	I1000	J0270	J0270	J1680	J1680
I1070	I1070	J0300	J0300	J1710	TAHOE CONDOS
I1110	I1110	J0330	J0330	J1740	J1740
I1112	I1112	J0390	J0390	J1745	J1745
I1180	MORNINGSIDE SUBDIVISION	J0420	J0420	J1770	J1770
I1380	I1380 OAK CREEK PARKE	J0420MH	J0420MH	J1800	J1800 HEATHERWOOD CONDOS
I1400	I1400	J0425	J0425	J1830	J1830 CANTERBURY COMMONS CC
I1430	I1430	J0450	MOCKINGBIRD LANE CONDOS	J1860	J1860
I1440	CIRCLE C RANCH	J0455	201 WEST MOCKINGBIRD LANE CO	J1890	J1890
I1450	I1450	J0480	J0480	J1920	J1920
I1500	I1500	J0510	J0510	J1950	J1950
I1610	I1610	J0540	J0540	J1980	J1980
I1626	I1626	J0570	J0570	J2010	J2010
I1626MH	I1626MH	J0570MH	J0570MH	J2040	WESTGATE CROSSING CONDOS
I1630	I1630	J05A0	VILLAGE ON CONGRESS AMD	J2070	J2070
I1640	I1640	J0600	J0600	J2100	J2100
I1650	I1650	J0605	J0605	J2130	J2130
I1660	I1660	J0630	J0630	J2160	J2160
I1696	RAVENSCROFT TOWNHOME COND	J0660	J0660	J2190	J2190
I5000	I5000	J0690	J0690	J21A0	INDEPENDENCE PARK CONDO
I5020	I5020	J0720	J0720 WOODMERE CONDOS	J2250	J2250 PERSIMMON CONDO
I5030	1301 SOUTH 1ST STREET CONDO	J0750	J0750	J2280	J2280
I5040	I5040	J0751	J0751	J2310	J2310
I5179	ASHBROOK	J0780	J0780	J2340	J2340
I6000	I6000	J0810	J0810	J2400	J2400
I7000	MILESTONE	J0815	J0815	J2430	J2430
IEXMP	OBSOLETE	J0840	J0840	J2460	J2460
J/DITMH	J/DITMH	J0850	J0850	J2495	J2495
J/I35	J/I35	J0860	J0860	J2520	J2520
J/IND	J/IND	J0875	J0875	J2550	J2550
J/MAN	J/MAN	J0880	J0880	J2580	J2580
J/MANMH	J/MANMH	J0890	J0890	J25A0	LITTLE VILLAS AT BARGE CONDO
J/MPC	J/MPC	J0900	J0900	J2610	J2610
J/NBD	J/NBD	J0900MH	J0900MH	J2640MH	J2640MH
J/PFH	J/PFH	J0930	J0930	J2670	J2670 SWEETBRIAR CONDOS
J/PFHMH	J/PFHMH	J0980	J0980	J2730	J2730
J/SHE	J/SHE	J0990	J0990	J2760	J2760
J/SLA	J/SLA	J1110	J1110	J2790	J2790
J/STE	J/STE	J1120	J1120	J2820	J2820
J/WGT	J/WGT	J1125	J1125	J2850	J2850
J/WMC	J/WMC	J1130	J1130	J2880	J2880
J0030	J0030	J1250	J1250	J2940	J2940
J0035	J0035	J1290	J1290	J3000	J3000
J0040	J0040	J1291	J1291	J3060	J3060 - SOUTHBRIDGE VILLA
J0050	J0050	J1294	J1294	J3070	J3070
J0060	J0060	J1295	J1295	J3080	J3080
J0090	PHARO CONDOS	J1320	J1320	J3090	J3090
J00A0	BEL AIR CONDOS	J1350	J1350	J30A0	CENIZA CONDOS
J0120	J0120	J1380	J1380	J3100	J3100
J0150	J0150	J1410	J1410	J3120	WYLDWOOD PLACE CONDOS
J0150MH	J0150MH	J1430	SALEM CENTER RESUB B1	J3140	J3140
J3150	J3150	J5070	J5070	K0402	LE GRANDE CONDO
J3160	J3160	J5100	J5100	K0404	K0404
J3170	J3170	J5130	J5130	K040A	2206 SOUTH 2ND ST CONDO
J3180	J3180	J5190	J5190	K040C	814 WEST MARY STREET CONDOS
J3195	TOWNE COURT CONDOS	J5220	J5220	K0420	K0420 BOULDIN CREEK CONDO

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
J31F0	LA VID CONDOS	J5250	J5250	K0431	GILLESPIE PLACE CONDO
J3210	J3210	J5280	J5280 - CHERRY CREEK	K0435	FAIRVIEW PARK CONDO
J3240	J3240	J5290	BRODIE HEIGHTS CONDOS	K0450	K0450 VIEWPOINT CONDO
J3330	J3330	J5310	J5310	K045L	VIEWPOINT CONDOS LARGE
J3360	J3360	J5340	J5340	K0460	K0460
J3390	VICTORY HILL CONDOS	J5370	J5370	K04A0	3RD & MONROE CONDOS
J33A0	DEATONHILL CONDO	J5400	J5400	K04C0	VILLAS AT 707 CONDO
J3420	FLAGSTONE TERRACE CONDOS	J5430	J5430	K0510	K0510 TRAVIS GREEN CONDO
J3450MH	J3450MH	J5490	J5490 SWEETBRIAR II CONDOS	K051M	TRAVIS GREEN MED
J345A	AUSTIN TUSCANY OAKS CONDOS	J5670	J5670	K0540	FAIRVIEW PARK CONDO
J3480	J3480	J5700	J5700	K0550	K0550
J3510	J3510	J5730	J5730	K0630	K0630
J3540	J3540	J6500	GILLIS STREET CONDOS	K0631	TRAVIS HEIGHTS TERRACE CONDOS
J3570	J3570 (OBSOLETE)	J6700	J6700 CANNON RIDGE CONDOS	K0635	K0635
J3600	J3600	J6800	MIRA MONTE TOWNHMS	K0690	K0690 TRAVIS OAKS CONDO
J3630	J3630	J6900	J6900	K069L	TRAVIS OAKS CONDOS
J3660	J3660	J8000	J8000 BROOKSIDE VILLAS CONDO	K0780	K0780
J3690	J3690	J9000	SMALL ACREAGE PARCELS	K0785	K0785
J3720	J3720	JHIST	JHIST	K07A0	305 WEST LIVE OAK CONDOS
J3727	ENCLAVE AT WESTGATE	K/MAN	K/MAN OBSOLETE	K07B0	COURTYARD CONDOS
J3750	J3750	K0010	THE OAK AT 1227	K07D0	ROSA LINDA CONDOS
J3780	J3780	K0015	K0015 RIVERWALK CONDO	K07F0	2210 SOUTH CONGRESS CONDO
J3810	J3810	K0020	FREEDOM HOUSE CONDOS OBSOL	K07G0	04 FLATS CONDOS
J3840	J3840	K0030	K0030 OBSOLETE	K07H0	2020 CONGRESS CONDOS
J3870	SOUTHWEST OAKS DUPLEX CONDO	K0034	K0034 OBSOLETE	K081A	BOULDIN CREEK COTTAGES
J3900	J3900	K003A	1107 RIVERSIDE AUSTIN CONDOS	K0840	WEST ANNIE CONDOS
J3900MH	J3900MH	K003B	K003B	K0900	K0900
J3930	J3930	K0041	K0041 OBSOLETE	K0905	K0905
J3950	J3950	K0042	K0042 - FAIRVIEW COMMONS CON	K090A	2507 sherwood lane condos
J3960	J3960	K0043	NE OBSOLETE	K0930	K0930 COUNCIL RIDGE CONDO
J3990	J3990	K0045	K0045 OBSOLETE	K1000	BOULDIN
J4020	J4020	K0046	VILLAS OF TRAVIS HEIGHTS CONDO	K1005	MULTIFAM NORTH
J4050	J4050	K0055	K0055 - CREEKSIDE TERRACE COND	K1020	K1020
J4110	J4110	K0065	K0065	K1050	K1050
J4120	J4120	K0070	K0070	K1080	K1080
J4140	J4140	K0071	-1019 E RIVERSIDE CONDO	K1082	K1082
J4170	J4170	K0072	K0072 - 1017 E RIVERSIDE CONDO	K1085	K1085
J41A0	DALTON STREET CONDOS	K007A	1019 E RIVERSIDE CONDO	K1086	K1086
J41B0	WOODSTONE COVE CONDOS	K0090	KINNEY LOFTS CONDOS	K10A0	3201 5TH ST CONDOS
J4200MH	J4200MH	K00A0	SOCO 3 CONDOS	K10E0	3013 SOUTH 5TH STREET CONDOS
J4210	J4210	K00C0	TRAVIS HEIGHTS CONDO	K10F0	2705 SOUTH 5TH STREET CONDOS
J4210MH	J4210MH	K0100	KINNEY MUES CONDO	K10G0	K10G0 1009 S CENTER CONDO
J4214	J4214	K0110	K0110 SOUTH 5TH CONDO	K1110	K1110
J4230	J4230	K0120	IVY ON KINNEY CONDOS	K1111	COVE AT VALLEY VIEW CONDO
J4260	J4260	K0210	K0210	K1112	CINNAMON PATH CONDO
J4290	J4290	K024C	AUSTIN OAK TERRACE CONDOS	K1114	K1114
J42A0	MINNIE STREET CONDOS #1	K0270	PECAN GROVE CONDOS	K1115	K1115
J42B0	MINNIE STREET VILLAS	K0300	K0300	K111A	133 Fredrick Condos
J4320	J4320	K0360	K0360	K1170	K1170
J4350	J4350	K0390	OAK KNOLL CONDO	K1171	K1171
J4380	J4380	K03A0	BRIDGES ON THE PARK CONDOS	K1180	CARRIAGE PARK CONDOS
J4440	J4440	K03B0	BOULDIN QUARRY TOWNHOME CO	K11D0	DURWOOD STREET CONDOS
J4470	J4470	K03C0	NEWTON STREET CONDOS	K11E0	ELEMENT STUDIOS
J4950	J4950	K03F0	1650 CONDO	K11F0	515 EL PASO CONDOS
J4980	J4980	K0400	K0400	K11G0	THORNTON VIEW CONDO
K11H0	K11H0 - SYCAMORE CONDO	K2400	COACHLIGHT SQUARE CONDO	L2265	L2265
K1200	K1200	K2430	TIMBERS CONDOS	L2270	L2270
K1202	K1202	K2490	K2490	L2290	L2290
K1204	K1204	K2530	WATERLOO TRAIL CONDO	L229A	Melridge Court Condos
K1205	K1205	K2540	K2540	L229B	BARTON SKYLINE GARDEN HOME
K1220	EIGHT HUNDRED BANISTER PLACE	K3000	SOUTH LAMAR	L22A0	AUSTIN HEIGHTS CONDOS

