



PUBLIC HEARING BEFORE THE
BEXAR APPRAISAL DISTRICT BOARD OF DIRECTORS
AGENDA

DATE OF MEETING: September 7, 2022
PLACE OF MEETING: 411 N. Frio St.; San Antonio, TX 78207
TIME OF MEETING: 10:00 A.M.

* PUBLIC COMMENTS MAY BE SUBMITTED BY EMAIL TO publiccomment@bexarappraisal.org NO LATER THAN 8:00 A.M. THE MORNING OF THE HEARING, OR IN PERSON BY REGISTERING BY NAME ON THE SIGN-IN SHEET BY THE DOOR OF THE HEARING. COMMENTS RECEIVED TIMELY BY EMAIL WILL BE READ INTO THE RECORD DURING THE PUBLIC COMMENT PORTION OF THE HEARING. THE BOARD OF DIRECTORS INVITES PUBLIC COMMENT; HOWEVER, THE PUBLIC MUST BE AWARE THAT A SUBJECT RAISED BY A MEMBER OF THE PUBLIC CANNOT BE DELIBERATED OR DISCUSSED BY THE BOARD IF IT IS NOT ON THE AGENDA FOR THE HEARING AT WHICH THE SUBJECT IS RAISED. DISCUSSIONS OF SPECIFIC PROPERTIES WILL NOT BE PERMITTED.

AGENDA

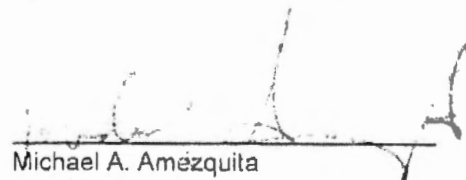
THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE PUBLIC HEARING OF THE BOARD OF DIRECTORS.

PROCEDURAL

- A. Introduction of hearing and calling meeting called to order by Cheri Byrom, Chair
Recording of directors present
- B. Public Comments Period. *(Comments received timely by email will be read into the record at this time. Three minutes per person.)*

INFORMATION ONLY

- C. Public hearing as required by Section 6.06 of the Texas Property Tax Code, regarding:
Presentation by the chief appraiser and district staff member(s) summarizing the proposed 2023 operating budget.
- D. Public hearing as required by Sections 6.05(i) and 25.18 of the Texas Property Tax Code, regarding:
Presentation by the chief appraiser and district staff member(s) summarizing the proposed 2023 and 2024 biennial reappraisal plan.
- E. Adjourn the hearing


Michael A. Amézquita
Chief Appraiser
Bexar Appraisal District

FILE INFORMATION

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**FILED IN THE OFFICIAL PUBLIC
RECORDS OF BEXAR COUNTY**

LUCY ADAME - CLARK

BEXAR COUNTY CLERK

Total Fees: \$2.00

Why Does Bexar Appraisal District Reappraise Annually?

Section 25.18 of the Texas Property Tax Code establishes that appraisal districts must reappraise property at least once every three years. It is easy enough for critics to say that the districts throughout the state should only reappraise every three years as leaving values static for several years will foster 'tax relief'. This sounds like a solution to rampant value increases, but there are other sections of the code that serve as directives to reappraise more often when information dictates.

First and foremost, section 23.01(a) of the tax code is explicit in that it requires **all taxable property to be appraised at its market value as of January 1**. This directive requires appraisal at market value *every January 1*. As market conditions change, values are required to change with them. The market in Bexar County has undergone significant change over the past several years and therefore, values must be updated in order to comply with this section of law. If the market is static and sales prices do not change from year to year, then values could stay static as well. We have not seen this situation in quite some time, however.

Tax code section 6.05(i) states that the appraisal district board of directors must adopt a biennial plan for reappraisal in every even numbered year by September 15. Since 2004, the Bexar Appraisal District Board of Directors has adopted an annual reappraisal plan recognizing that market conditions have been changing and there being a need to update values accordingly to comply with statute.

So, what happens if the district does not reappraise more often than once every three years?

Districts throughout the state are tested annually by the Comptroller of the State of Texas. Normally, in alternating years, the Comptroller's Property Tax Assistance Division tests the values produced by the appraisal district to ensure that the values are within statistical tolerances of market values (usually as compared to sales prices) in what is known as the Property Value Study (PVS). The normal PVS cycle for Bexar County is in even numbered years. The legal requirement that the Comptroller conduct the PVS is found in tax code section 5.10 and specific provisions regarding the conduct of the PVS is found in Government Code Section 403.302.

If the district's values are found to be outside of being considered statistically 'close enough' to market value, then the district's values are found to be invalid. Invalid findings can affect school district funding from the state and means that the district is then tested again in the subsequent year with another PVS. This forces appraisal districts to reappraise more frequently in active markets. Due to the change in sales prices throughout the state, most metropolitan areas of the state appraise annually as a matter of policy; the Bexar Appraisal District is no different. The real estate market in Bexar County has been extremely active over the past several years; so much so that it has required the district to move values significantly to keep up with sale price trends as the law requires.

In alternate years (odd numbered years for Bexar County), the Comptroller conducts another study of the methods and procedures used by appraisal districts in its daily operation. The Methods and Assistance Program (MAP) Review is designed to ensure that each appraisal district in the state is following the guidance provided in the Tax Code, Government Code, Comptroller's Rules, and other guiding law. The requirement for the MAP Review is found in tax code section 5.102. In the event that the district fails a MAP Review and does not follow the recommendations of the Comptroller, the chief appraiser may be cited by TDLR for failure to comply, putting his or her license in jeopardy.

Ultimately, the answer to the question, "Why does the Bexar Appraisal District reappraise annually instead of once every three years?" is this; *we have to. If we do not, not only are we failing to follow the directives in the code concerning appraisal at market value, we are at risk of failing state tests. Most importantly, we put the school districts and the community at large in jeopardy of losing valuable, needed state funding.*

Referenced Texas Property Tax Code Sections:

Sec. 5.10. Ratio Studies.

(a) At least once every two years, the comptroller shall conduct a study in each appraisal district to determine the degree of uniformity of and the median level of appraisals by the appraisal district within each major category of property. The comptroller shall publish a report of the findings of the study, including in the report the median levels of appraisal for each major category of property, the coefficient of dispersion around the median level of appraisal for each major category of property, and any other standard statistical measures that the comptroller considers appropriate. In conducting the study, the comptroller shall apply appropriate standard statistical analysis techniques to data collected as part of the study of school district taxable values required by Section 403.302, Government Code.

Sec. 5.102. Review of Appraisal Districts.

(a) [Effective January 1, 2020] At least once every two years, the comptroller shall review the governance of each appraisal district, the taxpayer assistance provided by each appraisal district, and the operating and appraisal standards, procedures, and methodology used by each appraisal district, to determine compliance with generally accepted standards, procedures, and methodology, including compliance with standards, procedures, and methodology prescribed by any appraisal manuals required by law to be prepared and issued by the comptroller. After consultation with the property tax administration advisory board, the comptroller by rule may establish procedures and standards for conducting and scoring the review.

(a-1) The comptroller may conduct a limited-scope review in place of the review required by Subsection (a) if:

(1) the appraisal district is established in a county located wholly or partly in an area declared by the governor to be a disaster area during the tax year in which the review is required;

(2) the chief appraiser of the appraisal district requests that the review conducted be a limited-scope review; and

(3) the comptroller determines that one of the following circumstances exists and was caused by the disaster:

(A) a building used by the appraisal district to conduct business is destroyed or is inaccessible or damaged to the extent that it is unusable for at least 30 days;

(B) the appraisal district's records are destroyed or are unusable for at least 30 days;

(C) the appraisal district's computer system is destroyed or is unusable for at least 30 days; or

(D) due to extraordinary circumstances, the appraisal district does not have the resources to undergo a review under this section unless the review is limited in scope.

(a-2) After consultation with the advisory committee created under Section 403.302, Government Code, the comptroller by rule may establish procedures and standards for conducting and scoring a review under this section.

(b) In conducting the review, the comptroller is entitled to access to all records and reports of the appraisal district, to copy or print any record or report of the appraisal district, and to the assistance of the appraisal district's officers and employees.

(c) [Effective January 1, 2020] At the conclusion of the review, the comptroller shall, in writing, notify the appraisal district concerning its performance in the review. If the review results in a finding that an appraisal district is not in compliance with generally accepted standards, procedures, and methodology, including compliance with standards, procedures, and methodology prescribed by any appraisal

manuals required by law to be prepared and issued by the comptroller, the comptroller shall deliver a report that details the comptroller's findings and recommendations for improvement to:

- (1) the appraisal district's chief appraiser and board of directors; and
- (2) the superintendent and board of trustees of each school district participating in the appraisal district.

(d) If the appraisal district fails to comply with the recommendations in the report and the comptroller finds that the board of directors of the appraisal district failed to take remedial action reasonably designed to ensure substantial compliance with each recommendation in the report before the first anniversary of the date the report was issued, the comptroller shall notify the Texas Department of Licensing and Regulation, or a successor to the department, which shall take action necessary to ensure that the recommendations in the report are implemented as soon as practicable.

Sec. 6.05 PROPERTY TAX CODE

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

Sec. 23.01. Appraisals Generally.

(a) Except as otherwise provided by this chapter, all taxable property is appraised at its market value as of January 1.

(b) The market value of property shall be determined by the application of generally accepted appraisal methods and techniques. If the appraisal district determines the appraised value of a property using mass appraisal standards, the mass appraisal standards must comply with the Uniform Standards of Professional Appraisal Practice. The same or similar appraisal methods and techniques shall be used in appraising the same or similar kinds of property. However, each property shall be appraised based upon the individual characteristics that affect the property's market value, and all available evidence that is specific to the value of the property shall be taken into account in determining the property's market value.

Sec. 25.18. Periodic Reappraisals.

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

(b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years.

Texas Government Code Section 403.302 Determination of School District Property Values

(a) The comptroller shall conduct a study using comparable sales and generally accepted auditing and sampling techniques to determine the total taxable value of all property in each school district. The study shall determine the taxable value of all property and of each category of property in the district and the productivity value of all land that qualifies for appraisal on the basis of its productive capacity and for which the owner has applied for and received a productivity appraisal. The comptroller shall make appropriate adjustments in the study to account for actions taken under Chapter 4941, Education Code.

(a-1) The comptroller shall conduct a study:

- (1) at least every two years in each school district for which the most recent study resulted in a determination by the comptroller that the school district's local value was valid; and
- (2) each year in a school district for which the most recent study resulted in a determination by the comptroller that the school district's local value was not valid.

(a-2) If in any year the comptroller does not conduct a study, the school district's local value for that year is considered to be valid.

(b) In conducting the study, the comptroller shall determine the taxable value of property in each school district:

- (1) using, if appropriate, samples selected through generally accepted sampling techniques;
- (2) according to generally accepted standard valuation, statistical compilation, and analysis techniques;
- (3) ensuring that different levels of appraisal on sold and unsold property do not adversely affect the accuracy of the study; and
- (4) ensuring that different levels of appraisal resulting from protests determined under Section 41.43, Tax Code, are appropriately adjusted in the study.

(c) If after conducting the study the comptroller determines that the local value for a school district is valid, the local value is presumed to represent taxable value for the school district. In the absence of that presumption, taxable value for a school district is the state value for the school district determined by the comptroller under Subsections (a) and (b) unless the local value exceeds the state value, in which case the taxable value for the school district is the district's local value. In determining whether the local value for a school district is valid, the comptroller shall use a margin of error that does not exceed five percent unless the comptroller determines that the size of the sample of properties necessary to make the determination makes the use of such a margin of error not feasible, in which case the comptroller may use a larger margin of error.

(c-1) This subsection applies only to a school district whose central administrative office is located in a county with a population of 9,000 or less and a total area of more than 6,000 square miles. If after conducting the study for a tax year the comptroller determines that the local value for a school district is not valid, the comptroller shall adjust the taxable value determined under Subsections (a) and (b) as follows:

- (1) for each category of property sampled and tested by the comptroller in the school district, the comptroller shall use the weighted mean appraisal ratio determined by the study, unless the ratio is more than four percentage points lower than the weighted mean appraisal ratio determined by the comptroller for that category of property in the immediately preceding study, in which case the comptroller shall use the weighted mean appraisal ratio determined in the immediately preceding study minus four percentage points;

(2) the comptroller shall use the category weighted mean appraisal ratios as adjusted under Subdivision (1) to establish a value estimate for each category of property sampled and tested by the comptroller in the school district; and

(3) the value estimates established under Subdivision (2), together with the local tax roll value for any categories not sampled and tested by the comptroller, less total deductions determined by the comptroller, determine the taxable value for the school district.

(d) For the purposes of this section, "taxable value" means the market value of all taxable property less:

(1) the total dollar amount of any residence homestead exemptions lawfully granted under Section 11.13(b) or (c), Tax Code , in the year that is the subject of the study for each school district;

(2) one-half of the total dollar amount of any residence homestead exemptions granted under Section 11.13(n), Tax Code , in the year that is the subject of the study for each school district;

(3) the total dollar amount of any exemptions granted before May 31, 1993, within a reinvestment zone under agreements authorized by Chapter 312, Tax Code;

(4) subject to Subsection (e), the total dollar amount of any captured appraised value of property that:

(A) is within a reinvestment zone created on or before May 31, 1999, or is proposed to be included within the boundaries of a reinvestment zone as the boundaries of the zone and the proposed portion of tax increment paid into the tax increment fund by a school district are described in a written notification provided by the municipality or the board of directors of the zone to the governing bodies of the other taxing units in the manner provided by former Section 311.003(e), Tax Code, before May 31, 1999, and within the boundaries of the zone as those boundaries existed on September 1, 1999, including subsequent improvements to the property regardless of when made;

(B) generates taxes paid into a tax increment fund created under Chapter 311, Tax Code, under a reinvestment zone financing plan approved under Section 311.011(d), Tax Code , on or before September 1, 1999; and

(C) is eligible for tax increment financing under Chapter 311, Tax Code;

(5) the total dollar amount of any captured appraised value of property that:

(A) is within a reinvestment zone:

(i) created on or before December 31, 2008, by a municipality with a population of less than 18,000; and

(ii) the project plan for which includes the alteration, remodeling, repair, or reconstruction of a structure that is included on the National Register of Historic Places and requires that a portion of the tax increment of the zone be used for the improvement or construction of related facilities or for affordable housing;

(B) generates school district taxes that are paid into a tax increment fund created under Chapter 311, Tax Code; and

(C) is eligible for tax increment financing under Chapter 311, Tax Code;

(6) the total dollar amount of any exemptions granted under Section 11.251 or 11.253, Tax Code ;

(7) the difference between the comptroller's estimate of the market value and the productivity value of land that qualifies for appraisal on the basis of its productive capacity, except that the productivity value estimated by the comptroller may not exceed the fair market value of the land;

(8) the portion of the appraised value of residence homesteads of individuals who receive a tax limitation under Section 11.26, Tax Code , on which school district taxes are not imposed in the year that is the subject of the study, calculated as if the residence homesteads were appraised at the full value required by law;

(9) a portion of the market value of property not otherwise fully taxable by the district at market value because of action required by statute or the constitution of this state, other than Section 11.311, Tax Code , that, if the tax rate adopted by the district is applied to it, produces an amount equal to the difference between the tax that the district would have imposed on the property if the property were fully taxable at market value and the tax that the district is actually authorized to impose on the property, if this subsection does not otherwise require that portion to be deducted;

(10) the market value of all tangible personal property, other than manufactured homes, owned by a family or individual and not held or used for the production of income;

(11) the appraised value of property the collection of delinquent taxes on which is deferred under Section 33.06, Tax Code ;

(12) the portion of the appraised value of property the collection of delinquent taxes on which is deferred under Section 33.065, Tax Code ;

(13) the amount by which the market value of a residence homestead to which Section 23.23, Tax Code , applies exceeds the appraised value of that property as calculated under that section; and

(14) the total dollar amount of any exemptions granted under Section 11.35, Tax Code .

(d-1) For purposes of Subsection (d), a residence homestead that receives an exemption under Section 11.131 , 11.133 , or 11.134, Tax Code , in the year that is the subject of the study is not considered to be taxable property.

(e) The total dollar amount deducted in each year as required by Subsection (d)(4) in a reinvestment zone created after January 1, 1999, may not exceed the captured appraised value estimated for that year as required by Section 311.011(c)(8), Tax Code , in the reinvestment zone financing plan approved under Section 311.011(d), Tax Code , before September 1, 1999. The number of years for which the total dollar amount may be deducted under Subsection (d)(4) shall for any zone, including those created on or before January 1, 1999, be limited to the duration of the zone as specified as required by Section 311.011(c)(9), Tax Code , in the reinvestment zone financing plan approved under Section 311.011(d), Tax Code , before September 1, 1999. The total dollar amount deducted under Subsection (d)(4) for any zone, including those created on or before January 1, 1999, may not be increased by any reinvestment zone financing plan amendments that occur after August 31, 1999. The total dollar amount deducted under Subsection (d)(4) for any zone, including those created on or before January 1, 1999, may not be increased by a change made after August 31, 1999, in the portion of the tax increment retained by the school district.

(e-1) This subsection applies only to a reinvestment zone created by a municipality that has a population of 70,000 or less and is located in a county in which all or part of a military installation is located. Notwithstanding Subsection (e), if on or after January 1, 2017, the municipality adopts an ordinance designating a termination date for the zone that is later than the termination date designated in the ordinance creating the zone, the number of years for which the total dollar amount may be deducted under Subsection (d)(4) is limited to the duration of the zone as determined under Section 311.017, Tax Code .

(f) The study shall determine the values as of January 1 of each year:

(1) for a school district in which a study was conducted according to the results of the study; and

(2) for a school district in which a study was not conducted according to the market value determined by the appraisal district that appraises property for the district, less the amounts specified by Subsection (d).

(g) The comptroller shall publish preliminary findings, listing values by district, before February 1 of the year following the year of the study. Preliminary findings shall be delivered to each school district and shall be certified to the commissioner of education.

(h) On request of the commissioner of education or a school district, the comptroller may audit the total taxable value of property in a school district and may revise the study findings. The request for audit is limited to corrections and changes in a school district's appraisal roll that occurred after preliminary certification of the study findings by the comptroller. Except as otherwise provided by this subsection, the request for audit must be filed with the comptroller not later than the third anniversary of the date of the final certification of the study findings. The request for audit may be filed not later than the first anniversary of the date the chief appraiser certifies a change to the appraisal roll if the chief appraiser corrects the appraisal roll under Section 25.25 or 42.41, Tax Code , and the change results in a material reduction in the total taxable value of property in the school district. The comptroller shall certify the findings of the audit to the commissioner of education.

(i) If the comptroller determines in the study that the market value of property in a school district as determined by the appraisal district that appraises property for the school district, less the total of the amounts and values listed in Subsection (d) as determined by that appraisal district, is valid, the comptroller, in determining the taxable value of property in the school district under Subsection (d), shall for purposes of Subsection (d)(13) subtract from the market value as determined by the appraisal district of residence homesteads to which Section 23.23, Tax Code , applies the amount by which that amount exceeds the appraised value of those properties as calculated by the appraisal district under Section 23.23, Tax Code . If the comptroller determines in the study that the market value of property in a school district as determined by the appraisal district that appraises property for the school district, less the total of the amounts and values listed in Subsection (d) as determined by that appraisal district, is not valid, the comptroller, in determining the taxable value of property in the school district under Subsection (d), shall for purposes of Subsection (d)(13) subtract from the market value as estimated by the comptroller of residence homesteads to which Section 23.23, Tax Code , applies the amount by which that amount exceeds the appraised value of those properties as calculated by the appraisal district under Section 23.23, Tax Code .

(j) The comptroller shall certify the final taxable value for each school district, appropriately adjusted to give effect to certain provisions of the Education Code related to school funding, to the commissioner of education as provided by the terms of a memorandum of understanding entered into between the comptroller, the Legislative Budget Board, and the commissioner of education.

(j-1) Expired.

(k) If the comptroller determines in the final certification of the study that the school district's local value as determined by the appraisal district that appraises property for the school district is not valid, the comptroller shall provide notice of the comptroller's determination to the board of directors of the appraisal district. The board of directors of the appraisal district shall hold a public meeting to discuss the receipt of notice under this subsection.

(k-1) If the comptroller determines in the final certification of the study that the school district's local value as determined by the appraisal district that appraises property for the school district is not valid for three consecutive years, the comptroller shall conduct an additional review of the appraisal district under Section 5.102, Tax Code , and provide recommendations to the appraisal district regarding appraisal standards, procedures, and methodologies. The comptroller may contract with a third party to assist the comptroller in conducting the additional review and providing the recommendations required under this subsection. If the appraisal district fails to comply with the recommendations provided under this subsection and the comptroller finds that the board of directors of the appraisal district failed to take remedial action reasonably designed to ensure substantial compliance with each recommendation before the first anniversary of the date the recommendations were made, the comptroller shall notify the Texas Department of Licensing and Regulation, or a successor to the department, which shall take action necessary to ensure that the recommendations are implemented as soon as practicable. Before February 1 of the year following the year in which the Texas Department of Licensing and Regulation, or a successor to the department, takes action under this subsection, the department, with the assistance of the comptroller, shall determine whether the recommendations have

been substantially implemented and notify the chief appraiser and the board of directors of the appraisal district of the determination. If the department determines that the recommendations have not been substantially implemented, the board of directors of the appraisal district must, within three months of the determination, consider whether the failure to implement the recommendations was under the current chief appraiser's control and whether the chief appraiser is able to adequately perform the chief appraiser's duties.

(l) If after conducting the study for a year the comptroller determines that a school district is an eligible school district, for that year and the following year the taxable value for the school district is the district's local value.

(m) Repealed by Acts 2019, 86th Leg., ch. 943 (H.B. 3), § 4.001(b).

(m-1) Repealed by Acts 2019, 86th Leg., ch. 944 (S.B. 2), § 91(1).

(n) Repealed by Acts 2019, 86th Leg., ch. 944 (S.B. 2), § 91(1).

(o) The comptroller shall adopt rules governing the conduct of the study after consultation with the comptroller's property tax administration advisory board.



UG-98-2022-28570

BEXAR APPRAISAL DISTRICT
MEETING OF THE BOARD OF DIRECTORS
AGENDA

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PLACE OF MEETING: 411 N. Frio St.; San Antonio, TX 78207
TIME OF MEETING: 10:00 A.M.

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AGENDA

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE MEETING OF THE BOARD OF DIRECTORS

PROCEDURAL

- A. Meeting called to order by Cheri Byrom, Chair
 - Recording of directors present
- B. Public Comments Period. *(Comments received timely by email will be read into the record at this time.)*
- C. Minutes
 - Approval of the minutes of the meeting of June 1, 2022.

REPORTS

- D. Chief Appraiser's Report
 - The board of directors will receive the following reports from the chief appraiser:
 - 1. Financial Condition
 - a. Funds investment report for July 2022
 - b. Statement of revenues and expenses as of July 31, 2022
 - c. Designated cash funds report as of July 31, 2022

2. Appraisal Records

- a. Presentation of appraisal roll report for the second quarter of the 2022 tax year as authorized by Section 25 25(b), Texas Property Tax Code.
- b. The board of directors will receive an update on the status of work regarding the 2022 appraisal roll

E Additional Reports

The board of directors will receive the following reports:

1. Community Outreach
2. Taxpayer Liaison
3. Appraisal Review Board Chair

ACTION ITEMS

F 2023 Operating Budget

The board of directors may discuss and/or adopt by resolution the 2023 operating budget for the Bexar Appraisal District.

G 2023-2024 Reappraisal Plan

The board of directors may discuss and/or adopt by resolution the written plan for the periodic reappraisal of all property within the boundaries of Bexar Appraisal District for tax years 2023 and 2024.

H. Contract - Property/Casualty Insurance

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into a contract for property/casualty insurance.

I Contract - Janitorial Services

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into a contract for janitorial services

J Contract Renewal – Aerial Orthophotography

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into the final year of a three-year contract for aerial orthophotography services.

K Contract - Restroom Renovations

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into a contract for the renovation of the men's restrooms

L. Furniture Expenditure

The board of directors may discuss and/or vote to authorize an expenditure to upgrade and purchase new office furniture.

INFORMATION ONLY

M. Cost of Living Adjustment

The chief appraiser will inform the board of directors of the district's intent to increase the amount of the budgeted cost of living adjustment for eligible district staff.

EXECUTIVE SESSION

N. Adjourn to Executive Session

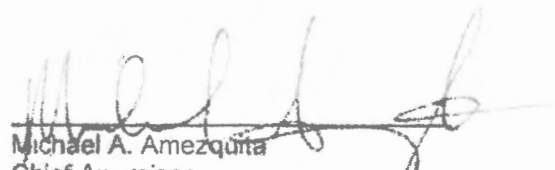
At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed executive session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072 Deliberations regarding real property.
3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4. Section 551.076 Deliberations regarding Security Devices.

O. Executive Session

The board of directors may consider and act upon any item discussed in closed Executive Session.

P. Adjourn


Michael A. Amezcua
Chief Appraiser
Bexar Appraisal District

** The Board of Directors invites comments from the public about the policies and procedures of the Bexar Appraisal District, the Appraisal Review Board or other matters within the Board's jurisdiction. If you wish to address the Board but do not speak English and cannot bring your own interpreter or have limitations due to a physical disability, please notify the Taxpayer Liaison Officer in writing at the address above at or by fax at 210-242-2451 prior to the meeting in order for arrangements to be made to accommodate your needs.*

**La junta de directores invita los comentarios del público acerca de las políticas y procedimientos del distrito de evaluación de Bexar, de la junta de revisión de evaluación o de otros asuntos de jurisdicción de la junta. Si usted desea dirigir a la junta, pero no habla inglés y no puede traer su propio intérprete o tiene limitaciones debido a una discapacidad física, por favor notificar al oficial de enlace del contribuyente por escrito a la dirección anterior o por fax al 210-242-2451 antes de la reunión para que se hagan arreglos y satisfacer sus exigencias.*

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**MINUTES OF THE MEETING OF THE
BEXAR APPRAISAL DISTRICT
BOARD OF DIRECTORS
JUNE 1, 2022**

The Board of Directors of the Bexar Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas on June 1, 2022 at 10:00 a.m. The items of business were acted upon as shown in the following minutes.

A. Call to Order

Chair, Ms. Cheri Byrom, called the meeting to order at 10:00 a.m. and acknowledged the presence of the following directors:

Ms. Trish DeBerry (arrived at 10:56 a.m.)
Mr. Jon Fisher
Mr. Dave Gannon
Councilwoman Dr. Adriana Rocha Garcia

B. Public Comments Period

No members of the public provided comment to the board.

C. Approval of the minutes

1. Approval of the minutes of the meeting of January 19, 2022.

Mr. Gannon moved to approve the minutes of the meeting of January 19, 2022 as written. Councilwoman Garcia seconded the motion which was unanimously approved.

2. Approval of the minutes of the meeting of March 15, 2022.

Mr. Fisher moved to approve the minutes of the meeting of March 15, 2022 as written. Mr. Gannon seconded the motion which was unanimously approved.

D. The board of directors may discuss and appoint a communications ad-hoc committee.

Ms. Jennifer Rodriguez, in her capacity as Media and Outreach Coordinator, reminded the board that a communications ad-hoc committee had been proposed at the previous meeting, adding that the district would appreciate any insights and expertise the committee could provide.

Councilwoman Garcia and Mr. Gannon volunteered to serve on the communications ad-hoc committee. As she had expressed interest in developing said committee at previous meetings, Ms. DeBerry was also appointed to the committee

Mr. Fisher moved to appoint Ms. DeBerry, Mr. Gannon, and Councilwoman Garcia to serve as a communications ad-hoc committee. Mr. Gannon seconded the motion which was unanimously approved.

E. Chief Appraiser's Reports

The board of directors will receive the following reports from the chief appraiser:

1. Financial Condition

- a. Funds investment report for March & April, 2022**
- b. Statement of revenues and expenses as of April 30, 2022**
- c. Designated cash funds report as of April 30, 2022**

Focusing on the month of April, Ms. Crystal Khantharoth, Finance Director, informed the board that as of April 30, total deposits equaled \$10,682,963.32 earning interest at a rate of 0.05% with a year-to-date interest earned at \$1,074.04, and that the district was currently over-collateralized by \$440,406.19. She continued that total revenues over expenditures were \$10,058,028 with a surplus of \$3,790,938. She also stated there were not any changes to the designated cash funds.

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- a. Presentation of appraisal roll report corrections for the first quarter of the 2022 tax year as authorized by Section 25.25(b), Texas Property Tax Code.**

The Board was presented with a report noting the corrections made under section 25.25(b) of the Texas Tax Code for the first quarter of the 2022 tax year. Mr. Rogelio Sandoval, Assistant Chief Appraiser, noted a double assessment correction had been made on one account.

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Mr. Sandoval informed the Board that, to date, 166,500 protests had been filed with \$13 billion currently under appeal, adding that an additional 5,000 protests were anticipated. He continued that the self-scheduling system was open and working well as it allowed the district to reach more people. He added that \$5 billion had already been closed in residential and commercial protests, and that the district would continue to work protests in descending value order to make sure certification was reached by the July 25 deadline.

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Ms. Byrom asked what was the percentage of appeals filed online. Mr. Sandoval responded that 44–45,000 appeals had been filed online, and that there was a substantial increase in the number of people using the online portal for filing homestead exemptions as well as protests.

3. District Operations

- a. As required by Government Code Section 2054.5191, the chief appraiser will update the board on the district staff's completion of a cybersecurity training program.**

Mr. Michael Amezquita, Chief Appraiser, informed the board that staff had completed a cybersecurity training program which is required annually by the Texas Property Tax Code.

Councilwoman Garcia asked how the training was structured. Mr. Amezquita responded it was a single, hour long video which staff could view during the work day.

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Ms. Laura Cantu, Human Resources Director, recognized members of staff celebrating five, ten, fifteen, twenty, twenty-five, and thirty years of service. One staff member, Ms. Yesica Antu-Sanchez, was present at the meeting. Ms. Byrom acknowledged the board's appreciation for each employee and extended their congratulations on their years of service.

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Ms. Deanna Prado, ARB Chair, informed the board that the ARB would begin hearings on June 27. She continued that ARB had been in training since January which included both new and incumbent member training, as well as training for panel chairs. She added that full board training had taken place in May.

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H. The district's auditors, Weaver and Tidwell L.L.P., will report to the board on the financial audit of Bexar Appraisal District as of December 31, 2021.

Ms. Rebecca Goldstein with Weaver and Tidwell L.L.P. provided the board with the required communication letters and a draft of the final audit report for the district. Ms. Goldstein informed the board that the audit, which was completed for 2021, had begun in April 2022. She continued that the auditors had reviewed financial statements, payroll, and all major processes. She stated that the audit was handled independently of the district and that the firm did not have findings to report.

Ms. Goldstein continued noting there was language and estimates required by GASB in every audit with which the board should not be concerned, such as the letter from management and the term "significant risks identified" which referred to a presumed risk regarding revenue. She added that there was nothing for the board to be alarmed about as there had been no signs of fraud or unusual transactions.

Ms. Khantharoth asked Ms. Goldstein to inform the board of the district's surplus. Ms. Goldstein responded that an estimated \$305,000 would be available to be returned to the tax units.

Councilwoman Garcia asked if the audit was posted anywhere for the public to view. Ms. Khantharoth replied once finalized, it would be posted on the district's website and a copy would be sent to each tax unit. General discussion was held regarding the increase in open records requests and the "Top 10 Taxpayers".

I. The board of directors may discuss and/or vote to approve the preliminary 2023 operating budget for submission to the tax units. In accordance with Section 6.06 of the Texas Property Tax Code, final approval of the 2023 operating budget will take place before September 15th.

Speaking on behalf of the budget ad-hoc committee, Ms. Byrom stated that she had not seen this type of budget increase during her time on the board. She reiterated the statement of past board member, Mr. George Torres, that a budget is not merely a set of numbers but a statement of corporate values, and that the district's two major values are its employees and customer service which made sure property owners had a fair and equitable value. Ms. Byrom continued that 66% of the proposed budget is related to employee costs and the recommended hiring of 19 new employees accounted for a significant amount of the budget increase. Ms. Byrom reminded the board that the number of parcels had increased over the past few years while the number employees had not. She added that not increasing staff created the risk of decreased efficiency and customer service, and noted that even with the budget increase, the district was still operating at a lower price per parcel than other metro CADs in the state.

Mr. Scott Griscom, Assistant Chief Appraiser, stated that the proposed increase was the most significant increase in his tenure at the district, and informed the board that the additional staff would bring the district from 167 to 186 employees which would be the highest number of employees since 2003. He continued that the district was losing people to other appraisal districts and to companies offering remote work, and that the district needed to retain both licensed and clerical staff. Mr. Griscom noted graphs in the proposed budget which illustrated the growth in the number of protests, market value and parcel count adding the district had not increased the number of staff members over the past few years and was still operating above 4000 parcels per employee which is above IAAO standards.