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
K1260	K1260	K3221C	SF CONDO	L22B0	BLUFF STREET VILLAS CONDOS
K1264	K1264	K3521C	SOUTH LAMAR, SFR CONDO, NEW	L22C0	JESSIE STREET TOWNHOMES
K1265	K1265	K4000	TRAVIS HEIGHTS	L22D0	L22D0 - ZILKER CONDOS
K12A0	K12A0 - CINNAMON PATH CONDO	K4121C	TRAVIS HGHTS, TWHNS, NEWER, N	L22E0	1401 HILLMONT CONDO
K12B0	COURTYARD AT KINNEY CONDOS	K4500	SHERWOOD	L22F0	2405 ANN ARBOR CONDO
K12C0	SPACES 2525 CONDOS	K5000	KENNAS PLACE CONDO	L22G0	L22G0
K12D0	HILL CTRY GLEN ALLEN TOWNHM	K5005	K5005	L22H0	WRIGHT STREET CONDO
K12E0	LIGHTSEY TOWNHOMES	K8000	K8000	L22I0	GOODRICH ESTATES CONDO
K12K0	K12K0 - SOLA CITY CONDO	K8010	PEACOCK VIEW CONDO	L22K0	FLAMINGO CONDO
K12K1	SOLA CITY WITH 0.74% INT IN COM	K8020	ALGARITA AVENUE CONDOS	L22M0	ASHBY AVE CONDO
K1320	WATERLOO CONDOS	K9098N	CONDO 1998 - OLDER NORTH OF O	L22N0	2004 PARAMOUNT AVE CONDOS
K1350	BRIDGEWAY VILLAS CONDOS	K9098S	CONDO 1998-OLDER SOUTH OF OL	L22O0	NULL
K1370	DEL CURTO CONDOS	K9099N	CONDO 1999-NEWER NORTH OF O	L22Q0	HETHER STREET TOWNHOMES
K1384	K1384	K9099S	CONDO 1999-NEWER SOUTH OF O	L22R0	AKOYA CONDOS
K13A0	THORNTON CITY HOMES CONDOS	KHIST	KHIST	L22S0	2204 LA CASA CONDOS
K13B0	2308 THORTON CITY HMS CONDO	L0090	L0090 - TALISMAN CONDO	L22T0	KINNEY CONDOS
K1420	GLEN ALLEN CONDO	L0180	ASHTON GREEN CONDOS	L22U0	SAGE CONDOS
K1470	K1470	L0240	ZILKER PLACE CONDOS	L22V0	LYRIC CONDOS
K1500	K1500	L0450	L0450	L22W0	L22W0
K1590	K1590	L0480	SPRINGHOLLOW CONDOS	L22X0	L22X0 KINNEY AVENUE CONDOS
K1618	TOWNHOMES NOT A4	L0510	L0510	L22Y0	SAGE CONDOS
K1680	K1680	L0570	BARTON TERRACE CONDOS	L22Z0	2014 ARPDAL CONDOMINIUMS
K1745	K1745	L0600	SPRINGS CONDO	L2300	L2300
K1750	CLAWSON ROAD CONDO	L0810	L0810	L23A0	1502 Barton Hills Condos
K17A0	OWEN PARK CONDOS	L1000	BARTON HILLS	L2500	DUDMAR
K186B	AUSTIN RIVERTREE CONDO	L1005	L MULTIFAM	L2BP99C	BARTONPLACE CONDOS
K186C	K186C	L1020	BARTON HILLS CONDO	L5000	L5000
K1888C	DENIZEN CONDOS STACKED	L1050	L1050	M0150	M0150PARK TEN CONDOS
K1889C	DENIZEN CONDOS TOWNHOMES	L1080	ZILKER HILL CONDOS	M0180	HABIDAD CONDOS
K18A0	IVY @ 78704 CONDO	L1500	WEST PARK SUBDIVISIOJN	M01A0	DANA COVE CONDOMINIUMS
K1950	K1950	L1618	TOWNHOMES NOT A4	M0860	ONE BARTON PLACE CONDOS
K1980MH	K1980MH	L2000	ZILKER	M3820	BARTON HOLLOW CONDO
K1985	1985 DUPLEXES	L203C	L203C - OLDER CONDO LAND +\$12	M4740	M4740
K2000	DISTRICT 2 SCHOOLS	L2080	VILLAS OF LOST CANYON CONDOS	M5000	M5000
K2005	K SOUTH DUPLEX NBHD	L20A0	L20A0 - R.E. LEE RD CONDO	M5004	M5004
K2006	K SOUTH TRI & 4-PLEX NBHD	L20B0	ARTHUR LANE CONDO	M5100	M5100
K2070	K2070	L2121C	BARTON HILLS TWHMS NEW, NO A	M5200	M5200
K2080	LOFT CONDO, THE	L2130	L2130	M5204	M5204 (OBSOLETE)
K2100	K2100	L2134	L2134	M5205	M5205
K2110	GARDEN VILLA LANE CONDO	L2135	900 lund street condos	M52A0	1506 AQUIFER COVE CONDOS
K2161	K2161	L2160	L2160	M52B0	ROCK PARK I CONDOS
K2164	K2164 - CRSSNG @ BOULDIN CREK	L2170	L2170	M52C0	1920 HOLLY HILL CONDOS
K21A0	3404 SOUTH 2ND STREET CONDOS	L21A0	SCULPTURE PARK CONDOS	M52E0	TAMARRON CONDOS
K21C0	3704 GARDEN VILLA LANE CONDO	L21B0	L21B0 - BARTONPLACE CONDO	M5300	M5300
K21D0	K21D0	L21C0	ZILKER PARK RESIDENCES	M5400	M5400
K21D1	K21D1	L2200	L2200	M5404	M5404 (OBSOLETE)
K21E0	PEACOCK CONDOMINIUMS FOUR	L2220	AUSTIN BLUEBONNET CITY HOMES	M5405	M5405
K2200	K2200 (2001+ REMODEL FOR K210	L2230	L2230	M5500	M5500
K2250	2ND ST VICTORIAN OAKS	L2234	ANN ARBOR CONDOS	M5600	M5600
K2250MH	K2250MH	L223A	collier street condos	M5604	M5604 (OBSOLETE)
K2310	K2310	L223Z	L223Z - Kinney Ave. Condos	M5605	M5605 (OBSOLETE)
K2340	SLEEPY HOLLOW CONDOS	L2241	1700 KINNEY AVE CONDOS	M56A0	WESTLAKE CONDOS
K2360	CASCADA CONDOS	L2245	L2245	M5700	M5700
K2370	COACHLIGHT CONDO	L2261	L2261 - WESTHILL CONDO	M5704	M5704
M5705	M5705	N4050	N4050	N7700	N7700
M5706	M5706 (OBSOLETE)	N4060	N4060	N7800	N7800
M570A	WILD BASIN LEDGE CONDO	N4070	N4070	N7800MH	N7800MH
M5710	M5710	N4080	N4080	N7900	N7900 - CUERNAVACA AREA
M5716	ST TROPEZ TOWNHOMES	N4090	ESCONDERA CONDOS	N7900MH	N7900MH
M5720	ST TROPEZ	N40B0	SIERRA VISTA CONDOS	N7902	JACARANDAS AT THE CREEK COND
M57A0	HIGH ROAD CONDOS	N4100	WOODS OF TRAVIS COUNTRY CON	N7904	N7904

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
M57C0	LAS COLINAS AT LK AUSTIN	N4110	VISTA HILLS CONDOS	N7904MH	N7904MH
M5800	M5800	N4200	N4200	N79A0	WESTCLIFF CONDOS
M5804	M5804	N4300	N4300	N79B0	SEVEN WINS CONDO
M5900	M5900	N4400	N4400	N8000	N8000 - AUSTIN LAKE HILLS
M5904	M5904 (OBSOLETE)	N4405	N4405	N80A0	LA PUENTE CONDO
M5907	M5907 (OBSOLETE)	N4500	N4500	N8100	N8100
M6004	M6004	N4500MH	N4500MH	N8200	N8200
M6100	M6100	N4510	AVIARA	N8300	N8300
M6107	M6107 (OBSOLETE)	N4900	N4900	N8305	N8305
M6200	M6200	N5000	N5000	N8400	N8400
M6300	M6300 (OBSOLETE)	N5100	N5100	N8500	N8500
M6400	M6400	N5104	N5104	N8600	N8600
M64A0	M64A0	N5110	N5110 - BARCLAY HEIGHTS	N8700	WESTCLIFF CONDOS
M6500	M6500 (OBSOLETE)	N5200	N5200	N8800	WESTBANK CONDOS
M6500MH	M6500MH	N5204	N5204	N8900	N8900
M6600	M6600	N5300	N5300	N8900MH	N8900MH
M6700	M6700	N5400	WOODSLOPES OF LOST CREEK CON	N8904	N8904
M7000	M7000	N5500	CANYON VISTA CONDOS	N8904MH	N8904MH
M7100	M7100	N5600	RIDGE AT LOST CREEK CONDOS	N8905	N8905
M7200	M7200	N5700	N5700	N8910	LAKE AUSTIN HILLS CONDOS
M7300	M7300 - THE GREENE TO TORO CA	N5704	N5704	N89B0	LA CASANITA CONDOS
M7400	CRESTED BUTTE HILLSIDE CONDOS	N5705	N5705	N9000	N9000
M7500	M7500 - TREMONT	N5800	CASTLE RIDGE AND WESTLAKE CO	N9004	N9004
M7550	VILLAS AT TREEMONT (STAND ALO	N5900	CASTLE TWO CONDOS	N9004MH	N9004MH
M7551	VILLAS AT TREEMON (1/2 UNIT TY	N6000	N6000	N90A0	CASTILE ROAD CONDOS
M7600	TREEMONT PARK CONDOS	N6010	N6010	N90B0	N90B0 - MIAMI PLACE CONDO
M7700	DOE TRAIL GARDEN HOMES	N6020	N6020	N9100	N9100
M7800	M7800	N6030	N6030	N9110	N9110
M7900	FOURTEEN BELMONT PARK CONDO	N6040	CALERA COURT CONDOS	N91A0	LISA DRIVE CONDOS
M8000	FOURTEENTH FAIRWAY CONDO	N6050	AMARRA DRIVE	N9200	N9200
M8100	WINNERS CIRCLE CONDOS	N6060	MIRADOR	N9200MH	N9200MH
M8200	STEEPLECHASE GARDENHOMES	N6070	NULL	N9300	N9300
M8300	ORLEANS HARBOR CONDOS	N6100	N6100	N9310	SENNA HILLS TAYLOR-WOODROW
M8400	ISLAND WAY CONDOS	N6200	N6200	N9400	N9400 - DAVENPORT WEST, ETC
M8500	PENINSULA ON LAKE AUSTIN	N6300	OWNERS CLUB AT BARTON CREEK	N9500	N9500
M8600	OAK HARBOR CONDOS	N6400	N6400	N9530	N9530
M8700	ST TROPEZ CONDOS	N6500	N6500	N9600	N9600
M8704	ENCLAVE VILLAS CONDOS	N6530	N6530	N9700	N9700
M8800	LOS ALTOS VILLAGE CONDOS	N6600	N6600	N9730	N9730
M8900	BEE CREEK CONDOS	N6700	N6700	N9800	N9800
M9000	MARINA CLUB CONDOS	N6704	N6704	N9830	N9830 - BUNNY BEND CONDO
M9100	LAKESIDE CONDOS	N6800	N6800	N9860	N9860
M9200	M9200	N6900	N6900	N9900	N9900 - WESTBRIDGE CONDO
N2000	TERRA LINDA	N7000	N7000 - BARTON CREEK WEST	O0030	O0030
N222C	VILLAS AT DAVENPORT RANCH CO	N7150	BARTON CREEK SEC H PHS 4	O0060	O0060
N3030	N3030	N7200	N7200	O0210	O0210
N3030MH	N3030MH	N7210	N7210	O0230	COTTAGE COURT CONDOS
N333C	VILLAS AT DAVENPORT RANCH CO	N7300	N7300 - ROB ROY	O0240	O0240
N4000	N4000	N7304	N7304 - ROB ROY	O0250	O0250
N4004	N4004	N7400	N7400 - ROB ROY ON LAKE	O0260	LAURELS AT LEGEND OAKS CONDO
N4010	N4010	N7404	N7404 - ROB ROY ON LAKE	O0270	O0270
N4020	N4020	N7500	N7500	O02A0	5218 MCCARTY LANE CONDOS
N4030	N4030	N7600	N7600	O0300	O0300
O0330	O0330	P0006	P0006	P5270	P5270
O0360	O0360	P0090	P0090	P5270MH	P5270MH
O0361	SHADOWRIDGE	P0094	P0094	P5300	P5300
O0361A	ACREAGE TRACTS IN THE MIDST O	P0270	P0270	P5330	P5330
O0380	O0380	P0360	P0360	P5394	P5394
O0390	O0390	P0360MH	P0360MH	P5419	Acreage on river
O0420	O0420	P0420	P0420	P5420	P5420
O0480	O0480	P0450	VALLEY VIEW VILLAGE CONDOS	P5421	LARGE ACREAGE TRACTS