Mr. Gannon commented on reports that San Antonio was one of the top ten cities in the United States that had seen recent population growth and asked if the requested additional employees would be enough, wanting to not only catch up to but stay ahead of the curve. Councilwoman Garcia echoed similar concerns. Discussion was held regarding current staff vacancies and attrition, adding that while the district anticipated having to add additional staff within the next three years, they wanted to watch the growth trends before doing so.

Councilwoman Garcia inquired about the \$100,000 in reserve for infrastructure and tech expenses, asking if the district would have enough funds should the need arise before the five to seven-year goal. Mr. Griscom responded that while the district anticipated upgrading technology infrastructure every five to seven years, there were support plans in place for the hardware should the need arise before then.

Councilwoman Garcia also inquired about why the previous operating expenses did not include a budgeted stipend. Mr. Griscom responded that the incentive for further education and designations had previously been included in the salary line item adding that creating a separate line item had been recommended for accounting purposes.

Ms. DeBerry inquired what were the best and worst case scenarios towards the district being fully staffed in relation to the anticipated growth of the roll. Mr. Amezcua responded that while there might be a slowing of the market, a decline in values is not anticipated by most who study the market. He added that the district would have to change how it recruits, hires, and trains employees as the budget did allow for future growth.

Mr. Fisher commented that the district had done more with less in comparison to other tax entities, and that the district had proven itself to be good stewards of taxpayer's money. He

added that employees with less tenure would lead to the discovery of additional efficiencies over time, adding that he applauded the district for the work it had done, specifically over the past few years.

Mr. Fisher moved to approve the preliminary operating budget for submission to the tax units as recommended by the budget ad-hoc committee and the district. Councilwoman Garcia seconded the motion which was unanimously approved.

J. The board of directors may discuss and/or vote to approve a resolution adopting an investment policy as required by Chapter 6 of the Texas Property Tax Code and Chapter 2256 of the Texas Government Code.

Ms. Khantharoth informed the board that approval of the district's investment policy was required annually, and that no changes had been made from the previous year.

Ms. DeBerry and Councilwoman Garcia simultaneously moved to approve a resolution adopting an investment policy as recommended by the district, and required by Chapter 6 of the Texas Property Tax Code and Chapter 2256 of the Texas Government Code. Mr. Gannon seconded the motion which was unanimously approved.

K. The board of directors may discuss the district's insurance consultant contract proposal and/or vote to authorize the chief appraiser to enter a contract with said consultant.

Ms. Khantharoth informed the board that approval of the district's insurance consultant contract was an annual item and that the district was recommending using the same vendor as in previous years. RiskManagers, US.

Councilwoman Garcia moved to authorize the chief appraiser to enter a contract with RiskManagers,US to act as the district's insurance consultant. Ms. DeBerry seconded the motion which was unanimously approved.

L. The board of directors may discuss and/or vote to authorize the chief appraiser to enter into a contract for cybersecurity.

Ms. Khantharoth informed the board that as a result of the ransomware attack in March, the district was asking to contract with CrowdStrike, a DIR vendor, to provide end point protection on all district devices.

Ms. DeBerry asked how the payment schedule was structured and if the contract could be extended past a year. Ms. Khantharoth replied the district would be billed monthly and that while other plans had been offered, the district elected to begin with a twelve month contract.

Councilwoman Garcia moved to authorize the chief appraiser to enter into a contract with CrowdStrike for cybersecurity. Mr. Fisher seconded the motion which was unanimously approved.

M. At any time during the meeting of the Board of Directors, the Board may retire into closed Executive Session pursuant to Texas Government Code, Section 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. **Section 551.071** Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the Board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the Board's legal counsel or any item listed herein.
2. **Section 551.072** Deliberations regarding real property.
3. **Section 551.074** Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee.
4. **Section 551.076** Deliberations regarding Security Devices.

The board adjourned to closed executive session at 11:33 a.m.

N. The Board may consider and act upon any item discussed in closed Executive Session.

The board reconvened into open session at 11:54 a.m. There no was action taken.

O. Adjourn

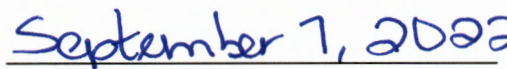
There being no further business, the June 1, 2022 board of directors meeting adjourned at 11:54 a.m.



Chair



Secretary



Date

BEXAR APPRAISAL DISTRICT
BOARD OF DIRECTORS MEETING
SEPTEMBER 7, 2022
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STAFF SUMMARY SHEET

ISSUE: Meeting Called to Order

Meeting called to order by Cheri Byrom, Chair, and recording of directors present.

STAFF SUMMARY SHEET

ISSUE: Public Comments Period

The board of directors invites public comment; however, the public must be aware that a subject raised by a member of the public cannot be deliberated or discussed by the board if it is not on the agenda for the meeting at which the subject is raised. Regarding such a subject, discussion, if any, by the board shall be limited to a proposal to place said subject on the agenda for a subsequent meeting.

Anyone who wishes to address a particular agenda item may submit an email to jgarza@bcad.org no later than 8:00 am the morning of the meeting or may register by name on the sign-in sheet by the door to do so in person. Comments received timely by email will be read into the record during the public comment portion of the meeting. Discussion of value of specific properties will not be permitted.

STAFF SUMMARY SHEET

ISSUE: Minutes

The board of directors will approve the minutes of the meeting of June 1, 2022.

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Ms. DeBerry asked how the payment schedule was structured and if the contract could be extended past a year. Ms. Khantharoth replied the district would be billed monthly and that while other plans had been offered, the district elected to begin with a twelve month contract.

Councilwoman Garcia moved to authorize the chief appraiser to enter into a contract with Crowdstrike for cybersecurity. Mr. Fisher seconded the motion which was unanimously approved.

M. At any time during the meeting of the Board of Directors, the Board may retire into closed Executive Session pursuant to Texas Government Code, Section 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. **Section 551.071** Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the Board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the Board's legal counsel or any item listed herein.
2. **Section 551.072** Deliberations regarding real property.
3. **Section 551.074** Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee.
4. **Section 551.076** Deliberations regarding Security Devices.

The board adjourned to closed executive session at 11:33 a.m.

N. The Board may consider and act upon any item discussed in closed Executive Session.

The board reconvened into open session at 11:54 a.m. There no was action taken.

O. Adjourn

There being no further business, the June 1, 2022 board of directors meeting adjourned at 11:54 a.m.

Chair

Secretary

Date

STAFF SUMMARY SHEET

ISSUE: Chief Appraiser's Report

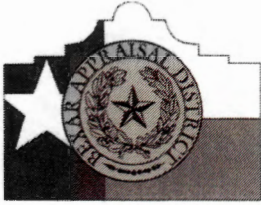
The board of directors will receive the following reports from the chief appraiser:

1. Financial Condition

- a. Funds investment report for July 2022
- b. Statement of revenues and expenses as of July 31, 2022
- c. Designated cash funds as of July 31, 2022

2. Appraisal Records

- a. Presentation of appraisal roll report for the second quarter of the 2022 tax year as authorized by Section 25.25(b), Texas Property Tax Code.
- b. The board of directors will receive an update on the status of work regarding the 2022 appraisal roll.



Bexar Appraisal District
Balance Sheet
As of 7/31/2022

	<u>May</u>	<u>June</u>	<u>July</u>
ASSETS			
Cash and Short Term Investments	\$8,463,276.69	\$7,982,305.16	\$9,090,355.48
Accounts Receivable	32,239.05	3,404,244.30	692,736.00
Prepaid Expenses	20,876.21	20,876.21	20,876.21
Total Current Assets	8,516,391.95	11,407,425.67	9,803,967.69
General Fixed Assets	4,179,893.20	4,179,893.20	4,179,893.20
Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Non-Current Portion Sick & Vacation	1,149,711.79	1,149,711.79	1,149,711.79
Total Non- Current Assets	11,079,144.12	11,079,144.12	11,079,144.12
Total Assets	19,595,536.07	22,486,569.79	20,883,111.81
LIABILITIES			
Accounts Payable	191,900.24	192,497.15	194,089.02
Total Current Liabilities	191,900.24	192,497.15	194,089.02
Non-Current Sick & Vacation Accrual	1,149,711.79	1,149,711.79	1,149,711.79
Total Liabilities	1,341,612.03	1,342,208.94	1,343,800.81
Equity			
Investment in Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Investment in Fixed Assets	4,179,893.20	4,179,893.20	4,179,893.20
General Restricted Reserve Fund	3,323,000.00	3,323,000.00	3,323,000.00
Designated - Digital Orthophotography	100,000.00	100,000.00	100,000.00
Designated - Litigation Expenses	350,000.00	350,000.00	350,000.00
Designated - Retirement Funding	104,999.00	104,999.00	104,999.00
Designated - Technology Reserve	125,000.00	125,000.00	125,000.00
Designated - Homestead Audit/ Outreach	220,000.00	220,000.00	220,000.00
Designated - Building Upgrades	143,630.00	143,630.00	143,630.00
Designated - Roof Reserve	113,440.80	105,214.00	105,214.00
Reserved for Building - Capital	900,000.00	900,000.00	900,000.00
Reserved for Building-Furniture	162,645.00	162,645.00	162,645.00
Reserved for Men's Restroom	250,000.00	250,000.00	250,000.00
Unreserved Funds	305,400.44	0.00	0.00
Net Profit/(Loss)	2,204,109.96	5,408,244.01	3,811,780.16
Total Equity	18,231,657.53	21,122,164.34	19,525,700.49
Total Liabilities and Equity	\$19,573,269.56	\$22,464,373.28	\$20,869,501.30

BEXAR APPRAISAL DISTRICT
Funds Investment Report
 7/31/2022

Cash - Operating Account	\$	3,141,935.45	<u>% RATE</u>	0%
Money Market Account	\$	5,948,420.03		0.15%
Total Deposits	\$	9,090,355.48		

Other Rate Comparisons	
TexPool	90 day T-Bill
1.82%	2.16%

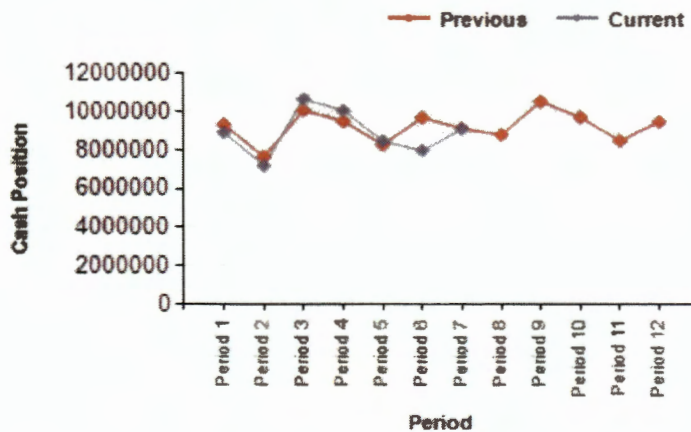
Pledged Collateral:				
FDIC	\$	250,000.00	Year-To-Date Interest Earned	\$ 2,328.68
FMV	\$	11,411,838.72		
Total Collateral	\$	11,661,838.72		

Collateral Over (Under) \$ 2,571,483.24 126% FMV Less FDIC per investment Policy

Cash Position

This Period	Current	Previous	Change	% Change
vs. Last Period	\$ 9,090,355.00	\$ 7,982,305.00	\$ 1,108,050.00	13.88%
vs. This Period Last Year	\$ 9,090,355.00	\$ 9,141,124.00	\$ 50,769.00	0.56%

Cash Position Detail



Signed by: *Cynthia K...*
 Investment Officer for Bexar Appraisal District

This report and the investments represented are in compliance with the District's Investment Policy, GAAP, and the Public Funds Investment Act, Chapter 2256, Government Code.

Most recent 10 hour training course completed: August 2020 with UNTCPM

BEXAR APPRAISAL DISTRICT
Summary of All Units
Comparison of Budget and Actual Revenues
For the Seven Months Ending 7/31/2022

TAXING UNITS	2022 BUDGET	CURRENT MONTH	YEAR TO DATE	YTD %	(OVER) UNDER
Alamo Community College District	\$1,228,468	\$0	\$918,417	(75%)	\$310,051
City of Alamo Heights	32,741	0	24,034	(73%)	8,707
Alamo Heights ISD	389,964	0	293,620	(75%)	96,344
City of Balcones Heights	7,651	0	5,884	(77%)	1,767
Bexar County	2,246,847	0	1,682,543	(75%)	564,304
Bexar County Emer Serv Dist#1	5,478	0	4,050	(74%)	1,428
Bexar County Emer Serv Dist#2	49,986	0	36,490	(73%)	13,496
Bexar County Emer Serv Dist#3	27,962	0	20,919	(75%)	7,043
Bexar County Emer Serv Dist#5	8,814	0	6,345	(72%)	2,469
Bexar County Emer Serv Dist#6	5,193	0	3,823	(74%)	1,370
Bexar County Flood	195,708	0	146,265	(75%)	49,443
Bexar County Emer Serv Dist#7	19,207	0	13,937	(73%)	5,270
Bexar County Emer Serv Dist#8	6,301	0	4,588	(73%)	1,713
Bexar County Emer Serv Dist#4	8,958	0	6,510	(73%)	2,448
Bexar County Emer Serv Dist#10	7,260	0	5,336	(73%)	1,924
Boerne ISD	154,148	0	114,411	(74%)	39,737
Bexar County Emer Serv Dist#11	7,121	0	5,217	(73%)	1,904
Bexar County Emer Serv Dist#12	4,447	0	3,151	(71%)	1,296
City of Castle Hills	17,898	0	13,429	(75%)	4,469
City of China Grove	1,422	0	1,045	(73%)	377
Cibolo Canyon	27,293	0	20,643	(76%)	6,650
Comal ISD	184,666	0	137,849	(75%)	46,817
City of Converse	39,693	0	29,655	(75%)	10,038
Crosswinds at South Lake SID	1,295	0	842	(65%)	453
East Central ISD	249,513	0	186,470	(75%)	63,043
Edgewood ISD	99,701	0	75,156	(75%)	24,545
City of Elmendorf	3,068	0	2,254	(73%)	814
City of Fair Oaks Ranch	19,706	0	14,682	(75%)	5,024
Floresville ISD	119	0	85	(71%)	34
City of Grey Forest	238	0	178	(75%)	60
Harlandale ISD	136,003	0	101,860	(75%)	34,143
City of Helotes	19,361	0	14,426	(75%)	4,935
Hill Country Village	2,544	0	1,885	(74%)	659
Town of Hollywood Park	13,549	0	10,169	(75%)	3,380
Judson ISD	681,157	0	509,096	(75%)	172,061
City of Kirby	12,919	0	9,664	(75%)	3,255
City of Leon Valley	26,245	0	19,680	(75%)	6,565
City of Live Oak	28,460	0	21,580	(76%)	6,880
City of Lytle	26	0	19	(73%)	7
Medina Valley ISD	86,949	0	61,121	(70%)	25,828
Northeast ISD	2,519,127	0	1,901,210	(75%)	617,917
Northside ISD	3,675,972	0	2,764,006	(75%)	911,966
City of Olmos Park	13,525	0	10,206	(75%)	3,319
City of San Antonio	3,131,542	0	2,355,631	(75%)	775,911
San Antonio ISD	1,462,708	0	1,096,927	(75%)	365,781
San Antonio MUD #1	1,470	0	1,109	(75%)	361
San Antonio River Authority	161,984	0	120,933	(75%)	41,051

BEXAR APPRAISAL DISTRICT
Summary of All Units
Comparison of Budget and Actual Revenues
For the Seven Months Ending 7/31/2022

	2022 BUDGET	CURRENT MONTH	YEAR TO DATE	YTD %	(OVER) UNDER
City of Sandy Oaks	2,281	0	1,685	(74%)	596
City of Schertz	11,494	0	8,429	(73%)	3,065
Schertz-Cibolo-Univ City ISD	60,789	0	44,090	(73%)	16,699
City of Selma	7,471	0	5,654	(76%)	1,817
City of Shavano Park	17,552	0	13,111	(75%)	4,441
City of Somerset	3,568	0	2,653	(74%)	915
Somerset ISD	39,924	0	29,414	(74%)	10,510
South San Antonio ISD	131,001	0	98,808	(75%)	32,193
Southside ISD	104,662	0	81,054	(77%)	23,608
Southwest ISD	272,543	0	203,722	(75%)	68,821
City of St. Hedwig	3,803	0	2,778	(73%)	1,025
City of Terrell Hills	26,304	0	19,573	(74%)	6,731
Universal City	42,523	0	31,802	(75%)	10,721
University Health System	2,421,397	0	1,807,749	(75%)	613,648
Westside 211 SID	3,947	0	2,659	(67%)	1,288
City of Windcrest	15,159	0	11,403	(75%)	3,756
Clear Water Creek SID	8	0	6	(75%)	2
Gates SID	9	0	7	(78%)	2
Stolte Ranch SID	190	0	102	(54%)	88
Tally Road SID	58	0	31	(53%)	27
Westpoint SID	815	0	439	(54%)	376
Redbird Ranch	363	0	181	(50%)	182
TOTAL TAX UNIT LEVY	20,190,268	0	15,142,700	75%	5,047,568
Other Revenues	20,000	5,552	88,586	(443%)	(68,586)
Other Revenues - Information Systems	8,000	413	2,733	(34%)	5,267
Interest Revenues	20,000	758	2,329	(12%)	17,671
TOTAL OTHER REVENUES	48,000	6,722	93,647	195%	(45,547)
TOTAL REVENUES COLLECTED	20,238,268	6,722	15,236,347	75%	5,001,921

BEXAR APPRAISAL DISTRICT
Summary of All Units
Comparison of Budget and Actual Revenues
For the Seven Months Ending 7/31/2022

	<u>2022</u> <u>BUDGET</u>	<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>	<u>YTD</u> <u>%</u>	<u>(OVER)</u> <u>UNDER</u>
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	60,000	593	36,202	60%	23,798
Auto Allowance	626,200	51,867	360,626	58%	265,574
Stipend	0	1,417	9,167	0	(9,167)
Copier Costs	39,921	3,824	23,123	58%	16,798
Copier, FAX, & Printer Supplies	51,950	6,275	27,834	54%	24,116
Employee Recognition/Awards	45,000	300	24,026	53%	20,974
Equipment Maintenance	1,050	0	0	0	1,050
Forms Creation	375,000	7,852	241,988	65%	133,012
General Insurance	35,000	0	51,292	147%	(16,292)
Map Production & Supplies	4,550	0	1,754	39%	2,796
Mileage Reimbursements	4,000	14	160	4%	3,841
Office Building Expense	250,000	47,791	153,810	62%	96,191
Offsite Storage	25,000	1,094	8,066	32%	16,934
Office Supplies	86,465	4,585	42,196	49%	44,269
Postage	661,700	3,735	594,136	90%	67,564
Professional Dues	21,247	398	9,507	45%	11,740
Publications	178,112	8,155	88,760	50%	89,352
Security	215,000	24,666	120,950	56%	94,050
Telephone	75,800	3,219	38,175	50%	37,625
Training	217,963	2,820	57,465	26%	160,498
Utilities	125,000	12,051	55,456	44%	69,544
Worker's Compensation	50,000	(50)	38,383	77%	11,617
Contingency	210,000	0	197,888	94%	12,112
TOTAL OPERATING EXPENDITURES	3,358,958	180,605	2,180,963	65%	1,177,995
<u>CAPITAL EXPENDITURES</u>					
FURNITURE:					
Executive Services	2,000	0	271	14%	1,729
Information Services	500	0	0	0	500
Geographic Info. Systems	500	0	0	0	500
Customer Info & Assist	8,000	300	300	4%	7,700
Residential	3,000	0	49,463	1649%	(46,463)
Commercial	3,500	0	0	0	3,500
Personal Property	2,000	0	0	0	2,000
EQUIPMENT:					
Information Services	92,000	8,066	48,209	52%	43,791
CAMA Hardware	10,000	509	509	5%	9,491
TOTAL CAPITAL EXPENDITURES	121,500	8,874	98,752	81%	22,748

BEXAR APPRAISAL DISTRICT
Summary of All Units
Comparison of Budget and Actual Revenues
For the Seven Months Ending 7/31/2022

	2022 BUDGET	CURRENT MONTH	YEAR TO DATE	YTD %	(OVER) UNDER
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	9,315,737	737,070	5,144,718	55%	4,171,019
Salaries, Overtime	81,000	20,510	126,213	156%	(45,213)
Retirement	1,633,556	135,056	935,255	57%	698,301
Payroll Taxes	27,054	3	(2,572)	(10%)	29,626
Group Medical Insurance	1,461,718	105,799	680,860	47%	780,858
Life Insurance	58,558	4,746	31,525	54%	27,033
Medicare Taxes	146,142	11,792	80,509	55%	65,633
TCDRS Retiree COLA	250,000	0	0	0	250,000
Sick Leave Buy Back Fund	40,000	10,996	36,088	90%	3,912
Departure Contingency	40,000	12,854	28,347	71%	11,653
TOTAL EMPLOYEE EXPENDITURES	13,053,765	1,038,825	7,060,942	54%	5,992,823
<u>CONTRACT SERVICES:</u>					
Valuation Oil & Gas	38,000	9,467	28,400	75%	9,600
Valuation Telecommunications Accounts	32,000	0	13,525	42%	18,475
Accounting & Auditing	50,000	1,281	38,738	77%	11,262
Legal Services	1,000,000	180,188	550,027	55%	449,973
Consulting Studies	25,000	294	50,450	202%	(25,450)
Taxpayer Liason Officer	22,400	3,058	7,799	35%	14,601
Contract Services Contingency	41,910	(1,542)	3,710	9%	38,200
Temporary Services	132,200	25,922	107,850	82%	24,350
TOTAL CONTRACT SERV. EXP	1,341,510	218,668	800,499	60%	541,011
<u>INFO. SYSTEMS EXPENDITURES</u>					
Leases	55,000	4,034	14,488	26%	40,512
Software Maintenance	366,300	100,045	268,512	73%	97,788
Hardware Maintenance	35,000	0	34,864	100%	136
IS Supplies	30,000	(118)	37,659	126%	(7,659)
IS Services	25,600	(7,766)	15,022	59%	10,578
TOTAL INFO. SYSTEMS EXP.	511,900	96,196	370,545	72%	141,355
<u>PROJECT EXPENDITURES:</u>					
Aerial Maps	240,000	0	58,500	24%	181,500
Homestead Audit /Outreach	10,000	0	0	0	10,000
Field Device Maintenance	165,094	3,636	145,057	88%	20,037
Server Infrastructure Upgrade	50,000	0	0	0	50,000
Technology Improvements	100,000	11,749	82,957	83%	17,043
CAMA Hardware	0	(101,778)	0	0	0
CAMA Software	470,116	0	353,082	75%	117,034
CAMA Enhancements	50,000	0	0	0	50,000
TOTAL PROJECT EXPENDITURES	1,085,210	(86,392)	639,596	59%	445,614
<u>OTHER EXPENDITURES:</u>					
Board of Directors Expenses	4,000	0	1,421	36%	2,579
Chief Appraiser Expense	8,000	403	4,161	52%	3,839
TOTAL OTHER EXPENDITURES	12,000	403	5,582	47%	6,418

BEXAR APPRAISAL DISTRICT
 Summary of All Units
 Comparison of Budget and Actual Revenues
 For the Seven Months Ending 7/31/2022

	<u>2022</u> <u>BUDGET</u>	<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>	<u>YTD</u> <u>%</u>	<u>(OVER)</u> <u>UNDER</u>
<u>A.R.B EXPENDITURES</u>					
Compensation	600,000	113,480	186,038	31%	413,963
Training	11,500	0	0	0	11,500
Postage	75,425	32,527	66,319	88%	9,106
Legal Services	65,000	0	15,331	24%	49,669
Contingency	1,500	0	0	0	1,500
TOTAL A.R.B EXPENDITURES	753,425	146,007	267,688	36%	485,737
TOTAL EXPENDITURES	20,238,268	1,603,186	11,424,567	56%	8,813,701
REVENUES OVER EXPENDITURES	0	1,596,464	(3,811,780)	0	3,811,780

**BEXAR APPRAISAL DISTRICT
STATEMENT OF EXPENDITURES FOR
DESIGNATED CASH FUNDS (MODIFIED ACCRUAL BASIS)
FOR THE MONTH ENDED July 31, 2022**

		GENERAL RESTRICTED FUND	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		\$ 3,323,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 3,323,000.00
		DESIGNATED - DIGITAL ORTHOPHOTOGRAPHY	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		\$ 100,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 100,000.00
		DESIGNATED - LITIGATION EXPENSES	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		\$ 350,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 350,000.00
		DESIGNATED - BUILDING CAPITAL	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		\$ 900,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 900,000.00
		DESIGNATED - BUILDING FURNITURE	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		\$ 162,645.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 162,645.00
		DESIGNATED - Men's Restroom	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		\$ 250,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 250,000.00
		DESIGNATED - RETIREMENT FUNDING	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		\$ 104,999.00
	Retiree COLA		
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 104,999.00
		DESIGNATED - TECHNOLOGY RESERVE	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		\$ 125,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 125,000.00
		DESIGNATED - Building Upgrades	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		\$ 143,630.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 143,630.00
		DESIGNATED - Roof Reserve	
DATE	PAYEE	PURPOSE	AMOUNT
13-Apr	JGA Roofing	Roof Replacement Deposit	(82,518.00)
26-May	JGA Roofing	Roof Replacement Payment	(74,041.20)
31-Jul	Balance Forward		\$ 270,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 113,440.80
		DESIGNATED - Homestead Exemption/Outreach	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jul	Balance Forward		\$ 220,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 220,000.00

BEXAR APPRAISAL DISTRICT
 Comparison of Current Year
 Prior Year-Income Statement
 For the Seven Months Ending 7/31/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<u>TAXING UNITS</u>					
Alamo Community College District	\$1,228,468	\$918,417	\$847,649	\$0	\$0
City of Alamo Heights	32,741	24,034	21,889	0	0
Alamo Heights ISD	389,964	293,620	279,441	0	0
City of Balcones Heights	7,651	5,884	5,783	0	0
Bexar County	2,246,847	1,682,543	1,558,422	0	0
Bexar County Emer Serv Dist#1	5,478	4,050	3,614	0	0
Bexar County Emer Serv Dist#2	49,986	36,490	31,179	0	0
Bexar County Emer Serv Dist#3	27,962	20,919	19,433	0	0
Bexar County Emer Serv Dist#5	8,814	6,345	5,297	0	0
Bexar County Emer Serv Dist#6	5,193	3,823	3,747	0	0
Bexar County Flood	195,708	146,265	134,857	0	0
Bexar County Emer Serv Dist#7	19,207	13,937	12,049	0	0
Bexar County Emer Serv Dist#8	6,301	4,588	3,994	0	0
Bexar County Emer Serv Dist#4	8,958	6,510	5,698	0	0
Bexar County Emer Serv Dist#10	7,260	5,336	4,716	0	0
Boerne ISD	154,148	114,411	102,859	0	0
Bexar County Emer Serv Dist#11	7,121	5,217	4,537	0	0
Bexar County Emer Serv Dist#12	4,447	3,151	2,556	0	0
City of Castle Hills	17,898	13,429	12,358	0	0
City of China Grove	1,422	1,045	845	0	0
Cibola Canyon	27,293	20,643	19,393	0	0
Comal ISD	184,666	137,849	126,465	0	0
City of Converse	39,693	29,655	27,134	0	0
Crosswinds at South Lake SID	1,295	842	406	0	0
East Central ISD	249,513	186,470	173,473	0	0
Edgewood ISD	99,701	75,156	69,319	0	0
City of Elmendorf	3,068	2,254	2,020	0	0
City of Fair Oaks Ranch	19,706	14,682	13,325	0	0
Floresville ISD	119	85	70	0	0
City of Grey Forest	238	178	166	0	0
Harlandale ISD	136,003	101,860	95,095	0	0
City of Helotes	19,361	14,426	13,358	0	0
Hill Country Village	2,544	1,885	1,731	0	0
Town of Hollywood Park	13,549	10,169	9,667	0	0
Judson ISD	681,157	509,096	474,269	0	0
City of Kirby	12,919	9,664	9,005	0	0
City of Leon Valley	26,245	19,680	18,370	0	0
City of Live Oak	28,460	21,580	20,307	0	0
City of Lytle	26	19	17	0	0
Medina Valley ISD	86,949	61,121	47,431	0	0
Northeast ISD	2,519,127	1,901,210	1,803,927	0	0
Northside ISD	3,675,972	2,764,006	2,584,706	0	0
City of Olmos Park	13,525	10,206	9,945	0	0
City of San Antonio	3,131,542	2,355,631	2,203,310	0	0
San Antonio ISD	1,462,708	1,096,927	1,022,695	0	0
San Antonio MUD #1	1,470	1,109	1,080	0	0

BEXAR APPRAISAL DISTRICT
 Comparison of Current Year
 Prior Year-Income Statement
 For the Seven Months Ending 7/31/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR- MONTH	2021 MONTH
San Antonio River Authority	161,984	120,933	111,171	0	0
City of Sandy Oaks	2,281	1,685	1,408	0	0
City of Schertz	11,494	8,429	7,322	0	0
Schertz-Cibolo-Univ City ISD	60,789	44,090	36,984	0	0
City of Selma	7,471	5,654	5,288	0	0
City of Shavano Park	17,552	13,111	12,196	0	0
City of Somerset	3,568	2,653	2,419	0	0
Somerset ISD	39,924	29,414	23,494	0	0
South San Antonio ISD	131,001	98,808	92,490	0	0
Southside ISD	104,662	81,054	80,877	0	0
Southwest ISD	272,543	203,722	188,948	0	0
City of St. Hedwig	3,803	2,778	2,376	0	0
City of Terrell Hills	26,304	19,573	18,331	0	0
Universal City	42,523	31,802	29,398	0	0
University Health System	2,421,397	1,807,749	1,662,499	0	0
Westside 211 SID	3,947	2,659	1,805	0	0
City of Windcrest	15,159	11,403	10,675	0	0
Clear Water Creek SID	8	6	6	0	0
Gates SID	9	7	6	0	0
Stolte Ranch SID	190	102	20	0	0
Tally Road SID	58	31	6	0	0
Westpoint SID	815	439	92	0	0
Redbird Ranch	363	181	0	0	0
TOTAL TAX UNIT LEVY	20,190,268	15,142,700	14,095,418	0	0
Other Revenues	20,000	88,586	85,086	5,552	9,935
Other Revenues - Information Systems	8,000	2,733	1,629	413	271
Interest Revenues	20,000	2,329	2,325	758	372
TOTAL OTHER REVENUES	48,000	93,647	89,040	6,722	10,578
TOTAL REVENUES COLLECTED	20,238,268	15,236,347	14,184,458	6,722	10,578

BEXAR APPRAISAL DISTRICT
 Comparison of Current Year
 Prior Year-Income Statement
 For the Seven Months Ending 7/31/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	60,000	36,202	46,189	593	0
Auto Allowance	626,200	360,626	355,624	51,867	50,817
Stipend	0	9,167	7,583	1,417	1,083
Copier Costs	39,921	23,123	21,358	3,824	4,083
Copier, FAX, & Printer Supplies	51,950	27,834	17,848	6,275	1,651
Employee Recognition/Awards	45,000	24,026	13,909	300	0
Equipment Maintenance	1,050	0	0	0	0
Forms Creation	375,000	241,988	192,545	7,852	2,002
General Insurance	35,000	51,292	31,723	0	0
Map Production & Supplies	4,550	1,754	1,616	0	20
Mileage Reimbursements	4,000	160	112	14	0
Office Building Expense	250,000	153,810	94,324	47,791	21,481
Offsite Storage	25,000	8,066	9,931	1,094	1,425
Office Supplies	86,465	42,196	30,143	4,585	4,166
Postage	661,700	594,136	519,117	3,735	(18,179)
Professional Dues	21,247	9,507	8,446	398	0
Publications	178,112	88,760	75,303	8,155	12,210
Security	215,000	120,950	103,960	24,666	18,480
Telephone	75,800	38,175	37,056	3,219	4,109
Training	217,963	57,465	56,786	2,820	25,615
Utilities	125,000	55,456	51,751	12,051	9,671
Worker's Compensation	50,000	38,383	39,032	(50)	(50)
Contingency	210,000	197,888	209,720	0	10,304
TOTAL OPERATING EXPENDITURES	3,358,958	2,180,963	1,924,075	180,605	148,887
<u>CAPITAL EXPENDITURES</u>					
FURNITURE:					
Executive Services	2,000	271	0	0	0
Information Services	500	0	0	0	0
Geographic Info. Systems	500	0	0	0	0
Customer Info & Assist	8,000	300	0	300	0
Residential	3,000	49,463	0	0	0
Commercial	3,500	0	0	0	0
Personal Property	2,000	0	0	0	0
EQUIPMENT:					
Information Services	92,000	48,209	118,117	8,066	0
CAMA Hardware	10,000	509	0	509	0
TOTAL CAPITAL EXPENDITURES	121,500	98,752	118,117	8,874	0