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
O0580	O0580	P0510	P0510	P5450	P5450-PERDERNALES CANYON RAN
O0690	O0690	P0570	P0570	P5454	P5454-PEDERNALES CANYON RAN
O0700	O0700	P0571	P0571	P5454MH	P5454MH
O0701	DAVIS PLACE TOWNHOME CONDO	P0574	P0574	P5690	P5690
O0710	O0710	P0600	P0600	P5691	P5691
O0720	O0720	P0600MH	P0600MH	P5720	P5720
O0730	O0730	P0630	P0630	P5724	P5724
O0740	O0740	P0631A	SMALL AC ON THOMAS SPRING RD	P5725	Ranch at Hamilton Pool
O0750	O0750	P0660	P0660	P71-1	P71-1
O0810	O0810	P0670	P0670	P9000	HS ON COMM ZONED LAND
O0810MH	O0810MH	P06A0	GARDENS AT COVERED BRIDGE CO	Q0005	PALEFACE COUNTRY
O0840	O0840	P0750	P0750	Q0100	Q0100
O0870	O0870	P0750MH	P0750MH	Q0200	Q0200 (obsolete-MERGED W/Q010)
O0880	RIDGEVIEW SUB	P0810	P0810	Q0300	Q0300 - THE UPLANDS
O0960	O0960	P0815	P0815	Q0400	Q0400 (obsolete-MERGED W/Q010)
O0990	O0990	P0870	P0870	Q0500	Q0500 (obsolete-MERGED W/Q010)
O1000	ESQUEL (CIRCLE C) PHS 1 SEC 1,2,3	P0900	P0900	Q0600	Q0600 (obsolete-MERGED W/Q010)
O1020	O1020	P0930	P0930	Q0700	Q0700 (obsolete-MERGED W/R884)
O1080	O1080	P0960	P0960	Q0840	VILLAS/FLINTRCK (OBS. NOW R884)
O1110	O1110	P0990	P0990	Q0845	Q0845
O1170	O1170	P1030	P1030	Q0900	Q0900
O1200	MCKOWNVILLE II	P1040	P1040	Q1000	HERITAGE PARK CONDOS
O1260	O1260 - SUNSHINE COUNTRY/WIL	P1041	P1041	Q1300	Q1300
O1310	O1310	P1041A	ACREAGE FOR SPANISH OAKS	Q1304	Q1304
O1320	O1320	P1060	VERDE TRAILS CONDO	Q1400	Q1400
O1350	O1350	P10A0	SPANISH OAKS CONDOS	Q1414	COLONIA SERENDIPITY
O1350MH	O1350MH	P10B0	VILLAS @ SPANISH OAKS CONDO	Q1504MH	Q1504MH
O1400	O1400	P1110	P1110	Q1600	Q1600
O1410	O1410	P1140MH	P1140MH	Q1600MH	Q1600MH
O1420	O1420	P1170	P1170	Q1604	Q1604
O1425	O1425	P1200	P1200	Q1604MH	Q1604MH
O1430	O1430	P1230	P1230	Q1704	Q1704
O1431	O1431	P1235	P1235	Q1900	Q1900
O1432	O1432	P5030	P5030	Q2000	Q2000
O1440	O1440	P5040	P5040 - MONTEBELLA SUBD	Q2100	Q2100
O1441	O1441	P5090	P5090	Q2100MH	Q2100MH
O1442	O1442	P5100	P5100	Q2200	Q2200
O1443	O1443	P5107	P5107	Q2205	Q2205
O1444	O1444	P5110	P5110	Q22A0	TRAVIS VILLAS CONDO
O1445	O1445	P5110MH	MH ON ACREAGE	Q2300	Q2300
O1450	O1450	P5111	P5111	Q2350	ROD & GUN CLUB CONDOS
O1451	O1451	P5150	VISTANCIA SEC 1, 2 AND 3	Q2400	Q2400
O1452	O1452	P5160	P5160	Q2500	Q2500
O1453	O1453	P5161	P5161	Q2600	Q2600
O1454	O1454	P5165	P5165	Q2700	Q2700
O1560	O1560	P5166	P5166	Q2800	Q2800 (BRIARCLIFF)
O1561	O1561	P5170	SOLA VISTA	Q2804	Q2804 (obsolete-MERGED W/Q2800)
O1564	O1564	P5200	P5200 - ROCKY CREEK RANCH	Q2815	LEDGE RESORT CONDOS
O1575	BECKETT PLACE TOWNHOME CON	P5210	P5210	Q28GC	Q28GC (obsolete-MERGED W/Q2800)
O9000	HS ON COMMERCIAL LAND	P5211	P5211	Q2900	Q2900
OCCAC	OCCAC	P5212	P5212	Q3000	Q3000
P0005	P0005	P5240	P5240	Q3200	Q3200
Q3200MH	Q3200MH	Q7300	Q7300	R1090	SUNSET PARK CONDO
Q3300	Q3300	Q7400	Q7400	R1110	R1110 (CLARA VAN & GRAVEYARD)
Q3500	Q3500 (obsolete-MERGED W/Q2800)	Q7500	Q7500	R1110MH	R1110 MH(BUFF.GAP & GRAVEYARD)
Q3504	Q3504 (obsolete-MERGED W/Q2800)	Q7600	Q7600	R1230	R1230
Q3600	Q3600	Q7650	Q7650 - BARTON CREEK VINEYARD	R1230MH	R1230MH (MERGED INTO R1110)
Q3600MH	Q3600MH	Q7700	Q7700	R1234	R1234 (Obsolete-MERGED INTO R1230)
Q3700	HUNTERS POINT CONDOS	Q7701	DEER HAVEN	R1234MH	R1234MH (Osolete-MERGED INTO R1230MH)
Q3800	Q3800 - BRIARCLIFF WATER	Q7800	Q7800	R1250	R1250
Q3804	Q3804 - BRAIRCLIFF WATER (obs c	Q7801	NULL	R1260	R1260

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
Q3810WF	Q3810WF	Q7900	Q7900	R1264	R1264 (Obsolete-MERGED INTO R1260)
Q38A0	MARINA CLUB VILLAS	Q7950	Q7950	R1360	R1360 - NORTH LAKEWAY VILLAGE 3 & 6
Q3900	WHITECLIFF CONDOS	Q8200	Q8200	R1370	R1370 - PINNACLE AT NORTH LAKEWAY CO
Q4000	Q4000 - CAT HOLLOW	Q8300	Q8300	R1500	R1500 - LKWY MIXED DP & CONDO
Q4100	Q4100 - LAS ENTRADAS WATERFRONT	Q840A	PENINSULA THE PLUS CONDO	R1530	R1530 - LAKEWAY DUP/CONDOS
Q4200	Q4200 - LAS ENTRADAS NON WATER	Q9000	HOMESTEADS ALONG COMMERCIAL ARTER	R1660	R1660
Q4300	Q4300 - ANGEL BAY, THURMOND BEND	QRNGC	QRNGC	R1710	CASA VERDE CONDOS
Q4340	ALURA POINTE CONDOMINIUMS	R/620	R/620	R1740	CEDAR GLEN 1, 2, & 3 CONDOS
Q4350	RESERVE AT LAKE TRAVIS	R0001	B2, B3, & B4 N. OF LKWY	R1744	CEDAR GLEN 3 CONDOS(Obsolete-MERGED
Q4350WF	RESERVE AT LAKE TRAVIS WF	R0002	MOHO--NORTH OF LKWY	R1770	BLUFFS CONDOS
Q4360WF	Q4360WF	R0003	HUDSON BEND MH	R1800	LAKEWAY N. CENTRAL
Q4400	Q4400	R0034	COMMANDERS POINT	R1804	LAKEWAY N. CENTRAL(Obsolete-MERGED V
Q4900	Q4900	R0070	WATERFRONT - HUDSON BEND	R1810	ESTATES OF LKWY
Q4901	Q4901	R0074	WATERFRONT - HUDSON BEND	R1924	R1924
Q5000A	LAND ACREAGE IN Q MKT SEG	R0090	TRAVIS LANDING ETC	R2000	VILLAGE OF HILLS
Q5000AMH	MOBLE HOMES/VL	R0094	TRAVIS LANDING, ETC	R2004	Obs. merged w/ R2000
Q5050	Q5050	R0214	R0214	R2007	R2007
Q5104MH	Q5104MH	R0214MH	R0214MH	R2011	SCHOONER COVE VILLAS
Q5200	Q5200	R0270	R0270 (MERGED W/ R0274)	R2020	ACADEMY PLACE
Q5201	NULL	R0274	R0274 (OBSOLETE. MERGED W/ R0	R2040	R2040 - MERGED W/ R2020
Q5300	Q5300 - PACE BEND WATERFRONT	R0300	R0300	R2070	N CENTRAL LKWY GC
Q5301	Q5301	R0304	R0304	R2074	N CENTRAL LKWY GC
Q5400	Q5400 - PACE BEND WATERFRONT	R0390	R0390	R2100	FAIRWAY VILLAS PUD
Q5400MH	Q5400MH	R0391	BEACON RIDGE CONDO	R2110	SANTORINI VILLAS
Q5500	Q5500	R0420	VISTA GRANDE, ECK LN	R2120	NULL
Q5500MH	Q5500MH	R0430	R0430 - LAKEWIND	R2130	STONEY CREEK VILLAS
Q5600	Q5600	R0450	VISTA GRANDE CONDOS	R2190	LAKEWAY CONDO PATIO HOMES
Q5700	Q5700	R0510	R0510	R2280	OAKS OF LAKEWAY CONDOS
Q5710	Q5710 - COTTAGES @ SPILLMAN R	R0514	R0514 (MERGED INTO R0510)	R2310	LAKEWAY
Q5800	Q5800	R0530	RESERVE @ HUDSON BEND (obsolete-MERC	R2314	LAKEWAY(Obsolete-MERGED INTO R2310)
Q5900	Q5900	R0600	WOODS OF LAKE TRAVIS (merged W/ R0530	R2340	R2340
Q5900MH	Q5900MH	R0604	WOODS OF LAKE TRAVIS(obsolete.MERGED	R2344	R2344(Obsolete-MERGED W/ R2340)
Q5901	Q5901	R0750	VILLAS @ COMMANDERS POINT CONDOS	R2370	R2370
Q5950	Q5950	R0760	ENCLAVE @ COMMANDERS POINT	R2430	LAKEWAY CENTRAL
Q5960	Q5960	R0780	R0780	R2460	(Obs. merged w/ R3600)
Q5966	Q5966	R0784	R0784 (Obs. merged w/ R0780)	R2464	LAKEWAY NW CENTRAL(Obsolete-MERGED
Q6000	Q6000	R0785	R0785- MERGED INTO R0780	R2470	R2470 - MARINA VILLG@ LKWY CO
Q6000MH	Q6000MH	R0787	R0787	R2556	R2556
Q6100	Q6100	R0790	LAKEVIEW EST CONDO	R2558	R2558 (Obs. merged w/ 2556)
Q6200	Q6200	R0794	LAKE PARK CONDOS	R2580	LAKEWAY West
Q6200MH	Q6200MH	R0870	VILLAS ON TRAVIS CONDOS- OLDE	R2584	LKWY(Obs. MERGED W/ R2580)
Q6400	Q6400	R0871	VILLAS ON TRAVIS CONDO	R2600	THE HILLS
Q6800	Q6800 PALEFACE RNCH WTRFRNT	R0880	VILLAS ON TRAVIS CONDO	R2604	THE HILLS (Obsolete-MERGED INTO R2600)
Q6850	PALEFACE RANCH INTERIOR	R0881	VILLAS ON LAKE TRAVIS	R2610	WORLD OF TENNIS CONDOS
Q6900	Q6900	R0882	VILLAS ON LAKE TRAVIS	R26A0	VILLAS ON THE 18TH CONDOS
Q6950	LAKECLIFF ON LAKE TRAVIS	R0990	BUFFALO GAP SUBD, ETC	R2800	R2800
Q6960	LAKECLIFF ON LAKE TRAVIS	R0990MH	BUFFALO GAP SUBD, ETC	R2810	R2810
Q6970	LAKECLIFF ON LAKE TRAVIS SEC 11	R1020	R1020	R2914	ENCLAVE AT TREEHAVEN
Q6980	LODGES AT LAKECLIFF	R1024	R1024 (MERGED INTO R1110)	R2920	GOLF COTTAGES OF ACADEMY PLACE
Q7001	TRAVIS LAKESIDE	R1025	R1025 (MERGED INTO R1110)	R2930	THIRTY CLUB ESTATES AND VILLA CAMPAN
Q7003	Q7003	R1030	R1030	R2940	QUEST QUARTERS OF ACADEMY PLACE
R2950	CRYSTAL SPRINGS CONDOS	R7120	R7120 - TUSCAN VILLAGE TWNHM	S1410	S1410
R2960	LAKESIDE AND THE GREENS COND	R7200	R7200 - CRTYRD @ THE PRESERVE	S1414	S1414
R2970	MASTERS AT THE HILLS OF LAKEW	R7300	R7300 -TC AT THE PRESERVE COND	S142L	S142L
R2980	VILLAS AT THE HILLS CONDOS	R7500	R7500	S142S	S142S
R3100	LAKEWAY SEC26 TWNHMS	R7600	RIDGE @ ALTA VISTA - TOLL	S1440	S1440
R3350	LAKEWAY	R7610	R7610 ENCLAVE@ ALTA VISTA	S1470	S1470
R3354	LAKEWAY (Obsolete-MERGED INTO	R7620	R7620 VISTAS OF LAKEWAY	S147C	CARIBBEAN CONDOS
R3360	LAKE CHANDON PATIO HOMES	R8040	R8040	S14A0	PERSHING VILLAS CONDOS
R3370	BOULEVARD AT LAKEWAY	R8050	R8050	S1500	S1500
R3390	ST ANDREWS PATIO HOMES	R8100	SCHRAMM RANCH - TOLL BROS	S1504	S1504 LAGO VISTA