BEXAR APPRAISAL DISTRICT
Comparison of Current Year
Prior Year-Income Statement
For the Seven Months Ending 7/31/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	9,315,737	5,144,718	4,778,240	737,070	691,405
Salaries, Overtime	81,000	126,213	49,630	20,510	12,393
Retirement	1,633,556	935,255	817,171	135,056	104,693
Payroll Taxes	27,054	(2,572)	90,490	3	16,989
Group Medical Insurance	1,461,718	680,860	623,141	105,799	90,175
Life Insurance	58,558	31,525	30,942	4,746	4,498
Medicare Taxes	146,142	80,509	74,044	11,792	10,714
TCDRS Retiree COLA	250,000	0	0	0	0
Sick Leave Buy Back Fund	40,000	36,088	53,668	10,996	3,950
Departure Contingency	40,000	28,347	32,947	12,854	662
TOTAL EMPLOYEE EXPENDITURES	13,053,765	7,060,942	6,550,273	1,038,825	935,477
<u>CONTRACT SERVICES:</u>					
Valuation Oil & Gas	38,000	28,400	18,400	9,467	6,140
Valuation Telecommunications Accounts	32,000	13,525	15,775	0	0
Accounting & Auditing	50,000	38,738	43,195	1,281	6,241
Legal Services	1,000,000	550,027	455,954	180,188	79,143
Consulting Studies	25,000	50,450	8,258	294	294
Taxpayer Liason Officer	22,400	7,799	12,161	3,058	6,314
Contract Services Contingency	41,910	3,710	21,358	(1,542)	3,032
Temporary Services	132,200	107,850	67,934	25,922	17,099
TOTAL CONTRACT SERV. EXP	1,341,510	800,499	643,834	218,668	118,264
<u>INFO. SYSTEMS EXPENDITURES</u>					
Leases	55,000	14,488	5,738	4,034	1,497
Software Maintenance	366,300	268,512	125,944	100,045	1,206
Hardware Maintenance	35,000	34,864	19,564	0	0
IS Supplies	30,000	37,659	37,110	(118)	2,968
IS Services	25,600	15,022	3,937	(7,766)	669
TOTAL INFO. SYSTEMS EXP.	511,900	370,545	192,293	96,196	6,341
<u>PROJECT EXPENDITURES:</u>					
Aerial Maps	240,000	58,500	0	0	0
Homestead Audit /Outreach	10,000	0	0	0	0
Field Device Maintenance	165,094	145,057	143,027	3,636	1,624
Server Infrastructure Upgrade	50,000	0	0	0	0
Technology Improvements	100,000	82,957	0	11,749	0
CAMA Hardware	0	0	0	(101,778)	0
CAMA Software	470,116	353,082	337,811	0	113,645
CAMA Enhancements	50,000	0	49,529	0	0
TOTAL PROJECT EXPENDITURES	1,085,210	639,596	530,367	(86,392)	115,269
<u>OTHER EXPENDITURES:</u>					
Board of Directors Expenses	4,000	1,421	0	0	0
Chief Appraiser Expense	8,000	4,161	3,951	403	493
TOTAL OTHER EXPENDITURES	12,000	5,582	3,951	403	493

BEXAR APPRAISAL DISTRICT
 Comparison of Current Year
 Prior Year-Income Statement
 For the Seven Months Ending 7/31/2022

	2022 BUDGET	CURRENT YTD	2021 YTD	CURR MONTH	2021 MONTH
<u>A.R.B EXPENDITURES</u>					
Compensation	600,000	186,038	232,873	113,480	120,913
Training	11,500	0	2,750	0	0
Postage	75,425	66,319	44,002	32,527	22,254
Legal Services	65,000	15,331	3,665	0	1,200
Contingency	1,500	0	0	0	0
TOTAL A.R.B EXPENDITURES	753,425	267,688	283,290	146,007	144,366
TOTAL EXPENDITURES	20,238,268	11,424,567	10,245,400	1,603,186	1,469,097
REVENUES OVER EXPENDITURES	0	(3,811,780)	(3,939,058)	1,596,464	1,458,520

**Bexar Appraisal District
25.25B Report**

Prop ID	Geo ID	Legal Description	Owner Name	Year	Sup Num	Sup Date	Code	Supp Action	Supp Description	Beginning Market	Beginning Appraised	Beginning Assessed	Corrected Market	Corrected Appraised	Corrected Assessed	Delete Date
498961	12066-021-0020	NCB 12066 BLK 21 LOT 2	WAYNE ROB	2021	235	04/18/2022	2525B	Account Modified	2021 Informal settlement agreement to address evidence that was available timely but not allowed during original meeting. TJA RRS MAA	\$174,000	\$174,000	\$165,000	\$155,000	\$155,000	\$155,000	

STAFF SUMMARY SHEET

ISSUE: Additional Reports

The board of directors will receive the following reports:

1. Community Outreach
2. Taxpayer Liaison
3. Appraisal Review Board Chair

Community Outreach Report – 06/01 through 09/30/2022

Date: September 7, 2022

To: Board of Directors
Michael Amezcuita, Chief Appraiser

From: Jennifer Rodriguez, Executive Assistant

	Program	Presenter	Topic
06/09/2022	Normoyle Senior Center	Michael Amezcuita, Marquesa Esparza & Rogelio Sandoval	General appraisal, exemption and protest information
06/14/2022	Vidorra Condominiums Neighborhood Association	Michael Amezcuita, Sandy Ramirez, Leslie Rodriguez, Rogelio Sandoval, & Sarah Yanez	General appraisal, exemption and protest information
06/15/2022	Habitat for Humanity of San Antonio – Via Zoom	Marquesa Esparza	Taxpayer Rights, Remedies and Responsibilities: Exemptions (English & Spanish)
06/21/2022	Hill Country Retreat Republican Group	Lisa Aguilar, Michael Amezcuita, Monica Charo, Leslie Rodriguez, Richard Rodriguez, Rogelio Sandoval & Terry Santini	General appraisal, exemption and protest information
06/25/2022	Frost Bank Home Improvement Fair	Veronica Camacho, Annette Cantu-DeRoux, Anthony Cardenas, Maria Garza, Andrea Green, Celeste Muniz, Max Nombroano & Rogelio Sandoval	General appraisal, exemption and protest information
07/06/2022	District 3 Property Tax Workshop	Michael Amezcuita, Maria Garza, Lucy Lopez, Isabel Morales, Maximo Nombroano, Jessica Ochoa, Luis Perez, Gloria Ramirez, Rogelio Sandoval, Joyce Tamayo, & Sarah Yanez	General appraisal, exemption and protest information

08/01/2022	San Antonio Oasis	Michael Amezquita, Monica Charo & Rogelio Sandoval	Property tax exemptions for seniors
08/10/2022	Habitat for Humanity of San Antonio – Via Zoom	Marquesa Esparza	Taxpayer Rights, Remedies and Responsibilities: Exemptions (English & Spanish)
08/25/2022	Texas Association of Counties Legislative Conference	Michael Amezquita	Property Tax: What's The Legislature Got To Do With It?
09/10/2022	Frost Bank Home Improvement Fair	Michael Amezquita, Anthony Cardenas, Annette DeRoux, Maria Garza, Alexandra Martinez, Max Nombrano, Rogelio Sandoval & Sarah Yanez	General appraisal, exemption and protest information

Jennifer Rodriguez

From: Tax Payer. Liaison
Sent: Wednesday, August 31, 2022 9:48 AM
To: Jennifer Rodriguez
Subject: TPL Reports Calendar
Attachments: TPL Reports Calendar.ics

TPL Reports Calendar

Tuesday, June 28, 2022 – Monday, August 15, 2022
Time zone: (UTC-06:00) Central Time (US & Canada)
(Adjusted for Daylight Saving Time)

June 2022

Su Mo Tu We Th Fr Sa

1 2 3 4
5 6 7 8 9 10 11
12 13 14 15 16 17 18
19 20 21 22 23 24 25
26 27 **28 29 30**

July 2022

Su Mo Tu We Th Fr Sa

1 2
3 4 5 6 7 8 9
10 11 12 13 **14 15 16**
17 **18** 19 20 21 22 23
24 **25 26 27** 28 29 30
31

August 2022

Su Mo Tu We Th Fr Sa

1 2 **3 4 5 6**
7 8 9 10 11 12 13
14 15 16 17 18 19 20
21 22 23 24 25 26 27
28 29 30 31

-
- ▲ [BEEBE NICOLE PID: 491997](#) Tue, Jun 28 to Wed, Jun 29 3:30 PM – 2:00 PM

 - ▲ [Hubner Shane M PID: 509096](#) Thu, Jul 14 1:30 PM – 3:30 PM

 - ▲ [Hassanieh Properties LLC PID: 552182 PID: 552188](#) Mon, Jul 18 2:00 PM – 3:30 PM

 - ▲ [Marcus Tracy A PID: 661130](#) Mon, Jul 25 to Wed, Jul 27 9:00 AM – 3:30 PM
 - ▲ [Martin, Frederick PID: 358741](#) Mon, Jul 25 to Wed, Jul 27 9:30 AM – 2:00 PM

 - ▲ [Emanus Walter J PID: 704309](#) Wed, Aug 3 to Thu, Aug 4 8:00 AM – 10:30 AM

-
- ▲ [Walls Kelly PID: 518556](#) Fri, Aug 5 8:00 AM – 4:30 PM

 - ▲ [Walls Kelly PID: 518556](#) Mon, Aug 8 to Tue, Aug 9 8:00 AM – 12:00 PM

 - ▲ [Sanchez Genevieve PID: 575926](#) Mon, Aug 15 8:00 AM – 1:30 PM

Details

Tuesday, June 28, 2022

- ▲ **Time** 6/28/2022 3:30 PM – 6/29/2022 2:00 PM
- Subject** BEEBE NICOLE PID: 491997
- REQUEST TYPE: COMPLAINT
- I didn't feel my concerns were addressed. I mentioned that there is no 90ft shed on my property and I asked that it be removed from my hearing document. There is no terrace and the garage has one side that is brick and three sides are wood. I asked how do I fix this and the panel or appraiser did not answer.
- ACTION TAKEN:**
- I listened to the audio for this PID. She asked the appraiser for an inspection request for her property.
- OUTCOME:**
- The customer was very satisfied. She said this is a big relief and was grateful that the District will do an inspection.

Thursday, July 14, 2022

- ▲ **Time** 1:30 PM – 3:30 PM
- Subject** Hubner Shane M PID: 509096
- REQUEST TYPE: COMPLAINT
- After her hearing, the customer was not satisfied. Her main complaint was the panel didn't listen to me. They only showed a couple of my pictures and I felt they were rushing to get me out of the hearing. I felt the panel was a little rude.
- ACTION TAKEN:**
- I listened to her complaint. I took down her contact information, I had her fill out a survey. I asked the Vice Chair if he had time to speak with her and he did.
- OUTCOME:**
- After she spoke with the Vice Chair she was very satisfied. As a result of her concerns, he gave her another hearing.

Monday, July 18, 2022

- ▲ **Time** 2:00 PM – 3:30 PM
- Subject** Hassanieh Properties LLC PID: 552182 PID: 552188
- REQUEST TYPE: COMPLAINT
- During the hearing of these two PIDs, the appraiser stated that these accounts were not on his list therefore he wasn't prepared for the

hearing.

ACTION TAKEN:

I listened to the customer. I listened to the audio for these PIDs. The ARB Chair listened to the Audio and decided to reschedule the unheard PIDs.

OUTCOME:

The customer was satisfied that he was able to talk with the vice chair and he felt that he was listened to.

Monday, July 25, 2022

▲ **Time** 7/25/2022 9:00 AM – 7/27/2022 3:30 PM

Subject Marcus Tracy A PID: 661130

REQUEST TYPE: COMPLAINT

Hi, I was appalled by the panel chair's behavior at my formal protest hearing Monday scheduled @9:15 but was over an hour late and began at 10:15.

The panel chair treated me with complete contempt from the moment I sat down and actually harassed me as if I was committing some sort of crime. I felt so uncomfortable I was left in tears. It was traumatic to me and I'm still disturbed by his treatment.

To be treated with such disrespect and contempt by anyone let alone a county employee should never happen. I would like to speak with upper management about my case.

ACTION TAKEN:

I listened to the customer and I read her complaint. I listened to the audio of her formal hearing. I passed on my recommendation to the ARB Chair.

OUTCOME:

After listening to the audio, the ARB Chair denied another hearing

▲ **Time** 7/25/2022 9:30 AM – 7/27/2022 2:00 PM

Subject Martin, Frederick PID: 358741

REQUEST TYPE: COMPLAINT

I do not believe I received a fair hearing due to my brief presentation being cut short and during Q&A.

ACTION TAKEN:

I read his message, I listened to the audio for this PID. I called him and also listened to him. I found his complaint credible. I sent my recommendation to the ARB Chair for a new hearing. I responded to the customer's concern in writing letting him know that it is the ARB Chair who can grant or deny a new hearing.

OUTCOME:

The ARB Chair granted him another hearing.

Wednesday, August 3, 2022

▲ **Time** 8/3/2022 8:00 AM – 8/4/2022 10:30 AM

Subject Emanus Walter J PID: 704309

REQUEST TYPE: COMPLAINT

After the hearing was completed, owner asked why the offer they received wasn't honored and that decision was higher.

ACTION TAKEN:

I called and the owner . His concern were his exemptions. I opened his Property Identification Case and shared with him the exemptions that applied to him.

OUTCOME:

The customer said that he was pleased to have someone listen to his concerns and he will protest next year.

Friday, August 5, 2022



Time 8:00 AM – 4:30 PM

Subject Walls Kelly PID: 518556

REQUEST TYPE: COMPLAINT

I was upset the ARB did not review my evidence. I asked the panel chair did you review all the information to include 20 videos? The panel chair said, "We did look at the evidence presented".

ACTION TAKEN:

On August 5, 2022 at 08:40, I received a call from Ms. Walls. I listened to her complaint and I informed her of the steps I will take to investigate her complaints. I listened to the audio of PID: 518556. I put a copy of the audio on the desks of the ARB Chair and the Vice-Chair. I informed Ms. Walls : The decision to grant or deny for this PID to be reheard is made by the ARB Chair. After I investigated her claim, at 4:10 P.M. August 5, 2022 I sent Ms. Walls this letter:

Dear Ms. Walls,

On August 5, 2022, I received your call pertaining to your formal protest of 9103 Contessa Dr. Your main complaint was: The Appraisal Review Board did not review your evidence. I spoke to our ARB Chair, Ms. Deanna Prado about the complaint you shared with me. One of the first steps I take as the Bexar Appraisal District Tax Payer Liaison is to listen to the audio of the customer's recorded hearing and assess the behaviors of all hearing participants. After listening to the recording several times with appropriate pauses at the critical times, I will say the panel followed the State-Mandate Meeting Hearing Procedures. I talked with Panel E and they described what they saw of the evidence presented. They listened to your testimony of the flood damage to your home. Panel E listened and analyzed the evidence presented in the best and most expeditious way possible and recommended a lower Value of \$294,000. The ARB Chair, Ms. Prado listened to the 26-minute audio of your hearing. The evidence you wanted Panel E and the appraiser to see is excessive and unreasonable for a 15 minute panel hearing to ascertain. Ms. Walls, the ARB Chair determined after reviewing this case that you will not receive another hearing.

OUTCOME:

Friday, August 5, 2022 at 6:02 P.M. Ms. Walls responded to my letter:

Good afternoon Mr. White,
Thanks you for providing the update. Can you please advise who

would be the point of contact for open records for the ARB?

Kelly Walls

Monday morning at 8:15 I sent Ms. Walls the link for the Bexar Appraisal District Open Record Request Form.

Monday, August 8, 2022



Time 8/8/2022 8:00 AM – 8/9/2022 12:00 PM

Subject Walls Kelly PID: 518556

REQUEST TYPE: COMPLAINT

The appraiser did not share the totality of my evidence package with the ARB Panel. The appraiser directly controlled the flow and presentation of the evidence.

ACTION TAKEN:

I read her complaint, I called her and spoke with her about it. I also spoke with the ARB Chair and I responded to the customer in writing.

OUTCOME:

The customer received another hearing.

Monday, August 15, 2022



Time 8:00 AM – 1:30 PM

Subject Sanchez Genevieve PID: 575926

REQUEST TYPE: COMPLAINT

The panel didn't listen to me. They raised my Market Value. I want another panel so I can get a fair hearing.