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
R3600	LAKEWAY	R8500	PALOMBA ADD2	S1590	S1590
R3604	LAKEWAY (Obsolete-MERGED R3600)	R8510	CREEKSIDE AT FLINTROCK	S159C	S159C KNOLL AT LAGO VISTA TOWNHOMES
R3910	RETAMA GARDEN HOMES	R8700	RIVER RD-PECAN RD	S1620	S1620
R3HOA	R3HOA	R8800	FLINTROCK ROAD AREA	S1650	S1650
R4050	R4050	R8800GC	FLINTRCK FALLS A1 RES.	S1654	S1654
R4054	R4054 (Obsolete-MERGED INTO R4050)	R8840	FLINTROCK (OBS. NOW R8844)	S1680	S1680
R4054MH	R4054MH	R8844	VILLAS @ FLINTROCK 1 & 2	S1710	Former T1710
R4060	R4060 - MARAVILLA HILLS / CRTYR	R8960	Obs. merged w/ R8800GC	S1714	Former T1714
R4074	APACHE SHORES	R8970	FLINTROCK - INDIANWOOD	S1750	S1750
R4080	APACHE SHORES WATERFRONT	R8980	FLINTROCK (Obs. now R8800GC)	S1754	S1754
R4084	APACHE SHORES WF(Obsolete-MERGED INTO R4080)	R9010	COSTA BELLA	S1770	GREGG POINT, ETC (OLDER)
R4090	APACHE SHORES	R9020	COSTA BELLA - WATERFRONT	S1770LF	GREGG POINT, ETC, LAKEFRONT
R4090MH	APACHE SHORES	R9030	BELLA STRADA	S1774	GREGG POINT, ETC (NEWER/VAC)
R4094	APACHE SHORES(Obsolete-MERGED INTO R4090)	R9040	ARBOLAGO	S1920	S1920
R4100	R4100	R9050	SAN CASCIANO	S1950	S1950
R4100MH	R4100MH	R9060	BELLA MONTAGNA	S195C	LAZY HOLLOW CONDO
R4104	APACHE SHORES	R95LF	LKWY WATERFRONT	S2010	S2010
R4110	R4110 APACHE SHORES	REXMP	OBSOLETE	S2012	S2012
R4114	APACHE SHORES(Obsolete-MERGED INTO R4110)	S0020	S0020-HUNTER'S CREEK SUBD	S201MF	Multifamily
R4120	APACHE SHORES	S003C	S003C	S204C	S204C
R4124	APACHE SHORESS(Obsolete-MERGED INTO R4120)	S0040	S0040	S2130	S2130
R4130	CARDINAL HILLS NORTH	S009C	S009C	S2134	S2134
R4130MH	CARDINAL HILLS NORTH MOHO	S0214	S0214	S2160	S2160
R4135	R4135 (MERGED INTO R4130)	S0304	S0304	S2190	S2190
R4137	R4137	S033C	S033C	S219M	S219M
R413A	SHEPHARD RANCH CONDOS	S0350	S0350-WATERSIDE OAKS CONDO	S2200	S2200
R4170	CARDINAL HILLS NORTH	S0574	S0574	S2220	S2220
R4180	CARDINAL HILLS NORTH	S0600	S0600	S222MF	Multifamily
R4190	R4190	S0604	S0604	S2240	S2240
R4190MH	R4190MH	S060M	S060M	S2250	S2250
R4194	R4194 (Obsolete-MERGED INTO R4190)	S0690	S0690	S2254	S2254
R4200	MARAVILLA	S0694	S0694	S2270LF	SOUTH SHORE LAGO VISTA
R4300	R4300	S0780	S0780	S2273LF	SE SHORE POINT VENTURE
R4304	R4304 (Obsolete-MERGED INTO R4300)	S0874	S0874	S2280	S2280
R4950	WINDMILL BLUFF	S0990	S0990	S2284	S2284
R5030	TRAVIS OAK TRAILS EAST	S0994	S0994	S2288	RANCLAND HILLS SUBD
R5800	LAKEWAY HIGHLANDS	S1050	S1050	S22A0	LOHMAN'S FORD & REDBIRD CONDOS
R5950	R5950 ROUGH HOLLOW	S1054	S1054	S22B0	RED BIRD CONDOS
R5960	R5960 ROUGH HOLLOW	S1057	S1057	S2350	S2350
R5970	R5970 ROUGH HOLLOW	S1058	S1058	S2360	S2360
R5980	R5980 ROUGH HOLLOW	S105MF	Multifamily	S2370	S2370
R5990	R5990 ROUGH HOLLOW 10	S1060	S1060	S2430	S2430
R59A0	VILLAS AT ROUGH HOLLOW CONDOS	S106C	TRAVIS DRIVE CONDOS	S2450	S2450
R6004	PRESERVE @ LAKEWAY	S1070LF	LAKEFRONT JONESTOWN	S246C	LAGO VISTA LODGES
R6010	PRESERVE AT LKWY VILLAS & 1213 DELSIE C	S1090	S1090	S2490	VIEW ADJ MODEL
R6100	R6100	S109C	S109C	S24A0	OVERLOOK VILLAS NORTH CONDOS
R6104	R6104(Obsolete-MERGED INTO R6100)	S1140	S1140	S2500	S2500
R6150	R6150	S114C	S114C	S2525	CEDAR SAGE CT./WATERFORD
R7100	R7100	S1170	S1170	S2530	S2530
R7110	R7110 -TUCSAN VILLAGE VILLAS	S1260	S1260	S2552	WTRFRD ON LK TRAV INTERIOR SEC 3C,4A
S2554	S2554	T1290	VILLAGE AT VOLENTE	T4002	RANCH AT DEER CREEK
S2561	WATRFRD ON LK TRAV WTR LOTS S	T1320	SCHOFMAN, CALAVAN & GATE HOLLOW	T4050	ANDERSON MILL WEST
S25A0	S25A0-WATERSTONE CONDOS	T1470	T1470	T4060	ANDERSON MILL WEST
S2760	S2760	T1740	T1740	T4070	BELLA VISTA
S2850	S2850	T1770	PANORAMIC HILLS	T4080	BELLA VISTA 4 & 5
S2854	S2854	T1770MH	T1770MH	T4090	BELLA VISTA 5
S2884	S2884	T1860	T1860	T4100	RANCH AT DEER CREEK
S2914	S2914	T1920	T1920	T4150	CYPRESS CANYON
S2920	S2920	T1950	T1950	T4200	RESERVE AT TWIN CREEKS
S2924	S2924	T1980	T1980	T4300	TWIN CREEKS
S2940	17587WF	T2040	T2040	T4301	TWIN CREEKS CC

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Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
S2944	17587WF	T2040MH	T2040MH	T4310	TWIN CREEKS CC SECS 6-A,B,C
S2954	S2954	T2070	T2070	T4320	TWIN CREEKS 10A & 10 B
S2964	Canyon Oaks Subd	T2100	T2100	T7001	CHIMNEY OAKS/PARADISE COVE
S3100	S3100	T2130	T2130 CHERRY HOLLOW/SOUTH CHERRY HO	T7003	WATER ACCESS BUT NOT ON WATER
S3100B	Smaller lots in s3100	T2130MH	T2130MH CHERRY HOLLOW	T7004	LOOKOUT RIDGE/BLUE COVE
S3114	S3114 The Bluffs Amended	T2180	LONESOME VALLEY	T7005	CIRCLE J,FLATCRK,TRAVISOAKSCOVE
S3114LF	THE BLUFFS LAKEFRONT	T2190	T2190	T9000WF	WATERFRONT COMMANCHE, ETC
S312-3A	NULL	T2220	T2220	T9010WF	CYPRESS AC & LK TRAV SUBD
S312-IIA	NULL	T2230	T2230 CASE ACRES ESTATES	T9020WF	LAKE TRAV SUBD
S312-IIB	NULL	T2250	T2250	T9030WF	TRAILS END LAKE TRAVIS
S312-IIC	NULL	T2260	T2260 - LIME CREEK ACRES	TW0030	TW0030
S312-LF	NULL	T2270	VILLAS OF THE HILLS	TW183	TW183
S31LF	S31LF	T2280	CROSS CREEK PH 1 & 2	TW183A	ACERAGE
S3200	S3200	T2310	ANGEL SPRINGS/LONE MTN RANCH	TW183MH	TW183MH
S3300	S3300	T2340	INDIAN SPRINGS	TW185	TW185 DUPLEXES/TRIPLEX
S3301	S3301	T2340MH	INDIAN SPRINGS	TW520	TW520
S3500	THE HOLLOWES CONDO	T2370	T2370	TWCAD	TWCAD
S3505	HOLLOWES HILLTOP VILLA CONDOS	T2400	SHADY MOUNTAIN	U0030	U0030
S360C	S360C	T2430	APPLE SPRINGS	U0034	U0034
S400C	ISLAND ON LAKE TRAVIS	T2440	GRAND MESA AT CRYSTAL FALLS	U0060	U0060
SAIRP	SAIRP	T2441	GRAND MESA @ CRYSTAL FALLS II SEC 6	U0064	U0064
SAUW	UNDER WATER TRACTS	T2460	HONEYCOMB HILLS/ETC	U0090	U0090
SCOM1	Commercial	T2490	RNDMTN OAKS, ETAL	U0120	U0120
SCOM2	Commercial Zoned	T2490MH	RNDMTN OAKS MH, ETAL	U0124	U0124
SCOM3	Commercial	T2520	BLUFFS OF SANDY CREEK	U0150	U0150
ST1070	Lago ISD; valued by TCAD	T2550	SANDY CREEK RANCHETTES, ETAL	U0154	U0154
ST10A0	VILLAS AT HARBOR MARINA COND	T2550MH	SANDY CREEK RANCH	U0190	Q RANCH ...LEAPWOOD
T0180	T0180	T2570	LEANDER HILLS, SMALLER LTS	U0230	U0230
T0210	T0210	T2580	LEANDER HILLS, LARGER LTS	U0234	U0234
T0270	T0270	T2600	FAIRWAYS @ CRYSTAL FALLS	U0310	U0310
T0270MH	T0270MH	T2610	GREAT OAKS, ETC	U0314	U0314
T0274	T0274	T2620	SANFORD SUBD	U0315	U0315
T0300	T0300	T2630	MCSHEPHERD / SPRINGCREEK	U0320	TAYLOR DRAPER/AUSTIN CRAFTSMAN CON
T0360	T0360	T2640	RND MTN EST / MESA VISTA	U0340	U0340
T0480	ARROWHEAD PT AREA	T2650	RIDGETOP ACRES	U0350	RETREAT AT TAYLOR DRAPER CONDO
T0480MH	ARROWHEAD PT AREA MH	T2670	T2670	U0380	OAKWOOD CONDOS
T0530	T0530	T2690	T2690	U0390	U0390
T0540	T0540	T2730	T2730	U0400	U0400
T0600	T0600	T2820	T2820	U0410	ARBORETUM VILLAGE CONDOS
T0840	T0840	T2840	CANYON RIDGE SPRINGS	U0420	U0420
T0870	T0870	T2850	SINGLETON BEND NONWF	U0424	U0424
T0930	T0930	T2880	SINGLETON BEND WF	U0450	MORADO COVE CONDOS
T0990	T0990	T2910	T2910	U0490	U0490
T1020	THE PARKE	T2970	OLD TRAILS ESTATES - MFISD	U0494	U0494
T1040	COMANCHE CANYON	T3000	PARADISE MANOR - MFISD	U0550	U0550
T1070	GRANDVIEW HILLS SEC 8	T3030	PARADISE MANOR - MFISD	U0580	U0580
T1080	T1080	T3060	T3060	U0584	U0584
T10A0	COMANCHE CONDOS	T4000	CYPRESS CANYON	U0640	U0640
T1230	ANDRSN MILL LAKESITES UNREC	T4001	RANCH AT DEER CREEK	U0680	U0680
U0684	U0684	U24A1	MT SHEPARD LRG UNITS	UNIQ01	NULL
U0730	U0730	U24B0	COLDWATER RIDGE CONDO	UT060	COLUMBIA OAKS CONDOS
U0820	COLUMBIA SQUARE CONDOS	U2510	COLDWATER CONDOMINIUMS	UT067	UT067
U0900	U0900 RIVER DANCE PH 4,6A,6B	U258C	LAKEWOOD CONDOS	UT070	UT070
U0901	U0901 RIVER DANCE PH 1 & 2	U258L	LAKEWOOD CONDOS- LARGE	UT180	UT180
U0910	U0910 RIVER DANCE PH 5,7A,& PA	U258M	LAKEWOOD CONDOS	UT185	UT185
U0920	U0920 RIVER DANCE PH 3	U2600	COLINA VISTA CONDOS	UT280	UT280
U0930	U0930	U2610	U2610	UT284	UT284
U0970	U0970	U2614	U2614	UT430	UT430
U1000	U1000	U26A0	HILLSIDE CONDOS, THE	UT434	UT434
U1005	U1005	U2700	U2700 - WESTCLIFF	UTACR	UTACR
U1090	U1090	U2800	U2800	UTACRMH	UTACRMH

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Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
U1100	U1100	U2820	U2820	UTEXM	UTEXM
U1200	U1200	U2900	U2900	UTJLV	UTJLV
U1210	U1210	U2900MH	U2900MH	UW138	UW138
U1230	U1230	U2940	NULL	UW141	ALDEA DEL SOL CONDOS
U1234	U1234	U2950	DIAMOND SKY SUBD	UW150	OAK SHADOWS CONDO
U1240	U1240	U3000	RIVERBEND	UW159	FOX HOLLOW CONDOS
U1260	U1260	U3180	U3180	UW185	UW185
U1280	U1280	U3190C	ALICANTE CONDO TOWNHOMES	UW189	UW189
U1320	U1320	U3200	U3200	UW193	CHGD TO U1930 FOR 2008
U1330	GARDENS OF BALCONES CONDOS	U3210	RIVER PLACE INTERIOR	UW201	UW201
U1380	WALDEN OAKS, ETC	U3210NF	RIVER PLACE (CORTANA) NON WF	UW276	UW276
U1390	OVERLOOK	U3210WF	RIVER PLACE (CONRTANA) WTR FRNT	UW297	UW297
U1560	U1560	U3220	U3220	UW300	UW300
U1564	U1564	U3230	ESTATES OF RIVERPLACE BLVD	UW303	UW303
U156A	BALCONES VILLG GARDEN HOMES	U3240	RANCH AT RIVER PLACE CONDO	UW339	UW339
U1620	BALCONES PLACE CONDOS	U3270	RIVER RDGE/BALDWINS PT/LAKELAND	UW339MH	UW339MH
U1650	SPICEWOOD VILLAGE CONDOS	U3270MH	MH RIVER RDGE/BALDWINS PT/LAKELAND	UW354	UW354
U1714	U1714	U3400	STEINER RANCH	UW357	UW357
U1720	U1720	U3401	U3401 STEINER RANCH	V/AWL	V NBHD / AUSTIN WHITE LIME
U1730	BULL CREEK RANCH CONDOS	U3402	U3402 STEINER RANCH	V0030	V0030
U1750	U1750	U3402GC	U3402GC STEINER RANCH	V0060	V0060
U1770	GARDENS AT SPICEWOOD CONDOS	U3403	STEINER RANCH	V0090	V0090
U1810	U1810	U3404	STEINER RANCH	V0110	STONEHAVEN CONDO
U1830	U1830	U3405	STEINER RANCH	V0120	VERSANTE CANYON SINGLE FAMILY CONDO
U1840	SUNSET RIDGE CONDO	U3406	STEINER RANCH	V0121C	VERSANTE CANYON TOWNHOMES
U1860	CANYON CREEK	U3407	STEINER RANCH	V0140	4902 DUVAL CITY HOMES CONDOS
U1870	CANYON CREEK	U3408	STEINER RANCH	V0150	V0150
U1880	CANYON CREEK	U3409	STEINER RANCH	V0150MH	V0150MH
U1880L	HOUSES IN LEANDER ISD	U3409A	U3409A SAVANNA POINT	V0154	V0154
U1890	VILLAS AT CANYON CREEK	U3410	STEINER RANCH	V0170	V0170
U1924	U1924	U3411	STEINER RANCH	V0190	V0190
U1950	U1950	U3412	STEINER RANCH	V0210	V0210
U1970	PAINTED BUNTING, ETC	U3413	STEINER RANCH	V0214	V0214 ENCHANTED OAKS
U1980	SIX TWENTY OAKS	U3414	U3414 STEINER RANCH	V0220	V0220
U1990	ANDRUS SUBD	U3415	U3415 STEINER RANCH	V0240	V0240
U2040	U2040	U3416	U3416 STEINER RANCH	V0270	V0270
U2050	U2050	U3418	U3418 STEINER RANCH	V0274	V0274
U2070	U2070	U3420	U3420	V0310	SWITCH WILLO CONDOS
U2160	U2160	U34WF	U34WF STEINER WATERFRONT	V0320	WHISPERING VALLEY CONDOS
U2220	U2220	U4040	WHITNEY OAKS CONDOS	V0330	V0330
U2224	U2224	U4050	FAIRWAYS @ STNR RNCH CONDO	V0360	V0360
U2250	U2250	U4060	VIEW AT STEINER R CONDO	V0380	12108 ARROWWOOD DRIVE CONDOS
U2340	U2340	U4070	TAYLOR WOODROW COMMUNITIES/STEINER	V0390	V0390
U2400	U2400	U420A	LONGHORN CNY CONDO	V0480	V0480
U2490	U2490	U420B	BEVERLY RIDGE CONDO	V0510	V0510
U2494	U2494	U680WF	U680WF (SEE DETAILS)	V0514	V0514
U2495	U2495 HALF DUPLEXES	U684WF	U684WF	V0550	ASHTON WOODS CONDOS
U24A0	MONTE VISTA CONDOS (SHEPHERD)	UEXMP	OBSOLETE	V0570	V0570
V0664	V0664	W2000	NORTH LAMAR AND GEORGIAN ACRES	W4260	W4260
V0720	V0720	W2005	W MULTIFAM NORTH	W4290	W4290
V080A	VILLAS @ RANCHO VALENCIA CONDO	W2010	W2010	W4350	REFLECTIONS OF WALNUT CREEK CONDOS
V1000	SM ACREAGE RES PARCELS	W2070	W2070	W4351	REFLECTIONS AT WALNUT CREEK
V220S	BRIGADOON TOWNHOME CONDO SMALL	W2100	W2100	W4410	W4410
V222M	V222M	W2130	QUAIL RUN CONDOS	W4440	W4440
V222S	V222S	W2150	W2150	W4470	W4470
VHYDE	HYDE PARK HIGH SCHOOL	W215A	WILLOWBROOK N TOWNHOMES	W4500	W4500
VT183	VT183	W2190	W2190	W4530	W4530
VT540	VT540	W2250	W2250	W4560	W4560
VT544	VT544	W2280	W2280	W4590	W4590
VT660	VT660	W2280MH	W2280MH	W45A0	STONELEIGH CONDOS <900 SFT
VTACR	VTACR	W2340	W2340	W45A1	STONELEIGH CONDOS >900 SFT

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Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
VTACRMH	VTACRMH	W2430	W2430	W4620	W4620
VTEXM	VTEXM	W2460	W2460	W4650	W4650
VW660	VW660	W2530	W2530	W4680	W4680
VVAWL	AUSTIN WHITE LIME, NBHD V, WCAD VALU	W2530MH	W2530MH	W4710	W4710
VWMCN	VWMCN	W2550	W2550	W4720	W4720
W/BRA	W/BRA	W2580	W2580	W4740	W4740
W/BRAMH	W/BRAMH	W2610	W2610	W47A0	ROOST CONDOMINIUMS AMENDE
W/LAM	W/LAM	W2670	W2670	W4830	W4830
W/PAR	W/PAR	W2730	W2730	W4890	W4890
W/POW	W/POW	W2750	ENCLAVE @ GRACYWOODS	W48A0	EDGECREEK CONDOS
W0060	W0060	W2850	W2850	W4970	W4970
W0250	W0250	W2880	W2880	W4980	W4980
W0390	W0390	W2910	W2910	W4990	W4990
W0450	W0450	W2970	W2970	W5000	SCOFIELD FARMS
W0510	W0510MH	W2MOHO	MOHO IN NORTH W	W5001	MARBELLA VILLAS TOWNHOMES
W0600	W0600	W3000	EUBANK ACRES	W5010	W5010
W0690	JAMESTOWN PLACE CONDOS	W3060	W3060	W5040	W5040
W06A0	SUMMER WIND CONDOS	W3090	W3090	W5070	W5070
W0750	W0750	W3180	W3180	W5160	W5160
W0900	W0900	W3210	W3210	W5230	W5230
W0950	W0950	W3240	W3240	W5250	W5250
W0990	W0990	W3290	W3290	W5280	W5280
W1000	NORTH AUSTIN CIVIC ASSOC	W3300	W3300	W5290	W5290
W1005	B2 AND B3 SOUTH OF BRAKER	W3330	W3330	W5300	W5300
W1006	B4 SOUTH OF BRAKER	W3390	W3390	W5310	W5310
W1020	W1020	W3420	W3420	W5330	W5330
W1050	W1050	W3450	W3450	W5350	W5350
W1170	W1170	W3510	W3510	W5360	W5360
W1200	W1200	W3600	W3600	W5370	W5370
W1230	W1230	W3630	W3630	W5385	W5385
W1260	W1260	W3660	W3660	W5390	W5390
W1350	ORANGE GROVE CONDO, THE	W3661C	W3661C	W5400	W5400
W1380	W1380	W3690	W3690	W5410	SCOFIELD RIDGE CONDOS
W1440	W1440	W3720	W3720	W5430	W5430
W1470	W1470	W3750	GRACY MEADOW CONDOS	W5460	W5460
W1530	W1530	W3780	W3780	W5490	W5490
W1590	SUMMERTREE CONDOS	W3810	W3810	W54B0	W54B0 SCOFIELD VILLAS CONDOS
W1620	W1620	W3870	W3870	W5510	W5510
W1650	W1650	W3930	W3930	W5550	W5550
W1680	W1680	W3990	W3990	W5580	W5580
W1685	W1685	W3MOHO	E LAMAR; N OF 183; S OF BRAKER;	W5700	W5700
W1800	W1800	W4000	WALNUT CREEK	W5740	W5740
W1830	W1830	W4020	W4020	W5760	W5760
W1860	W1860	W4080	W4080	W5930	W5930
W1890	W1890	W4140	W4140	W5960	W5960
W1950	W1950	W4200	W4200	W5970	W5970
W1MOHO	ALL MOHOS IN W	W4230	W4230	W5975	W5975
W6000	WELLS BRANCH	X1130	LAKEHOUSE CONDO	X417M	OBSOLETE
W6000MH	W6000MH	X113W	LAKEHOUSE CONDO- WATERFRONT	X4290	OBSOLETE
W6010	W6010	X1150	WATERFRONT CONDOS	X4295	X4295 - ARTHUR & DRY CREEK CONDO
W6030	W6030	X177L	HILLVIEW GREEN PUD	X4380	OBSOLETE
W6070	W6070	X1780	EXPOSITION HOMES CONDOS & GILBERT CO	X438C	VALLEYSIDE PLACE CONDOS
W6080	RACEWAY SUB	X1790	QUARRY OAKS CONDOS	X4410	6205 LAUREL VALLEY CONDOS
W6099	W6099	X1800	WEST PARK PLACE CONDOS	X4440	X4440
W6100	W6100	X1920	SCENIC PLACE CONDOS	X4470	CREEKSIDE CONDOS
W6200	MACMORA COTTAGES	X1950	X1950	X4500	OBSOLETE
W6500	MIXED RESIDENTIAL	X195C	WOODSTONE SQUARE PUD	X450C	IMPERIAL CONDOS
WT538	WT538	X198C	COMBINE X198L, X198M, X198S	X450M	OBSOLETE
WT552	WT552	X2000	NORTH CAT MOUNTAIN	X456	BALCONES TOWERS CONDOS
WT567	WT567	X2005	X MULTIFAM SOUTH	X457	BLUFFS AT BALCONES CONDOS
WT582	WT582	X2010	COMBINE X201A, X201B, X201C	X459C	TOWNHOMES OF NORTHWEST HILLS COND