ACTION TAKEN:

I listened to her complaints, I listened to the audio recording for her hearing. I sent a copy of the hearing to the ARB Chair for her review and decision. I called the customer and shared what I listened to. I informed her the ARB Chair can only grant or deny her another hearing.

OUTCOME:

After the ARB Chair reviewed the audio of PID: 575926 she determined she will not grant another hearing.

STAFF SUMMARY SHEET

ISSUE: 2023 Operating Budget

The board of directors may discuss and/or adopt by resolution the 2023 operating budget for the Bexar Appraisal District.

**RESOLUTION OF THE BOARD OF DIRECTORS
OF BEXAR APPRAISAL DISTRICT
RESOLUTION NO 2022-0002**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEXAR APPRAISAL DISTRICT ADOPTING THE 2023 OPERATING BUDGET FOR THE BEXAR APPRAISAL DISTRICT

WHEREAS, the Board of Directors of the Bexar Appraisal District conducted a public hearing on September 7, 2022, in conformity with Section 6.06 of the Texas Property Tax Code regarding the 2023 Operating Budget for the Bexar Appraisal District;

WHEREAS, the notices of the aforementioned hearing required to be sent to the presiding officer of the governing body of each taxing entity participating in the District were sent in conformity with Section 6.06 of the Texas Property Tax Code;

WHEREAS, Section 6.06 of the Texas Property Tax Code requires the Board of Directors to approve the operating budget for the Bexar Appraisal District by September 15th of each year; and

WHEREAS, the Board of Directors deliberated in open meeting, considered and voted upon the 2023 Operating Budget for the Bexar Appraisal District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Bexar Appraisal District that the District Operating Budget for the year 2023 be ADOPTED and APPROVED in the total amount of \$23,674,800. This budget to be appropriated to the District's 2023 Budget Accounts as itemized on the attached Budget Detail, with the proviso that the assignment of funds by Budget Categories or Budget Accounts are estimates only. Funds may be transferred between categories or accounts on an as needed basis by means of interfund transfers authorized by the Board of Directors.

NOW, BE IT FURTHER RESOLVED that this Budget for the year 2023 be allocated to the taxing entities participating in the Bexar Appraisal District.

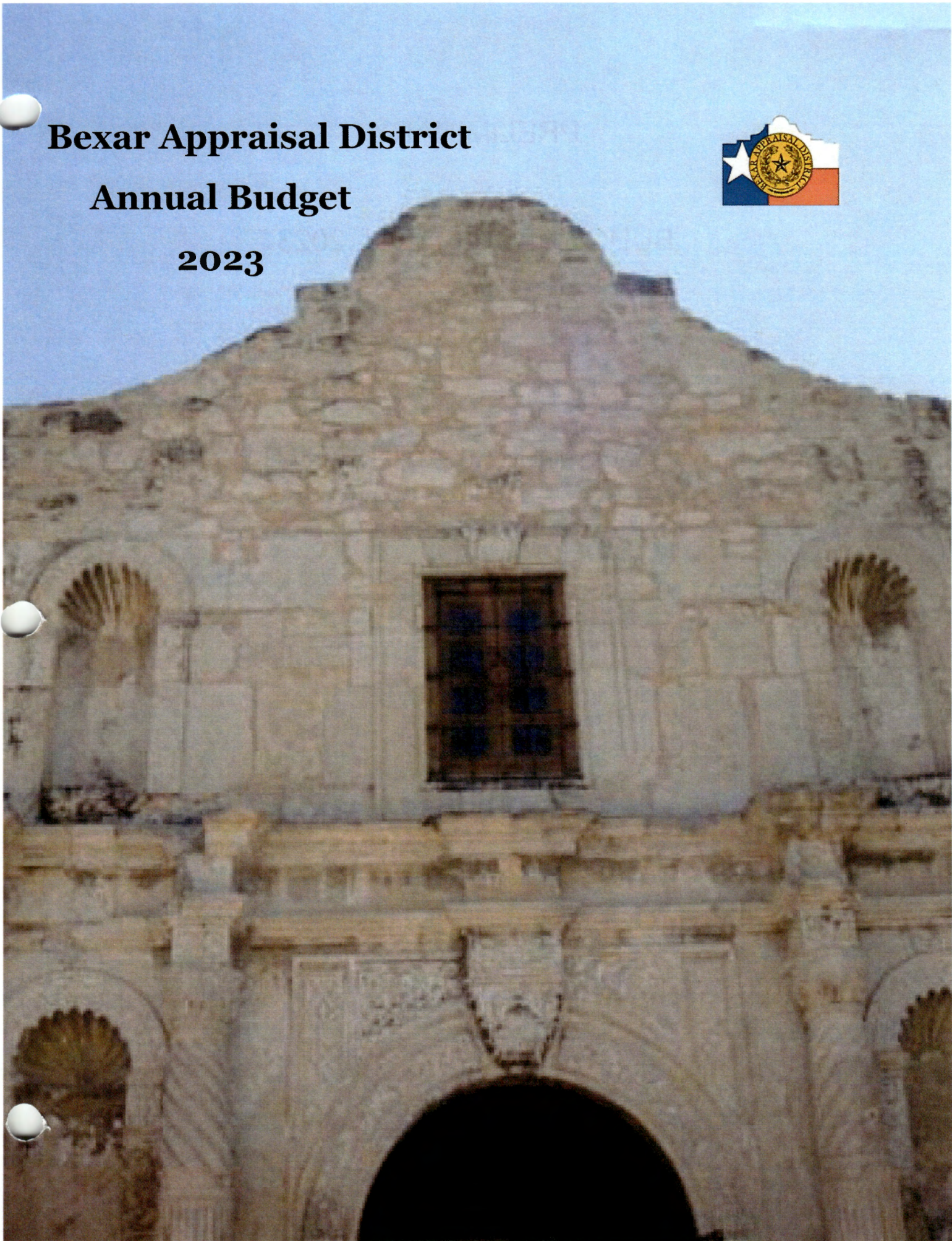
DULY PASSED, ADOPTED, and APPROVED on September 7, 2022.

BEXAR APPRAISAL DISTRICT

BY: Chin Byron
Chairman, Board of Directors

ATTEST: [Signature]
Secretary, Board of Directors

Bexar Appraisal District
Annual Budget
2023



PRELIMINARY

BUDGET FOR FISCAL 2023

FOR

BEXAR APPRAISAL DISTRICT

June 1, 2022

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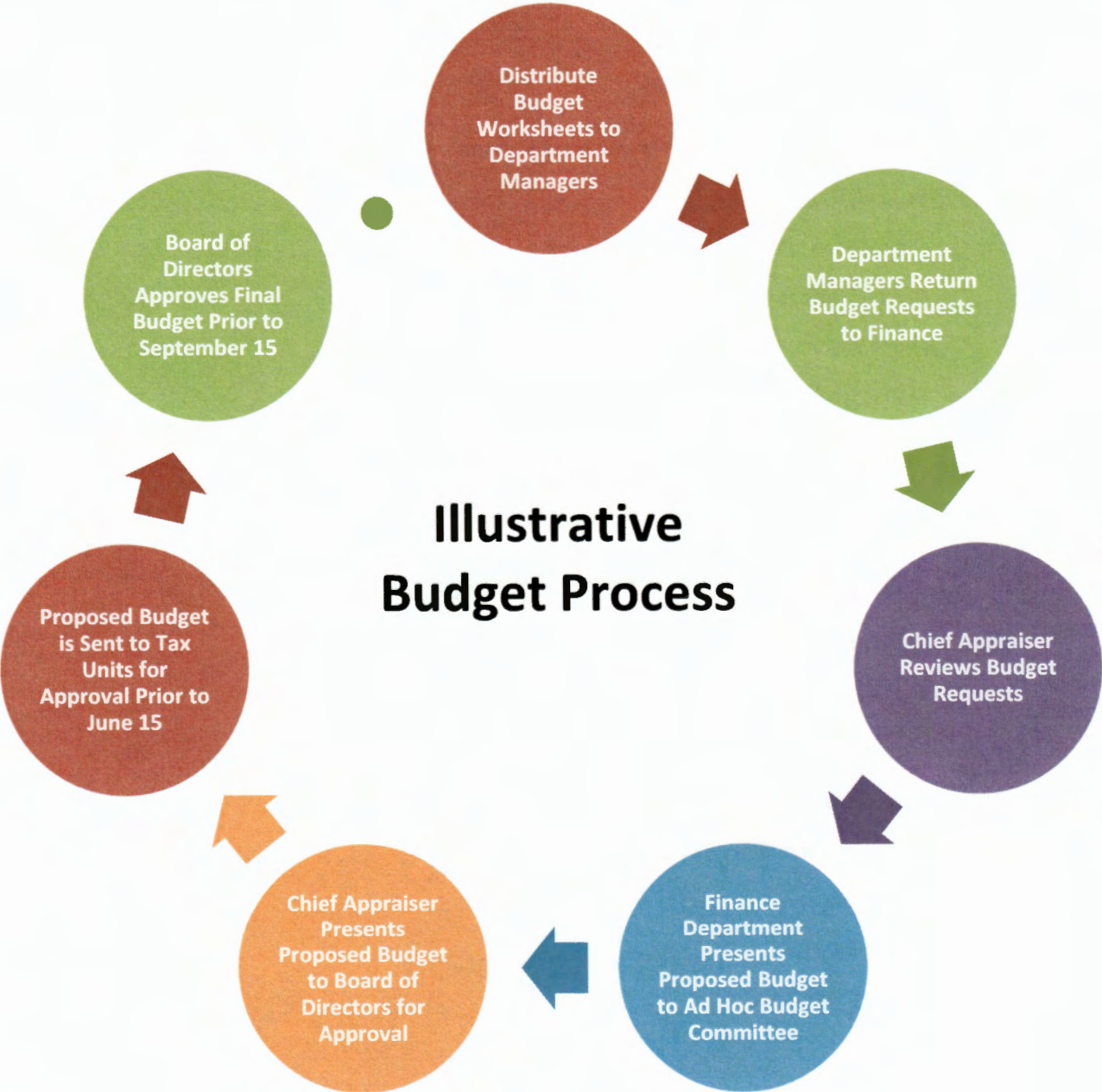
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BEXAR APPRAISAL DISTRICT



**BEXAR APPRAISAL DISTRICT
BUDGET 2023
EXECUTIVE SUMMARY**

The attached budget details the plan for district spending for appraisal year 2023. Not only is the budget a spending plan, but it is also a values statement as to what the organization sees as most important. This district holds service to the public as the pinnacle of its mission, and the staff of this office is the reason that we are able to perform this function at the highest levels. Employee costs are the highest percentage of the budget but the staff of the district is second to none when it comes to their dedication to serving the public at large and the taxing units of Bexar County. It takes a dedicated and committed staff to serve the public in the way that they have become accustomed in our community. Operationally, this budget also accounts for additional costs required by legislation, costs to deal with a growing population, parcel count, appeals load, and potential costs from a higher litigation load while containing increases as much as possible. **The 2023 budget request contemplates spending \$23,674,800 which is an increase of \$3,436,532 from 2022. While this is a significant increase from the previous year, this budget is slightly above one-half of one percent (0.52%) of the total tax levy used to calculate each entities' cost share which is a total of \$4,517,693,584.**

The total budget for 2023 of \$23,674,800 equates to a cost per real property parcel of \$34.20 based on the 2022 real property parcel count and exhibits how focused we are on spending wisely. These statistics remain significantly below the operational costs of the other major metropolitan areas of the state. It is also worthwhile to note that the Bexar Appraisal District routinely returns unexpended funds to the taxing entities that fund our operation. Over the past five years (2017-2021), refunds to the taxing entities have exceeded budget increases by nearly two million, seven hundred thousand dollars.

HIGHLIGHTS OF THE 2023 BUDGET:

BUDGET CATEGORY INCREASES AND DECREASES ARE AS FOLLOWS:

Operating Expenses increase by \$229,593.

Capital Expenses increased by \$36,000.

Debt Service remains at \$0 as the district owns its current facility and therefore, has incurred no debt.

Employee Expenses increased by \$2,615,752 with the addition of 19 new staff to keep up with a growing workload, record setting public interaction, and salary adjustments necessary to keep competitive in the job market.

Contract Services Expenses is planned to increase by approximately \$195,290 for 2023 due primarily to higher appeals, anticipated litigation, and enhanced cybersecurity measures.

Information Systems Expenses increase by \$81,100.

Project Expenses are increased by \$278,797 to account for technology improvements, planning for future server upgrade, and higher licensing costs due to parcel growth.

Other Expenses, which include Board of Directors and Chief Appraiser Expenses, remains unchanged for 2023.

The ARB category of expenses remains unchanged.

This budget includes money to be encumbered to fund a TCDRS COLA for retirees in the amount of \$275,000 that is budgeted annually but prepaid every two years.

Funds in this budget also are to be encumbered into a reserve to fund a future server infrastructure upgrade at the end of the current hardware's life in 5-7 years at an amount of \$100,000.

In the event that at the end of the budget year a surplus of unspent fund remains, priority will be given to strengthen the district's reserve account(s) to fund unforeseen costs prior to authorizing refunds to the taxing units.

The Board of Directors of the Bexar Appraisal District may transfer funds between line items of the 2023 Budget if the action does not obligate jurisdictions to additional payments.

**2023 BUDGET
BEXAR APPRAISAL DISTRICT
REVENUE & EXPENSES**

BUDGET REVENUE

Tax Unit Levy	\$23,626,800
Interest on Investments	20,000
Sale of Data	8,000
Other Income	20,000

TOTAL REVENUE \$23,674,800

BUDGET EXPENSE

Operating Expense	\$ 3,588,551
Capital Expense	157,500
Debt Service	0
Employee Expense	15,669,517
Contract Service Expense	1,536,800
Information Systems	593,000
Projects Expense	1,364,007
Other Expense	12,000
A.R.B. Expense	753,425

TOTAL EXPENSES \$23,674,800

**ESTIMATED TAX LEVIES TO SUPPORT
BEXAR APPRAISAL DISTRICT 2023 BUDGET**

TAXING UNIT	2021*	% OF	2023
	TAX LEVY	LEVY	BUDGET SHARE
ALAMO COMMUNITY COLLEGE D	\$274,877,046	0.060262	\$1,423,810
ALAMO HEIGHTS ISD	\$87,256,862	0.019541	\$461,703
BEXAR CO EMERG DIST #1	\$1,225,639	0.000260	\$6,137
BEXAR CO EMERG DIST #10	\$1,624,478	0.000338	\$7,985
BEXAR CO EMERG DIST #11	\$1,593,335	0.000328	\$7,751
BEXAR CO EMERG DIST #12	\$995,022	0.000184	\$4,345
BEXAR CO EMERG DIST #2	\$11,184,701	0.002278	\$53,813
BEXAR CO EMERG DIST #3	\$6,256,682	0.001375	\$32,477
BEXAR CO EMERG DIST #4	\$2,004,334	0.000402	\$9,505
BEXAR CO EMERG DIST #5	\$1,972,277	0.000384	\$9,069
BEXAR CO EMERG DIST #6	\$1,162,009	0.000243	\$5,738
BEXAR CO EMERG DIST #7	\$4,297,774	0.000858	\$20,280
BEXAR CO EMERG DIST #8	\$1,409,881	0.000285	\$6,725
BEXAR CO ROAD & FLOOD	\$43,790,749	0.009591	\$226,605
BEXAR COUNTY	\$502,745,385	0.110769	\$2,617,113
BOERNE ISD	\$34,491,504	0.007397	\$174,767
CIBOLO CANYON SPEC IMP DIST	\$6,106,917	0.001386	\$32,745
CITY OF ALAMO HEIGHTS	\$7,325,926	0.001518	\$35,867
CITY OF BALCONES HEIGHTS	\$1,712,007	0.000408	\$9,639
CITY OF CASTLE HILLS	\$4,004,719	0.000888	\$20,971
CITY OF CHINAGROVE	\$318,271	0.000066	\$1,562
CITY OF CONVERSE	\$8,881,448	0.001943	\$45,914
CITY OF ELMENDORF	\$686,441	0.000143	\$3,369
CITY OF FAIR OAKS RANCH	\$4,409,261	0.000957	\$22,615
CITY OF GREY FOREST	\$53,245	0.000012	\$275
CITY OF HELOTES	\$4,332,202	0.000940	\$22,210
CITY OF HILL COUNTRY VILLAGE	\$569,227	0.000121	\$2,871
CITY OF KIRBY	\$2,890,797	0.000635	\$15,000
CITY OF LEON VALLEY	\$5,872,585	0.001299	\$30,693
CITY OF LIVE OAK	\$6,368,096	0.001456	\$34,405
CITY OF LYTLE	\$5,729	0.000001	\$27
CITY OF OLMOS PARK	\$3,026,325	0.000682	\$16,122
CITY OF SAN ANTONIO	\$700,701,282	0.156481	\$3,697,150
CITY OF SANDY OAKS	\$510,459	0.000108	\$2,547
CITY OF SCHERTZ	\$2,571,811	0.000531	\$12,555
CITY OF SELMA	\$1,671,683	0.000380	\$8,984
CITY OF SHAVANO PARK	\$3,927,327	0.000859	\$20,291
CITY OF SOMERSET	\$798,455	0.000172	\$4,068
CITY OF ST HEDWIG	\$850,923	0.000173	\$4,099
CITY OF TERRELL HILLS	\$5,885,716	0.001272	\$30,057
CITY OF UNIVERSAL CITY	\$9,514,827	0.002088	\$49,334
CITY OF VON ORMY	\$0	0.000000	\$0
CITY OF WINDCREST	\$3,391,826	0.000758	\$17,901
CLEAR WATER CREEK SID	\$1,890	0.000000	\$10
COMAL ISD	\$41,320,112	0.009017	\$213,051
CROSSWINDS AT SOUTH LAKE SIC	\$289,764	0.000038	\$907
EAST CENTRAL ISD	\$55,830,026	0.012226	\$288,862
EDGEWOOD ISD	\$22,308,717	0.005013	\$118,450
FLORESVILLE ISD	\$26,736	0.000005	\$119
GATES SID	\$2,092	0.000000	\$10
HARLANDALE ISD	\$30,431,471	0.006708	\$158,485
JUDSON ISD	\$152,413,072	0.033385	\$788,790
MEDINA VALLEY ISD	\$19,455,282	0.003496	\$82,596
NORTH EAST ISD	\$563,669,878	0.127100	\$3,002,958
NORTHSIDE ISD IN BEXAR COUNT	\$822,520,745	0.183456	\$4,334,487
REDBIRD RANCH	\$81,138	0.000013	\$308
SARIVER AUTHORITY	\$36,244,939	0.007913	\$186,950
SAN ANTONIO ISD	\$327,289,658	0.072425	\$1,711,161
SAN ANTONIO MUD #1	\$328,857	0.000074	\$1,749
SCHERTZ-CIBOLO ISD	\$13,601,926	0.002713	\$64,102
SOMERSET ISD IN BEXAR COUNTY	\$8,933,218	0.001873	\$44,243
SOUTH SAN ISD	\$29,312,294	0.006599	\$155,905
SOUTHSIDE ISD	\$23,418,735	0.005690	\$134,448
SOUTHWEST ISD	\$60,983,078	0.013363	\$315,723
STOLTE RANCH SID	\$42,499	0.000001	\$33
TALLY ROAD SID	\$12,881	0.000000	\$9
TOWN OF HOLLYWOOD PARK	\$3,031,661	0.000672	\$15,885
UNIVERSITY HEALTH SYSTEM	\$541,802,159	0.118302	\$2,795,109
WESTPOINT SID	\$182,330	0.000006	\$152
WESTSIDE 211 SID	\$883,242	0.000136	\$3,206
	\$4,517,693,584	1.00	\$23,626,800

* - Tax Levy column will be revised with 2022 levies when available.
City of Von Ormy did not set a tax rate

BUDGET INCREASES vs. BUDGET SURPLUS RETURNS

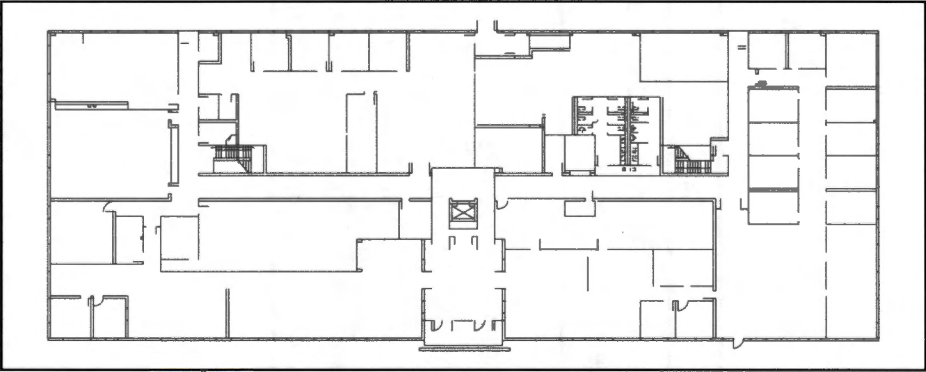
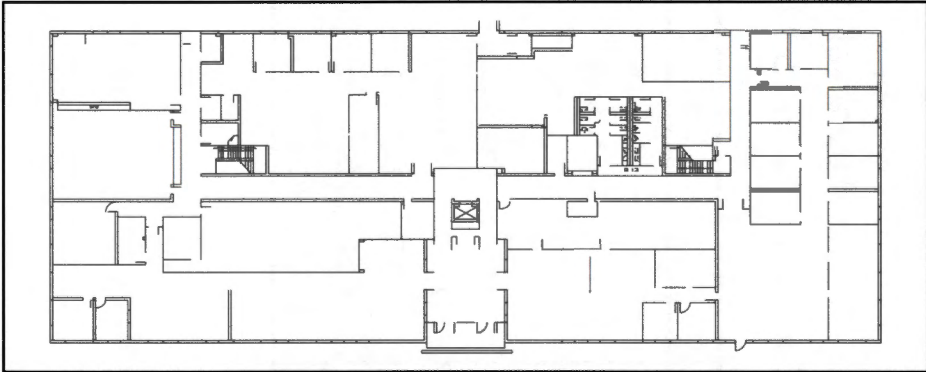
Refund to tax units from:	2020 surplus	854,624
	2019 surplus	645,997
	2018 surplus	2,803,501
	2017 surplus	467,293
	2016 surplus	467,412
	2015 surplus	960,254
	2014 surplus	613,599
	2013 surplus	646,899
	2012 surplus	606,698
	2011 surplus	1,203,016
	2010 surplus	829,000
	2009 surplus	607,030
	2008 surplus	266,155
Total refunded for last thirteen years:		\$10,971,477

Budget Increase/(Decrease):	2020	3.76%	686,506
	2019	-2.12%	(395,972)
	2018	12.09%	2,012,051
	2017	3.65%	586,125
	2016	1.17%	185,542
	2015	5.71%	856,760
	2014	2.98%	435,137
	2013	5.16%	714,881
	2012	-6.05%	(892,475)
	2011	-1.25%	(186,070)
	2010	4.67%	666,887
	2009	9.65%	1,256,163
	2008	2.55%	323,762
Total for last thirteen years:		41.97%	\$6,249,897

Percent of Budget Increases Returned Refunded over Budget Increase **76%**
\$4,721,580

BEXAR APPRAISAL DISTRICT

BUILDING PROJECTS LIST	BUDGET YEAR
Men's second floor restroom renovation	2023
Repaint Outside of Building	2024
HVAC Replacement	2027
Restroom Renovation	2030
Kitchen Renovation	2032

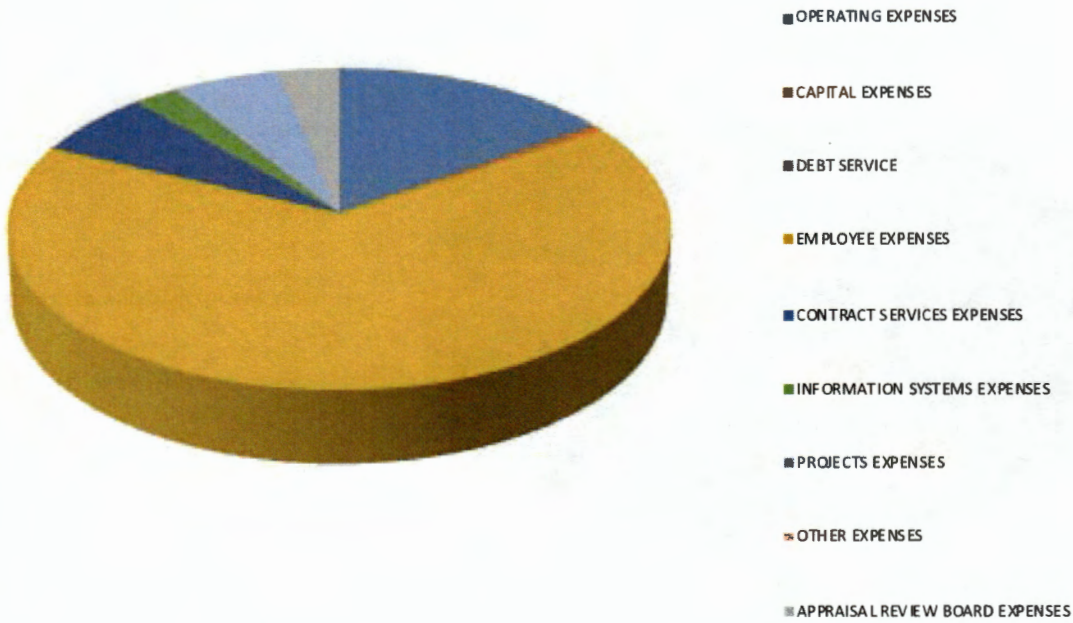


Bexar Appraisal District As Compared to Top 5 Metro Districts

Districts	2022			2021			2020		
	Real Parcels	Annual Budget	Cost/Real Parcel	Real Parcels	Annual Budget	Cost/Real Parcel	Real Parcels	Annual Budget	Cost/Real Parcel
Harris	1,526,983	94,872,473	\$62.13	1,507,834	93,018,564	\$61.69	1,483,376	90,728,307	\$61.16
Dallas	745,851	29,324,671	\$39.32	742,057	29,369,242	\$39.58	737,140	28,144,871	\$38.18
Tarrant	710,000	26,790,117	\$37.73	686,902	25,592,687	\$37.26	678,812	25,828,993	\$38.05
Bexar	692,246	20,238,268	\$29.24	676,352	18,841,892	\$27.86	660,386	18,948,050	\$28.69
Travis	471,299	22,786,110	\$48.35	463,618	20,193,893	\$43.56	457,993	20,193,893	\$44.09

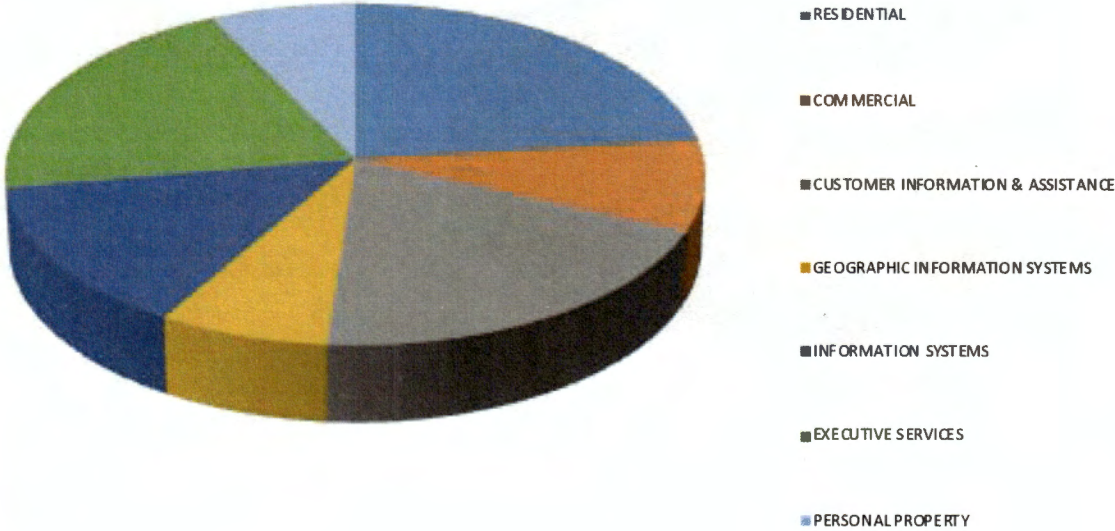
Lowest cost per parcel historically

2023 BUDGET BY EXPENSE TYPE



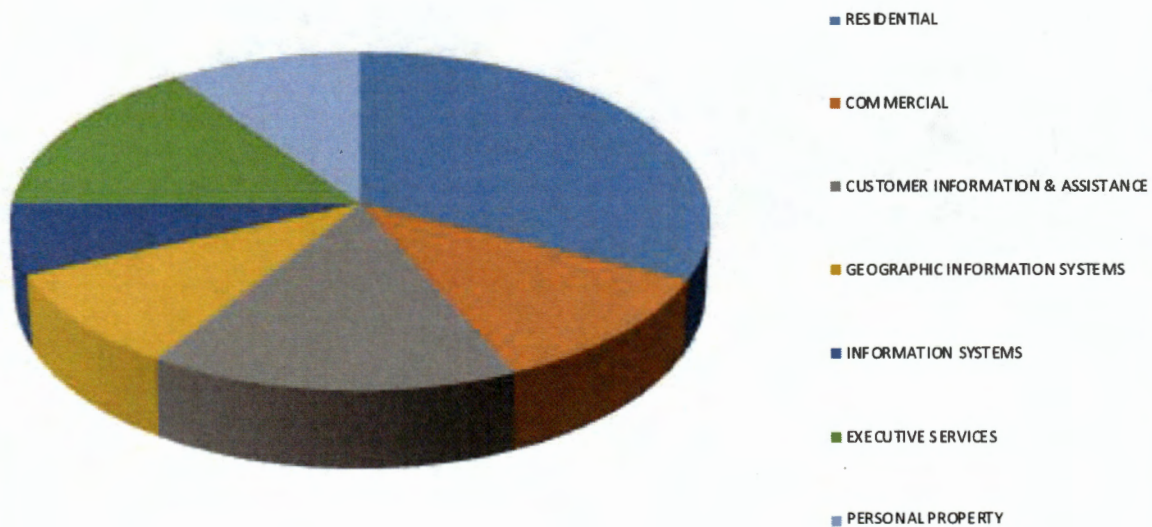
<u>EXPENSE TYPE</u>	<u>BUDGET</u>	<u>PERCENT</u>
OPERATING EXPENSES	\$ 3,588,551	15.2%
CAPITAL EXPENSES	157,500	0.7%
DEBT SERVICE	0	0.0%
EMPLOYEE EXPENSES	15,669,517	66.2%
CONTRACT SERVICES EXPENSES	1,536,800	6.5%
INFORMATION SYSTEMS EXPENSES	593,000	2.5%
PROJECTS EXPENSES	1,364,007	5.8%
OTHER EXPENSES	12,000	0.1%
APPRAISAL REVIEW BOARD EXPENSES	753,425	3.2%
	\$ 23,674,800	100.0%