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WT585	WT585	X2130	WOODMONT & PERLITZ TOWNHOMES	X459L	OBSOLETE
WT612	WT612	X2222	X2222	X459M	OBSOLETE
WTBUR	WTBUR	X2240	PECOS PLACE CONDOS	X459S	OBSOLETE
WTEXM	WTEXM	X2500	THE COURTYARD (SFR)	X4620	X4620
WTHOW	WTHOW	X2550	THE COURTYARD (TOWNHOMES)	X462C	FIDDLERS HILL CONDOS
WTMPC	WTMPC	X2600	X2600	X462M	OBSOLETE
WW612	WW612	X2830	X2830	X463C	VALLEY VIEW
WW612MH	WW612MH	X2980	OBSOLETE	X465C	MALAGA CONDOS S, M, L
WWMPC	WWMPC	X298C	HIGHLAND PARK WEST CONDOS	X465L	OBSOLETE
X/360	X/360	X298S	OBSOLETE	X4970	VILLAS AT MIA TIA CIRCLE CONDOS
X0381	OAKWOOD HOLLOW CONDO	X3000	OLD NORTHWEST HILLS	X4980	3906 KNOLLWOOD CONDOS
X0400	WEST HEARN STREET CONDOS	X3010	X3010	X5000	HIGHLAND HILLS
X0410	STONELEIGH SQUARE CONDOS	X3070	X3070	X5010	OBSOLETE
X0520	ENFIELD WEST CONDOS	X3074	X3074	X501C	EDGECLIFF NW CONDOS
X052L	OBSOLETE	X3090	X3090	X512C	HIGHLAND HILLS/TWHMS/NO AMENITIES
X052S	OBSOLETE	X3120	X3120	X5260	OBSOLETE
X0530	TWENTY FIVE HUNDRED ENFIELD CONDOS	X3180	X3180	X526C	SPICEWOOD POINT TOWNHOMES
X0550	TWENTY FOUR O EIGHT ENFIELD CONDOS	X3210	TERRACES CONDO, THE	X526L	OBSOLETE
X0560	WESTFIELD PLAZA CONDOS	X3240	OBSOLETE	X526M	OBSOLETE
X05A0	OBSOLETE	X324C	DRY CREEK CONDOS S,M,L	X5520	WILLOWBROOK PLACE CONDOS
X05B0	X05B0 NORWALK LOFTS CONDOS	X3330	X3330	X5610	FAR WEST SKYLINE CONDOS
X0625	STILLHOUSE CANYON CONDO	X3340	X2222	X561L	OBSOLETE
X0640	WINDSOR WEST CONDOS	X339C	STONELEDGE CONDOS	X573C	CAT CREEK TRAIL CONDOS
X066C	FOREST TRAILS CONDOS	X339L	OBSOLETE	X573M	OBSOLETE
X0670	ENFIELD CHALLENGE CONDOS	X339S	OBSOLETE	X5760	NORTHCAT HOMES CONDOS
X0680	FOREST OAKS CONDOS	X341PMF	MESA FOREST PUD	X5910	X5910
X077C	QUARRY IN ENFIELD CONDOS	X3420	STONELEDGE II CONDOS L,M,S	X5920	6414 WESTSIDE DR CONDOS & 8125 CEBER
X077L	OBSOLETE	X342L	OBSOLETE	X6000	HIGHLAND PARK (NORTH)
X0790	PINCKNEY PLACE CONDOS	X3440	5650 CREEK MOUNTAIN CONDOS	X6000529C	TOWNHOUSE CONDOMINIUMS IN X6000
X079L	OBSOLETE	X3450	X3450	X6090	MORNINGWOOD CONDOS
X0820	PARK PLACE CONDOS	X3480	X3480	X609C	MESA VILLAGE CONDOS S,M,L
X0830	TWENTY FIVE O SEVEN QUARRY RD CONDO	X34A0	THE COVE AT BONNELL VISTA CONDOS	X6150	OBSOLETE
X0850	RIVOLI CONDOS	X3510	X3510	X615C	NEELEYS CANYON CONDOS
X086C	WESTFIELD CONDOS	X3540	X3540	X625M	OBSOLETE
X087C	NORWALK SQUARE CONDOS	X3550	VILLAS AT THE COURTYD CONDO	X6420	NORTHPARK PATIO HOMES CONDO
X088C	ENFIELD TOWNHOMES	X3560	GREENBELT VIEW	X6500	HIGHLAND PARK (SOUTH)
X0890	TWENTY FIVE HUNDRED EIGHT QUARRY RD	X3570	THE COURTYARD	X651C	CIMA OAKS CONDOS
X0910	NORWALK CONDOS	X3585	WATER FRONT PROP	X651L	OBSOLETE
X0950	WINDSOR OAKS CONDOS	X3600	COURTYARD PHASE 1, 6 & 6-A	X657C	ARBORS CONDOS
X0970	TARRY COURT CONDOS	X3750	WESTSLOPE CONDOS	X657L	OBSOLETE
X0980	TARRYTOWN GREEN CONDOS	X381L	OBSOLETE	X657M	OBSOLETE
X0990	THIRTY FIVE HUNDRED ENFIELD	X3820	OAK HOLLOW CONDOS	X657S	OBSOLETE
X1000	NORTHWEST HILLS	X4000	OLD CAT MOUNTAIN	X663C	WOOD HARBOUR INC CONDOS
X1000WF	X AREA WATERFRONT PROPS	X4050	CAT MOUNTAIN VILLAS PUD	X663L	OBSOLETE
X1005	X MULTIFAM NORTH	X4170	OBSOLETE	X663M	OBSOLETE
X1090	SEVENTEEN HUNDRED SCENIC DRIVE COND	X417C	OVERLOOK IN THE COVE CONDOS	X663S	OBSOLETE
X675C	ARCADIA CONDOS	X80009	HIGH END HOMES IN HIGHLAND P	X9710	X9710
X675L	OBSOLETE	X8050	X8050	X9715	SPICEWOOD VISTA CONDOS
X6840	SUMMERHOUSE CONDO	X8150	X8150	X9720	X9720
X7000	TARRYTOWN	X8160	X8160	X9730	X9730
X70005	X70005 DUPLEXS	X8204	X8204	X9740	SUMMERWOOD I&II PUD
X70009	HIGH END HOME IN TARRY TOWN	X8250	X8250	X9750	LANTANA GLEN (P.U.D.)
X7005	X7005	X8260	X8260	X9760	X9760
X7006	X7006	X8264	X8264	X976L	X976L
X7040	X7040	X8340	X8340	X976M	X976M
X7050	X7050	X8350	X8350	X976S	X976S
X7051C	X7051C	X8360	X8360	X9770	X9770
X7060	X7060	X8405	X8405	X978L	X978L
X70A0	2506 ENFIELD TOWNHOME CONDO	X8440	X8440	X978M	X978M
X70B0	TARRYTOWN TERRACE CONDOS	X8500	ELTON LANE CITY HOMES CONDOS	X978S	X978S
X70C0	W AUSTIN TANGLEWOOD CONDO	X8550	X8550	X979L	X979L

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
X70D0	X70D0 WEST VILLAGGIO TOWNHO	X8560	X8560	X979M	X979M
X70FO	BROWNSTONES CONDOS	X87005	X87005 DUPLEXS	X979S	X979S
X7105	X7105	X9000	X9000	X9810	CHARLESTON PLACE P.U.D
X7106	X7106	X9004	X9004	X981L	OBSOLETE
X7140	X7140	X9005	X9005	X981M	OBSOLETE
X7150	X7150	X9006	X9006	X981N	X981N(ST. JOSEPH CONDOS)
X7154	X7154	X900B	CAT CREEK CONDO	X981S	OBSOLETE
X7160	X7160	X900C	SMOOTH OAK	X983C	CHIMNEY OAKS TOWNHOUSES
X7164	X7164	X9010	CONDOS IN X9000 AREA	X983L	OBSOLETE
X71A0	X71A0(NEWER 16'S IN X7100 AREA)	X9054	OVERLOOK CONDOS	X983M	OBSOLETE
X71D0	X71D0(2 DUPLEXES PER LOT TURNED COND	X90A0	8113 BAYWOOD DRIVE CONDOS	X983S	OBSOLETE
X71E0	X71E0 (OLDER 16'S IN X7100 AREA)	X90C0	CONDO	X9840	NORTH HILLS CLUB TOWNHOUSES
X71H0	OBSOLETE FOR 2010	X90D0	SMOOTH OAK CONDOS	X985C	8888 TALLWOOD CONDOS
X71J0	OBSOLETE FOR 2010	X90E0	6113 SHADOW VALLEY CONDOS	X985L	OBSOLETE
X71P0	OBSOLETE FOR 2010	X90G0	5003 SMOKEY VALLEY CONDO	X9860	X9860
X7205	X7205	X90H0	TALLWOOD DRIVE CONDOS	X9870	X9870
X7240	X7240	X90I0	3507 WESTCHESTER AVE CONDOS	X9910	X9910
X724C	1907 WINSTED LANE CONDOS	X90K0	OBSOLETE	X992C	SHADOW OAKS TOWNHOMES
X7364	X7364	X90L0	OBSOLETE	X992L	OBSOLETE
X7400	PECOS ESTATES CONDOS	X90M0	MESA CONDOS	X992M	OBSOLETE
X7405	X7405	X90N0	ROCKCREST CIRCLE CONDOS	X992S	OBSOLETE
X7410	TARRYTOWN PLACE CONDO	X90P0	NULL	X9930	X9930
X7440	X7440	X9100	X9100(OBSOLETE FOR 2010)	X9940	X9940
X7450	X7450	X9104	X9104 VACANT LAND	X9950	X9950
X7460	X7460	X9140	X9140 OLDER 4 CLASS HOMES	X9960	MOUNTAINCLIM SQ CONDO
X74A0	2805 WARREN CONDOS	X9150	X9150 OLDER 5 CLASS HOMES	X9970	X9970
X7500	DEEP EDDY	X9154	X9154 NEWER 5 CLASS HOMES	Y0000	Y0000 (OBS IN 2014 >)
X75005	X75005 DUPLEXS	X9160	X9160 OLDER 6 & 7 CLASS HOMES	Y0001	Y0001
X7504	X7504	X9164	X9164 NEWER 6&7 CLASS HOMES	Y00EX	Y00EX
X7550	X7550	X91A0	CHIMNEY CORNERS TOWNHOME CONDOS	Y1000	NORTH LOOP
X7560	X7560	X91B0	NORTH CAT CREEK TRAIL CONDOS	Y1004	Y1004
X7705	X7705	X91L0	16'S IN X9100 AREA	Y1005	NORTH LOOP MULTIFAM
X7720	ATLANTA STREET VILLAS	X9270	OBSOLETE FOR 2010	Y1005NEW	Y1005NEW
X7740	X7740	X9404	X9404	Y1006	Y1006 FOURPLEXS
X7750	X7750	X9550	MESA TRAILS (P.U.D.)	Y1007	Y1007
X775C	WEST 9TH STREET CONDOS	X9564	X9564	Y10B0	Y10B0
X77A0	507 UPSON CONDO	X9600	OBSOLETE	Y10F0	Y10F0
X77B0	708, 710, 712, 714 MERIDEN CONDOS	X9604	X9604	Y10G0	[16's, 1998 to 2009]
X77B1	OBSOLETE	X9630	9525 AT THE LOOP CONDO	Y10I0	Y10I0
X77C0	DEEP EDDY CONDOS	X9640	X9640	Y10J0	SATSUMA 53 CONDO
X77D0	UPSON STREET VILLAS CONDOS	X9650	X9650	Y10K0	Y10K0
X77E0	W 8TH STREET CONDOS	X9654	X9654	Y10L0	Y10L0
X8000	WEST AUSTIN	X9660	X9660	Y10M0	Y10M0
X80001	NULL	X9700	X9700	Y10MH	y10MH
X80005	X80005 DUPLEXS	X9704	VISTA RIDGE PHASE 1-4	Y10S0	POLARIS CONDOMINIUMS
Y1100	Y1100	Y6000	WOOTEN	Z004S	FOUR SEASONS RESIDENCES
Y1200	Y1200	Y6005	N SHOAL CREEK/WOOTEN MULTIFAM	Z0060	Z0060
Y1205	Y1205	Y6006	Y6006	Z00F0	CAMBRIDGE TOWER
Y1603	SATSUMA 53 CONDOMINIUMS	Y60A0	RED DOOR TOWNECT CONDO	Z11000	DOWNTOWN -SFR
Y2000	BRENTWOOD	Y60B0	Y60B0	Z1109C	LUX TOWNHM IN CBD NO AMINITY
Y2004	Y200A	Y60C0	Y60C0	Z114C	OLD MED TWNHME COMPLXS-DOWNTOWN
Y2005	BRENTWOOD/CRESTVIEW MULTIFAM	Y60D0	BRANDYWINE CONDO	Z116C	NEW LARGE CONDO CMLPLXS-DOWNTOWN
Y200A	CONDO'S (16s) 2000 to 2010	Y6100	Y6100	Z1201C	TWHM IN CBD W/O AMINITY
Y20B0	Y20B0	Y6105	Y6105	Z1211C	OLD SMALL TWHM COMPLEX IN CBD W/O
Y20C0	Y20C0	Y6106	Y6106	Z121C	SM/MED COMPLEX IN CBD W/O AMINITY
Y20CC	5308 WOODROW CONDO	Y61A0	BOWLING GREEN CONDOMINIUMS	Z128C	1704 WEST AVE CONDOMINIUMS
Y20F0	Y20F0	Y639C	BRANDYWINE CONDOS	Z1301C	SM/MED COMPLEX IN CBD W/O AMINITY
Y20G0	Y20G0	Y7000	HIGHLAND	Z1302C	CONDO COMPLEX WIHT AMINITIES IN CBD
Y20H0	PADDOCK CONDO	Y7005	HIGHLAND NBHD ASSOC MULTIFAM	Z1309C	LUX SMALL CONDO IN CBD
Y20H1	Y20H1	Y7006	Y7006	Z1311C	OLD SMALL CONDO COMPLEX IN CBD NO A
Y20H2	Y20H2	Y70A0	Y70A0	Z131C	LRG COMPLEX IN CBD W/O AMINITY

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
Y20IO	Y20IO	Y70B0	Y70B0	Z132C	LRG COMPLEX IN CBD WITH AMINITIES
Y20JO	Y20JO	Y70C0	Y70C0	Z133C	LARGE OLD MIDRISE CONDOS-CBD
Y20K0	Y20K0	Y70D0	HOLIDAY SQUARE CONDO	Z136099C	THE 360 CONDOS-HIGHRISE DOWNTOWN
Y20MH	Y20MH	Y70E0	THE CRESTVIEW CONDOS	Z1402C	LARGE COMPLEX IN CBD WITH AMINITIES
Y20V0	BRENTWOOD CONDO	Y7100	Y7100	Z1409C	HIGHEND CONDO IN CBD W AMINITIES
Y211C	TWHM CONDOS/NO AMENITIES	Y7102C	TOWN HOME NO AMINITY	Z1412C	OLD CONDO COMPLEX WITH AMINTIES IN C
Y2221C	Saint James Condos	Y7104	Y7104	Z1419C	LUX OLD LARGE CONDO COMPLEX IN CBA
Y241C	BRENTWD/SFR CONDOS/NO AMENITIES	Y7105	Y7105	Z1422C	LARGE NEW COMPLEX W AMINITIES
Y3000	ROSEDALE NBHD ASSOC	Y7105NEW	Y7105NEW	Z1429C	LUX LARGE CONDO COMPLEX WITH AMINIT
Y3004	Y3004	Y7106	Y7106	Z1449	COMM CONV TO RES NBHD
Y3005	ROSEDALE MULTIFAM	Y75A0	MARCELL COURT CONDOS	Z14599C	FOUR SEASONS(TOWN LAKE RESIDENCES) C
Y30A0	LYNNWOOD STREET CONDOS	Y769C	HOLIDAY SQUARE CONDOS	Z155599C	FIVE FIFTY FIVE CONDOMINIUMS - DOWNT
Y30B0	VENTANA CONDOS	Y77N0C	SM OLDER CONDO CMLPLX IN ROSEDALE	Z16T99C	GREENWOOD TOWERS-MIDRISE-DOWNTOW
Y30C0	Y30C0	Y77N1C	SM NEWER CONDO COMPLXS ROSEDALE	Z188C	CONDO ABOVE COMM -DOWNTOWN
Y30C1	Y30C1	Y77N2C	MED OLDR STACKD CONDO COMPLEXES RO	Z1ACL99C	AUSTIN CITY LOFTS-HIGHRISE DOWNTOWN
Y30C2	Y30C2	Y77N3C	MED OLDR TWNHME COMPLXS ROSEDALE	Z1AUS99C	AUSTONIAN CONDOS-HIGHRISE DOWNTOW
Y30D0	Y30D0	Y77N4C	NEWER MED COMPLEXES TWNHOMES IN R	Z1BB99C	BROWN BLDG CONDOS-DOWNTOWN HIGH
Y30E0	CONDOS WITH 25-50% INTEREST I	Y77N5C	NEW SMALL TWNHM CMLPLX-JUST NORTH	Z1BP99C	BRAZOS PLACE CONODS-DWNTWN HIGHRI
Y4000	ALLANDALE NBHD ASSOC	Y77N6C	SFR CONDOS- ROSEDALE	Z1MG99C	MILAGO CONDOMINIUMS-HIGHRISE DOWN
Y4004	Y4004	Y77N8C	NULL	Z1NOK99C	NOKONAH CONDOMINIUMS
Y4005	ALLANDALE MULTIFAM	Y8000	CRESTVIEW	Z1PH99C	PENTHOUSE CONDOS-HIGHRISE DOWNTOW
Y4050	Y4050	Y8004	Y8004	Z1PL99C	PLAZA LOFTS CONDOMINIUMS-DOWNTOW
Y40A0	Y40A0	Y8005	Y8005	Z1S599C	SABINE ON FIFTH -HIGHRISE CONDO -DOW
Y40B0	Y40B0	Y8006	Y8006	Z1SH99C	THE SHORE CONDOMINIUMS - DOWNTOW
Y40C0	Y40C0	Y800R	TAULBEE LAND CONDO	Z1SP99C	THE SPRING CONDOS-HIGHRISE DOWNTOW
Y40D1	Y40D1	Y8050	Y8050	Z1TT99C	TOWERS OF TOWN LAKE CONDOMINIUMS-
Y40E1	Y40E1	Y80C0	Y80C0	Z1W99C	BLOCK 21(THE W) DOWNTOWN HIGHRISE C
Y480A	ALLANDALE CONDO	Y80D0	PK AT CRESTVIEW CONDO	Z1WG99C	WESTGATE CONDOS-HIGHRISE DWNTWN
Y5000	NORTH SHOAL CREEK	Y80E0	ALLEDALE CONDOS	Z2000	OLD WEST AUSTIN (SFR)
Y5004	Y5004	Y80G0	Y80G0	Z20005	OLD WEST MULTI-FAMILY
Y5005	Y5005	Y80H0	Y80H0	Z2101C	SMALL TWHM IN OLD WEST W/O AMINITY
Y5005NEW	Y5005NEW	Y80N0	1209 JUSTIN CONDOS	Z2109C	LUX SMALL TOWN HOME IN OLD WEST
Y5006	Y5006	Y80V0	VILLAS AT PASADENA	Z211C	TWHM IN OLD WEST W/O AMINITY
Y50A0	PALM CONDO	Y811C	TOWNHOME\CONDOS NO AMENTIES	Z2201C	TWHM IN OLD WEST W/O AMINITY
Y50B0	Y50B0	Y841C	CONDO WIHT 25-50% INT IN COMMON ARE	Z2209C	LUX TWNHM IN IN OLD WEST NO AMINITY
Y50C0	Y50C0	Y8500	CRESTVIEW STATION	Z2211C	OLD TOWNHM NO AMINITY IN OLDWEST
Y50D0	Y50D0	Y889C	TONKAWA TRAIL	Z221C	OLD MED COMPLXS-OLD W AUSTIN
Y50D1	Y50D1	Y9000	OAKMONT HEIGHTS SFR	Z222C	SM/MED COMPLEX IN OLD WEST W AMINIT
Y50D2	Y50D2	Y9005	DUPLEXES IN OAKMONT/RIGELEA/ROSEDA	Z224C	SFR CONDOS-OLD WEST AUSTIN
Y511C	HARDY DRIVE CONDOS	Y9010	ROSEDALE TOWNHOMES	Z225C	NEW MED CONDO COMPLXS NO AMEN-OLD
Y516C	ROYAL ORLEANS NORTH CONDO	Y9020	ROSEDALE SINGE FAMILY RESIDENCES	Z227C	MED CONDO COMPLXS CLASS 6
Y519C	Y519C	Z000G	721 CONGRESS AVENUE CONDO	Z2301C	SM COMPLEX IN OLD WEST W/O AMINITY
Y519D	ASHDALE GARDENS CONDOS	Z000K	AUSTIONIAN CONDO	Z2302C	SM/MED COMPLEX IN OLD WEST W AMINIT
Y522C	Y522C	Z000M	360 RESIDENTIAL CONDOS	Z2309C	HIGHEND CONDO IN OLD WEST W AMINIT
Z004S	FOUR SEASONS RESIDENCES	Z2402C	LARGE OLD CONDO COMPLEXES W/O AME	Z5401C	OLD LARGE CONDO COMPLEX NO AMINI IN
Z0060	Z0060	Z2409C	LRG LUX CONDO IN OLD WEST	Z5402C	LARGE COMPLEX WITH AMINITIES IN NORT
Z00F0	CAMBRIDGE TOWER	Z2501C	SFR CONDOS-OLD WEST AUSTIN NO AMINI	Z541C	SFM CONDO IN NORTH AND WEST CAMPUS
Z11000	DOWNTOWN -SFR	Z30005	Z30005-OBSOLETE	Z5500	NORTH CAMPUS -SFR
Z1109C	LUX TOWNHM IN CBD NO AMINITY	Z30006	Z30006-OBSOLETE	Z5501C	SFM CONDO IN NORTH AND WEST CAMPUS
Z114C	OLD MED TWNHME COMPLXS-DOWNTOWN	Z30009	HIGH END HOMES CENTRAL WEST AUSTIN	Z5NCP21C	SM/MED COMPLEX NO AMINITY IN NORTH
Z116C	NEW LARGE CONDO CMLPLX-DOWNTOWN	Z30010	TOWNHOMES(FEE SIMPLE)-CENTRAL WEST	Z5NCP31C	OLD LARGE CONDO COMPLEX NO AMINI IN
Z1201C	TWHM IN CBD W/O AMINITY	Z31000	OLD ENFIELD (SFR)	Z5NEW31C	NEW LARGE CONDO CMLPLX W AMINITY IN
Z1211C	OLD SMALL TWHM COMPLEX IN CBD W/O	Z311C	NEWER SMALL TOWNHOME COMPLEX-OLD	Z5WCP21C	SM/MED COMPLEX NO AMINITY IN WEST C
Z121C	SM/MED COMPLEX IN CBD W/O AMINITY	Z3121C	NEW TWHM WITH 25-50% INT IN COMMON	Z5WCP31C	OLD LARGE CONDO COMPLEX NO AMINITIE
Z128C	1704 WEST AVE CONDOMINIUMS	Z314C	OLDER MEDIUM SIZED TOWNHOME COMP	Z5WCP32C	LARGE CONDO COMLLEX W AMINITIES IN W
Z1301C	SM/MED COMPLEX IN CBD W/O AMINITY	Z32000	PEMBERTON HEIGHTS (SFR)	Z60005	MULTI-FAMILY - CENTRAL AUSTIN
Z1302C	CONDO COMPLEX WIHT AMINITIES IN CBD	Z320005	PEMBERTON AND OLD ENFIELD MULTI-FAM	Z60006	Z60006/OBSOLETE
Z1309C	LUX SMALL CONDO IN CBD	Z3211C	OLD TWHM IN OLD ENFIELD/WINSOR W/O	Z60009	HIGH-END HOMES CENTRAL AUSTIN
Z1311C	OLD SMALL CONDO COMPLEX IN CBD NO A	Z3219C	LUX CONDO IN OLD WEST NO AMINITY	Z6101C	SMALL TOWNHOME WITH 25-50% IN COMI
Z131C	LRG COMPLEX IN CBD W/O AMINITY	Z321C	OLD SM/MED CONDO COMPLXS-OLD ENFIE	Z611C	SMALL NEWER TWNHME COMPLXS IN HYDE
Z132C	LRG COMPLEX IN CBD WITH AMINITIES	Z324C	SFR CONDOS-OLD ENFIELD/WINDSOR	Z612C	TWNHM COMPLXS W AMINITIES HYDE PAR

Residential Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
Z133C	LARGE OLD MIDRISE CONDOS-CBD	Z33000	BRYKERWOODS (SFR)	Z613C	SM OLDR TWNHM CMLXN HYDE PK/HANCOCK
Z136099C	THE 360 CONDOS-HIGHRISE DOWNTOWN	Z330005	BRYKERWD MULTIFAM	Z6211C	OLD TWN HM NO AMINITY IN HYDE PARK
Z1402C	LARGE COMPLEX IN CBD WITH AMINITIES	Z3301C	OLD TWHM IN OLD ENFIELD/WINSOR W/O	Z621C	MED SZ OLD CONDO COMPLXN NO AMENIT
Z1409C	HIGHEND CONDO IN CBD W AMINITIES	Z4000	WEST UNIVERSITY SFR NBHD	Z6221C	NEW MEDIUM SIZE TOWN HOME NO AMIN
Z1412C	OLD CONDO COMPLEX WITH AMINITIES IN C	Z409C	LUXURY CONDO/TWNHM N AND W CAMPUS	Z6229C	NEW LUX TOWN HOME IN HANCOCK AREA
Z1419C	LUX OLD LARGE CONDO COMPLEX IN CBA	Z411C	SM/MED TWNHME COMPLEXES-N&W CAMPUS	Z622C	MED STCKD CONDO COMPLXN W AMENITIES
Z1422C	LARGE NEW COMPLEX W AMINITIES	Z412C	NEWER MED CONDO & TWNHME COMPLXN	Z623C	MED OLDER TWNHMCOMPLEXES NO AMEN
Z1429C	LUX LARGE CONDO COMPLEX WITH AMINIT	Z413C	OLD SMALL/MED TWHNME CMLXN -N&W	Z624C	SFR CONDOS IN HYDE PK/HANCOCK
Z1449	COMM CONV TO RES NBHD	Z416C	NEWER LARGE CONDO COMPLEXES-WEST U	Z6301C	MED SZ OLD CONDO COMPLXN NO AMENIT
Z14599C	FOUR SEASONS(TOWN LAKE RESIDENCES) C	Z4201C	TWHM IN WEST CAMPUS NO AMINITY	Z6302C	TWNHM COMPLXN W AMINITIES HYDE PAR
Z155599C	FIVE FIFTY FIVE CONDOMINIUMS - DOWNT	Z4209C	LUX CONDO/TWNHM IN WEST CAMPUS	Z631C	LARGE COMPLXN NO AMENITIES
Z16T99C	GREENWOOD TOWERS-MIDRISE-DOWNTOWN	Z4211C	SMALL TWNHM IN WEST CAMPUS	Z632C	LARGE COMPLXN W AMENITIES
Z188C	CONDO ABOVE COMM -DOWNTOWN	Z421C	OLD, MED CONDO COMPLEXES W/O AMEN	Z6400	HANCOCK (SFR)
Z1ACL99C	AUSTIN CITY LOFTS-HIGHRISE DOWNTOWN	Z422C	OLD, MED CONDO CMLXN WITH AMENITIE	Z6401C	LARGE COMPLXN NO AMENITIES
Z1AUS99C	AUSTONIAN CONDOS-HIGHRISE DOWNTOWN	Z424C	SFR CONDOS-NORTH AND WEST UNI	Z6402C	LARGE COMPLXN W AMENITIES
Z1BB99C	BROWN BLDG CONDOS-DOWNTOWN HIGHRI	Z4301C	SM/MED COMPLEX NO AMINITY IN WEST C	Z6412C	OLD LARGE COMPLXN W AMENITIES
Z1BP99C	BRAZOS PLACE CONODS-DWNTWN HIGHRI	Z4302C	SM/MED CONDO COMPLEX WITH AMINITIE	Z641C	SFR CONDO IN HYDE PARK
Z1MG99C	MILAGO CONDOMINIUMS-HIGHRISE DOWNT	Z4311C	OLD SM COMPLEX NO AMINITY IN WEST CA	Z6500	OLD HYDE PARK (SFR)
Z1NOK99C	NOKONAH CONDOMINIUMS	Z431C	OLDER, LARGE CONDO COMPLEXES W/ AM	Z6501C	SFR CONDO IN HYDE PARK
Z1PH99C	PENTHOUSE CONDOS-HIGHRISE DOWNTOWN	Z4322C	CONDO COMPLEX IN WEST CAMPUS NO AM	Z6600	NORTH HYDE PARK (SFR)
Z1PL99C	PLAZA LOFTS CONDOMINIUMS-DOWNTOWN	Z432C	OLD LARGE CONDO COMPLEXES- WEST UN	Z6NEW11C	NEW MEDIUM SIZE TOWN HOME NO AMIN
Z1S599C	SABINE ON FIFTH -HIGHRISE CONDO -DOW	Z4401C	LARGE CONDO COMPLEX NO AMINITY IN W	Z6OLD11C	OLD TWN HM NO AMINITY IN HYDE PARK
Z1SH99C	THE SHORE CONDOMINIUMS - DOWNTOWN	Z4402C	LARGE CONDO COMPLEX W AMINITIES IN W	Z6SM11C	SMALL TOWNHOME WITH 25-50% IN COM
Z1SP99C	THE SPRING CONDOS-HIGHRISE DOWNTOWN	Z4409C	NEW MIDRISE CONDO IN NORTH AND WEST	Z7005	Z7005
Z1TT99C	TOWERS OF TOWN LAKE CONDOMINIUMS-	Z4412C	LARGE OLD CONDO WITH AMINITIES IN WE	Z7006	Z7006
Z1W99C	BLOCK 21(THE W) DOWNTOWN HIGHRISE C	Z4421C	NEW LARGE CONDO CMLXN W AMINITY IN	Z7040	Z7040
Z1WG99C	WESTGATE CONDOS-HIGHRISE DWNTWN	Z4429C	CONDO COMPLEX IN WEST CAMPUS NO AM	Z7050	Z7050
Z2000	OLD WEST AUSTIN (SFR)	Z499C	MID- AND HIGHRISE CONDOS WEST UNIVER	Z7106	Z7106
Z20005	OLD WEST MULTI-FAMILY	Z5000	NORTH UNIVERSITY SFR NBHD	Z7140	Z7140
Z2101C	SMALL TWHM IN OLD WEST W/O AMINITY	Z50005	MULTI-FAMILY-N/W UNIV	Z715C	VILLAS AT SAN GABRIEL CONDOS
Z2109C	LUX SMALL TOWN HOME IN OLD WEST	Z511C	TWHM IN NORTH AND WEST CAMPUS	Z7305	Z7305
Z211C	TWHM IN OLD WEST W/O AMINITY	Z519C	LUX CONDO/TWNHM IN NORTH/WEST CAM	Z7307	Z7307
Z2201C	TWHM IN OLD WEST W/O AMINITY	Z5201C	TWHM IN NORTH CAMPUS NO AMINITY	Z7340	Z7340
Z2209C	LUX TWNHM IN IN OLD WEST NO AMINITY	Z5209C	LUX CONDO/TWNHM IN NORTH CAMPUS	Z7360	Z7360
Z2211C	OLD TOWNHM NO AMINITY IN OLDWEST	Z521C	SM/MED OLDER CONDO CMLXN, N/W UNIV	Z7505	Z7505
Z2211C	OLD SM/MED COMPLEX IN OLD WEST W/O	Z522C	SM/MED CONDO COMPLEX WITH AMINITIE	Z7560	Z7560
Z2231C	OLDLARG CONDO COMPLXN W/ AMENITIES	Z5301C	LARGE COMPLEX WITH AMINITIES IN NORT	Z7705	Z7705
Z22321C	NEW SM/MED COMPLEX IN OLD WEST W/O	Z5311C	SMALL OLD CONDO COMPLEX IN NORTH C	Z7740	Z7740
Z22322C	NEW SM COMPLEX IN OLD WEST W AMINIT	Z531C	LARGE, OLDER CONDO CMLXN, N UNIV, W	Z909C	LUXURY TOWNHOMES/CONDOS
Z2232C	LARGE OLD CONDO COMPLEXES W/O AMEN	Z5321C	SM/MED COMPLEX IN NORTH CAMPUS WIT	Z9405	Z9405
Z2237C	OLD LARGE CONDOS W/AMENITIES-APT CO	Z532C	OLDER LARGE CONDO COMPLXN, N UNIV, S	Z9440	Z9440
Z2238C	OLD LARGE CONDO CMLXN W AMEN-APT CO	Z539C	NEW MIDRISE CONDO IN NORTH AND WEST	Z9605	Z9605
Z2239C	LRG LUX CONDO IN OLD WEST	Z5400	WEST CAMPUS -SFR	Z9640	Z9640
ZEA01	SPRING CONDOS				
ZEXMP	OBSOLETE				
ZUN02	ZUN02				
ZUN03	ZUN03				
ZUVCT	ZUVCT				

Commercial Neighborhood Codes

Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name	Nbhd Code	Nbhd Name
#183N	#183N	J/CUL	FORMERLY J/CUL	RGN255	Land Region 255
#183S	#183S	J/DIT	FORMERLY J/DIT	RGN260	Land Region 260
#290E	#290E	JEXMP	FORMERLY JEXMP	RGN305	Land Region 305
#290W	#290W	KACRE	KACRE	RGN305MH	Land Region 305MH
#360N	#360N	KEXMP	FORMERLY KEXMP	RGN307	Land Region 307
#360S	#360S	L/290	FORMERLY L/290	RGN307MH	Land Region 307MH
#620N	#620N	LBNSP	FORMERLY LBNSP	RGN310	Land Region 310
#620S	#620S	LEXMP	FORMERLY LEXMP	RGN310MH	Land Region 310MH
#71C	#71C	M/BCR	FORMERLY M/BCR	RGN312	Land Region 312
#71E	#71E	M/MPC	FORMERLY M/MPC	RGN312MH	Land Region 312MH
#71W	#71W	M/SPY	FORMERLY M/SPY	RGN315	Land Region 315
#BARK	BAR-K AIRPORT LAND	MACRE	MACRE	RGN315MH	Land Region 315MH
#BRNT	#BRNT	MEXMP	FORMERLY MEXMP	RGN317	Land Region 317
#BSPK	BUSINESS PARK LAND	N/183	FORMERLY N/183	RGN317MH	Land Region 317MH
#CBD	#CBD	N/290	FORMERLY N/290	RGN320	Land Region 320
#CEN	#CEN	N/360	FORMERLY N/360	RGN405	Land Region 405
#CEN_WTBU	FORMER WTBUR NBHD	N/BCR	FORMERLY N/BCR	RGN405MH	Land Region 405MH
#EAS	#EAS	N/H71	FORMERLY N/H71	RGN410	Land Region 410
#FNW	COMMERCIAL LAND - LEANDER	N/MPC	FORMERLY N/MPC	RGN410MH	Land Region 410MH
#H35N	#H35N	N/SWP	FORMERLY N/SWP	RGN415	Land Region 415
#H35S	#H35S	N/WMC	FORMERLY N/WMC	RGN415MH	Land Region 415MH
#LP1N	#LP1N	NACRE	NACRE	RGN420	Land Region 420
#LP1S	#LP1S	NACREMH	NACREMH	RGN420MH	Land Region 420MH
#NEA	#NEA	NEXMP	FORMERLY NEXMP	RGN425	Land Region 425
#NOR	#NOR	O/290	FORMERLY O/290	RGN425MH	Land Region 425MH
#NOR_VWAV	FORMERLY VWAWL NBHD CODE	O/MPC	FORMERLY O/MPC	RGN430	Land Region 430
#NOR_W/LA	FORMERLY W/LAM NBHD CODE	O/WMC	FORMERLY O/WMC	RGN430MH	Land Region 430MH
#NWE	#NWE	OACRA	FORMERLY OACRA	RGN435	Land Region 435
#NWE_TWCA	FORMERLY TWCAD	OACRE	OACRE	RGN435MH	Land Region 435MH
#NWE_VTEX	FORMERLY VTEXM NBHD CODE	OACREMH	OACREMH	RLKWY	FORMERLY RLKWY
#SEA	#SEA	OCCAC	FORMERLY OCCAC	SACRE	SACRE
#SH45	#SH45	OEXMP	FORMERLY OEXMP	SACRE-HD	(Hi Dollar Ranchettes)
#SOU	#SOU	P/290	FORMERLY P/290	SACRE1PV	acreage along lake front Point Ven
#SWE	#SWE	P/H71	FORMERLY P/H71	SACRE2PV	2nd Tier acreage off Lake in Point V
_7ACRE	7ACRE	P71-1	FORMERLY P71-1	SEXMP	FORMERLY SEXMP
_AACRE	AG PARCELS IN URBAN AREAS	PACRE	PACRE	TACRE	TACRE
_AEXMP	FORMERLY AEXMP	PEXMP	FORMERLY PEXMP	TACREWF	WTRFRONT ACREAGE
_B1ACRE	B1ACRE	Q/H71	FORMERLY Q/H71	TEXMP	FORMERLY TEXMP
_BACRE	BACRE	QACRE	QACRE	UEXMP	FORMERLY UEXMP
_BACRE_E	BACRE_EAST	QACREMH	QACREMH	VTACR	FORMERLY VTACR NBHD CODE
_BACRE_ESP	BACRE_EAST SPECIAL	QEXMP	FORMERLY QEXMP	WEXMP	FORMERLY WEXMP
_BACREMH	BACREMH	QMUD5	FORMERLY QMUD5	XACRE	XACRE
_BEXMP	FORMERLY BEXMP	R/620	FORMERLY R/620	XEXMP	Exemp property
_CACRE	CACRE	RACRE	RACRE	XSPWD	FORMERLY XSPWD
_CEXMP	FORMERLY CEXMP	REXMP	FORMERLY REXMP	YEXMP	FORMERLY YEXMP
_DACRE	DACRE	RGN105	Land Region 105	ZDNTN	FORMERLY ZDNTN
_DEXMP	FORMERLY DEXMP	RGN110	Land Region 110	ZEXMP	FORMERLY ZEXMP
_EEXMP	FORMERLY EEXMP	RGN115	Land Region 115	ZUVCT	FORMERLY ZUVCT
_FACRE	FACRE	RGN125	Land Region 125		
_FEXMP	FORMERLY FEXMP	RGN130	Land Region 130		
_GACRE	GACRE	RGN135	Land Region 135		
_GEXMP	FORMERLY GEXMP	RGN140	Land Region 140		
_HACRE	HACRE	RGN140LF	_RGN140 LAKE FRONT		
_HEXMP	FORMERLY HEXMP	RGN145	Land Region 145		
_IACRE	IACRE	RGN150	Land Region 150		
_IACREMH	IACREMH	RGN215	Land Region 215		
_IEXMP	FORMERLY IEXMP	RGN220	Land Region 220		
_J/BRO	FORMERLY J/BRO	RGN245	Land Region 245		
_J/CON	FORMERLY J/CON	RGN250	Land Region 250		
_J/COP	FORMERLY J/COP	RGN250LF	_RGN250 LAKE FRONT		