2023 DEPARTMENTAL BUDGETS



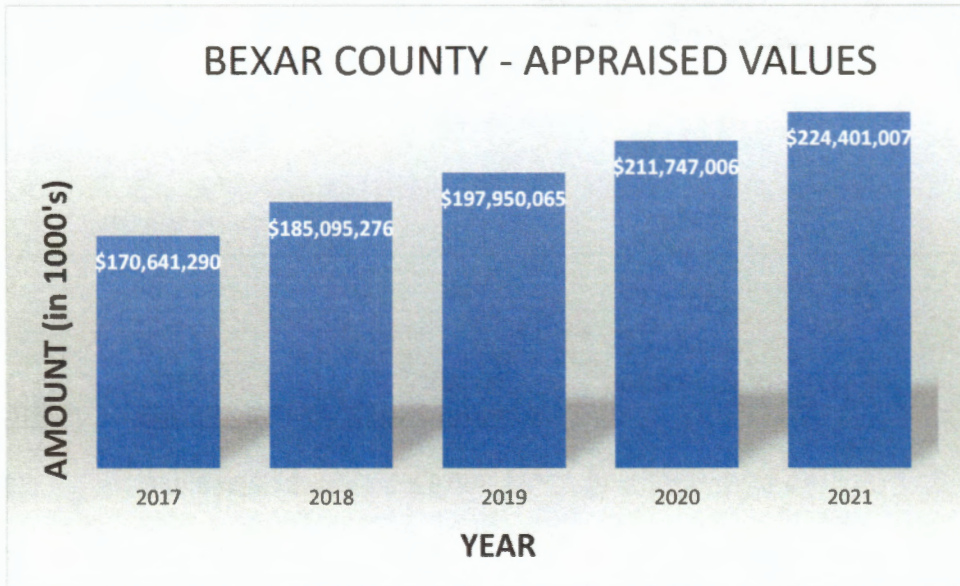
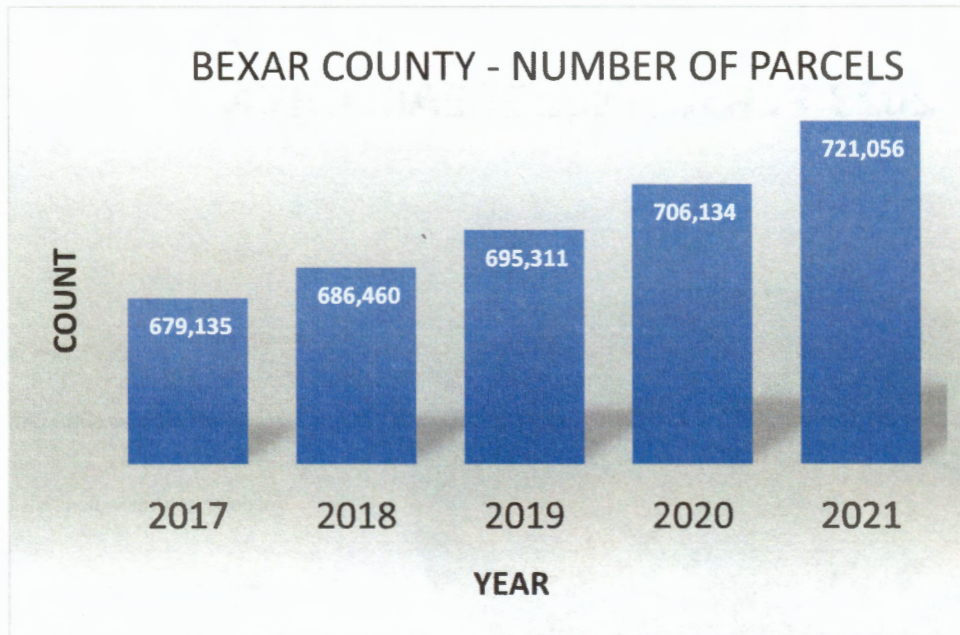
<u>DEPARTMENT</u>	<u>BUDGET</u>	<u>PERCENT</u>
RESIDENTIAL	\$ 5,478,091	23.1%
COMMERCIAL	2,014,819	8.5%
CUSTOMER INFORMATION & ASSISTANCE	4,631,231	19.6%
GEOGRAPHIC INFORMATION SYSTEMS	1,704,776	7.2%
INFORMATION SYSTEMS	3,273,851	13.8%
EXECUTIVE SERVICES	4,836,253	20.4%
PERSONAL PROPERTY	1,735,779	7.3%
	\$ 23,674,800	100.0%

2023 PERSONNEL BREAKDOWN



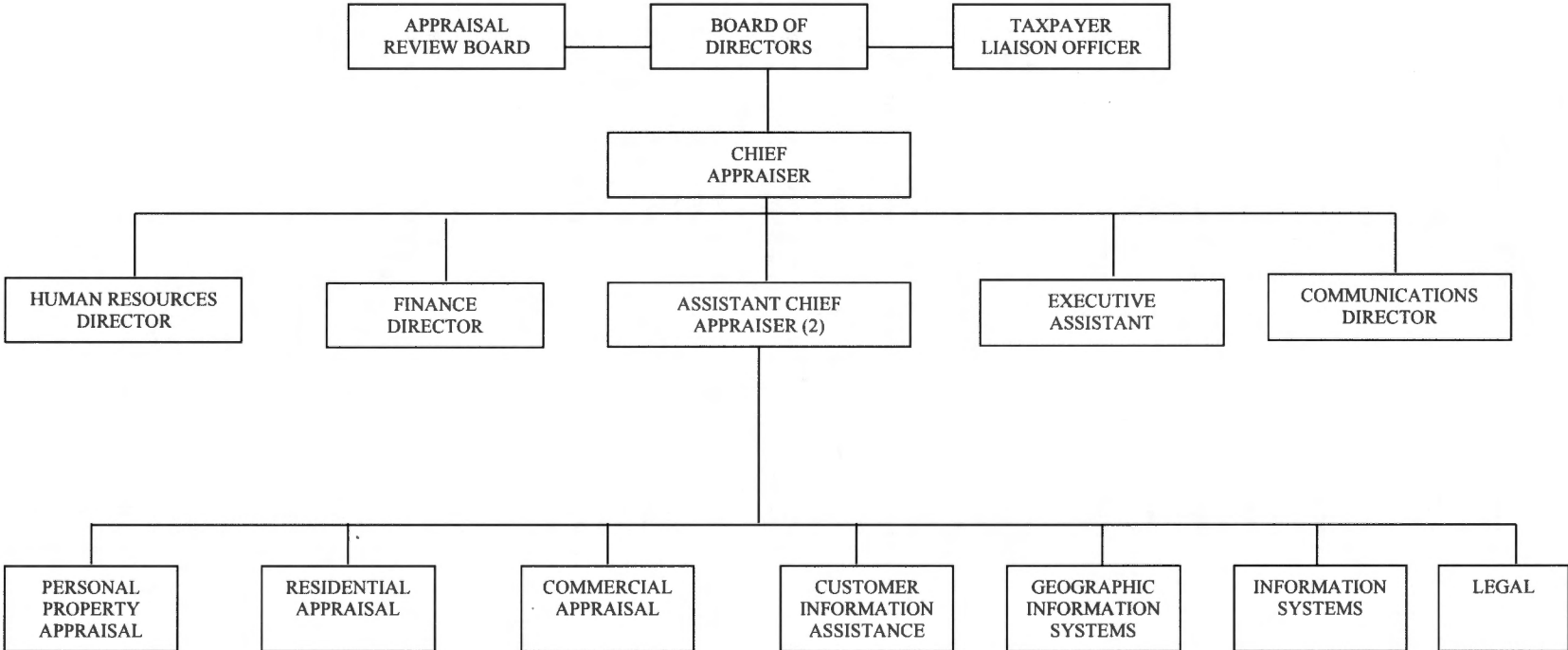
<u>DEPARTMENT</u>	<u>NUMBER OF PERSONNEL</u>	<u>SALARY EXPENSE</u>	<u>PERCENT</u>
RESIDENTIAL	62	\$ 3,558,058	32.2%
COMMERCIAL	19	1,238,590	11.2%
CUSTOMER INFORMATION & ASSISTANCE	40	1,722,293	15.6%
GEOGRAPHIC INFORMATION SYSTEMS	20	1,034,872	9.4%
INFORMATION SYSTEMS	10	747,469	6.8%
EXECUTIVE SERVICES	17	1,671,592	15.1%
PERSONAL PROPERTY	18	1,072,603	9.7%
	186	\$ 11,045,477	100.0%

BEXAR COUNTY GROWTH TRENDS



<u>YEAR</u>	<u># OF PARCELS</u>	<u>APPRAISAL VALUE (in 1000's)</u>
2017	679,135	\$170,641,290
2018	686,460	\$185,095,276
2019	695,311	\$197,950,065
2020	706,134	\$211,747,006
2021	721,056	\$224,401,007
INCREASE OVER 5 YEARS	41,921	\$53,759,717
	6.17%	31.50%

BEXAR APPRAISAL DISTRICT ORGANIZATIONAL CHART



PROPOSED EMPLOYEE POSITIONS

TITLE	#	GRADE	SALARY RANGE			BENEFITS *
			MINIMUM	GRADE M	GRADE MAXIMUM	
Chief Appraiser	1		Negotiated Contract			\$20,244
Assistant Chief	2	623	\$136,711	\$174,990	\$213,269	\$40,488
IS Director	1	622	\$119,922	\$153,500	\$187,078	\$20,244
Communications Director	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - BPP	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - CIA	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - COM	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - GIS	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - Litigation	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Director - RES	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Finance Director	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Human Resources Director	1	621	\$105,195	\$134,649	\$164,103	\$20,244
Litigation Coordinator	2	620	\$92,276	\$118,113	\$143,951	\$40,488
Attorney	1	620	\$92,276	\$118,113	\$143,951	\$20,244
Applications Operation Manager	1	619	\$80,942	\$103,608	\$126,272	\$20,244
Operations Supervisor	4	619	\$80,942	\$103,608	\$126,272	\$80,976
Appraisal Supervisor	7	618	\$71,003	\$90,884	\$110,765	\$141,708
Senior System Administrator	1	618	\$71,003	\$90,884	\$110,765	\$20,244
Senior Valuation Appraiser	2	618	\$71,003	\$90,884	\$110,765	\$40,488
Compliance Coordinator	1	617	\$62,283	\$79,722	\$97,162	\$20,244
Database and Application Analyst	1	617	\$62,283	\$79,722	\$97,162	\$20,244
Deed Technician - Lead	1	617	\$62,283	\$79,722	\$97,162	\$20,244
GIS Technician - Lead	1	617	\$62,283	\$79,722	\$97,162	\$20,244
Records Management Officer	1	617	\$62,283	\$79,722	\$97,162	\$20,244
Senior Appraiser	15	617	\$62,283	\$79,722	\$97,162	\$303,660
System Administrator	1	617	\$62,283	\$79,722	\$97,162	\$20,244
Absolute Exemption Coordinator	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Appraiser - RPA	36	616	\$54,634	\$69,933	\$85,231	\$728,784
ARB Coordinator	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Arbitration Coordinator	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Data Analyst II	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Executive Assistant - NEW	1	616	\$54,634	\$69,933	\$85,231	\$20,244
GIS Project Coordinator	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Project Coordinator / QA Admin	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Sr. Litigation Specialist	1	616	\$54,634	\$69,933	\$85,231	\$20,244
Appraiser	18	615	\$47,925	\$61,344	\$74,763	\$364,392
Finance Assistant	1	615	\$47,925	\$61,344	\$74,763	\$20,244
GIS Technician	6	615	\$47,925	\$61,344	\$74,763	\$121,464
Litigation Specialist	2	615	\$47,925	\$61,344	\$74,763	\$40,488
Operation Specialist	1	615	\$47,925	\$61,344	\$74,763	\$20,244
PC Technician	1	615	\$47,925	\$61,344	\$74,763	\$20,244
Deed Technician	9	614	\$42,039	\$53,811	\$65,582	\$182,196
Facility Coordinator	1	614	\$42,039	\$53,811	\$65,582	\$20,244
Operations Technician	1	614	\$42,039	\$53,811	\$65,582	\$20,244
Project Specialist	10	614	\$42,039	\$53,811	\$65,582	\$202,440
Senior Project Specialist	9	614	\$42,039	\$53,811	\$65,582	\$182,196
CBX Operator	1	613	\$36,876	\$47,202	\$57,528	\$20,244
Facilities Assistant	1	613	\$36,876	\$47,202	\$57,528	\$20,244
Mailroom Specialist	1	613	\$36,876	\$47,202	\$57,528	\$20,244
Senior Support Specialist	5	613	\$36,876	\$47,202	\$57,528	\$101,220
Support Specialist	23	613	\$36,876	\$47,202	\$57,528	\$465,612
Total Full Time Positions	186					
Data Collector Intern	1	611	\$23,683	\$30,314	\$36,945	
GIS Student Intern	1	611	\$23,683	\$30,314	\$36,945	
Total Part Time Positions	2					
* BENEFITS						
= TCDRS (Retirement)			\$809			
Group Medical			\$788			
Dental			\$57			
Long Term Disability			\$17			
Life Insurance			\$16			
Total Per Employee			\$1,687	PER MONTH		

**CONSOLIDATED EXPENDITURES
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET	%	Dollar Variance
					CHG	
A. OPERATING EXPENSES						
5005- 00 Advertising Public Notices	59,487	45,000	60,000	70,000	16.7%	10,000
5010- 00 Auto Allowance	608,234	632,200	626,200	681,240	8.8%	55,040
5015- 00 Stipend	13,000	0	0	32,000	100.0%	32,000
5020- 00 Copier Costs	35,440	42,760	39,921	41,913	5.0%	1,992
5025- 00 Copier, FAX & Printer Supplies	33,377	58,800	51,950	52,250	0.6%	300
5040- 00 Employee Programs	34,796	39,000	45,000	45,000	0.0%	0
5050- 00 Equipment Maintenance	0	1,050	1,050	1,050	0.0%	0
5060- 00 Forms Creations	238,604	250,000	375,000	375,000	0.0%	0
5100- 00 Insurance	31,723	35,000	35,000	45,000	28.6%	10,000
5160- 00 Map Production & Supplies	1,915	4,550	4,550	4,550	0.0%	0
5170- 00 Mileage Reimbursements	191	4,000	4,000	4,000	0.0%	0
5200- 00 Office Building Maintenance	234,247	325,000	250,000	250,000	0.0%	0
5210- 00 Offsite Storage	17,437	25,000	25,000	25,000	0.0%	0
5220- 00 Office Supplies	53,193	85,500	86,465	85,850	-0.7%	(615)
5250- 00 Postage	560,057	599,952	661,700	665,000	0.5%	3,300
5260- 00 Professional Dues	10,774	20,940	21,247	26,930	26.7%	5,683
5300- 00 Publications	123,188	162,000	178,112	235,535	32.2%	57,423
5350- 00 Security	190,120	215,000	215,000	215,000	0.0%	0
5380- 00 Voice and Data Communication	69,794	69,000	75,800	76,000	0.3%	200
5400- 00 Training	108,248	198,800	217,963	232,233	6.5%	14,270
5500- 00 Utilities	93,518	125,000	125,000	125,000	0.0%	0
5600- 00 Worker's Compensation	38,782	50,000	50,000	50,000	0.0%	0
5900- 00 Contingency	1,109,720	210,000	210,000	250,000	19.0%	40,000
	<u>3,665,845</u>	<u>3,198,552</u>	<u>3,358,958</u>	<u>3,588,551</u>	6.8%	229,593
B. CAPITAL EXPENSES						
6000- 00 Furniture	25,529	15,000	19,500	55,500	184.6%	36,000
6100- 00 Equipment	162,034	117,500	92,000	92,000	0.0%	0
6150- 00 CAMA Hardware	0	65,000	10,000	10,000	0.0%	0
	<u>187,563</u>	<u>197,500</u>	<u>121,500</u>	<u>157,500</u>	29.6%	36,000
C. DEBT SERVICE						
6500- 00 Building Purchase - Principal	0	0	0	0	0.0%	0
6550- 00 Building Purchase - Interest	0	0	0	0	0.0%	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>		
D. EMPLOYEE EXPENSES						
7000- 00 Salaries, Regular	8,202,978	8,835,065	9,315,737	11,045,477	18.6%	1,729,740
7010- 00 Salaries, Overtime	72,462	80,000	81,000	128,000	58.0%	47,000
7050- 00 Retirement	1,405,109	1,490,300	1,633,556	1,944,305	19.0%	310,749
7060- 00 Payroll Taxes	91,390	26,082	27,054	30,133	11.4%	3,079
7070- 00 Group Medical Insurance	1,063,055	1,379,024	1,461,718	1,884,701	28.9%	422,983
7080- 00 Life Insurance	53,253	55,548	58,558	69,388	18.5%	10,830
7090- 00 Medicare	127,689	139,186	146,142	172,513	18.0%	26,371
7150- 00 TCDRS Retiree COLA	523,332	220,000	250,000	275,000	10.0%	25,000
7200- 00 Sick Leave Buy Back Fund	84,014	40,000	40,000	50,000	25.0%	10,000
7250- 00 Departure Contingency	93,255	40,000	40,000	70,000	75.0%	30,000
	<u>11,716,537</u>	<u>12,305,205</u>	<u>13,053,765</u>	<u>15,669,517</u>	20.0%	2,615,752

**CONSOLIDATED EXPENDITURES
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET	% CHG	Dollar Variance
E. CONTRACT SERVICES EXPENSES						
7510- 00 Valuation Oil & Gas	18,400	38,000	38,000	38,000	0.0%	0
7520- 00 Valuation Telecommunications	31,550	32,000	32,000	40,000	25.0%	8,000
7550- 00 Accounting & Auditing	46,966	49,000	50,000	50,000	0.0%	0
7580- 00 Legal Services	993,337	750,000	1,000,000	1,100,000	10.0%	100,000
7650- 00 Consulting Studies	44,730	25,000	25,000	40,000	60.0%	15,000
7700- 00 Taxpayer Liason Officer	23,769	22,000	22,400	25,000	11.6%	2,600
7750- 00 Contract Services Contingency	54,460	41,910	41,910	105,800	152.4%	63,890
7800- 00 Temporary Services	111,800	152,200	132,200	138,000	4.4%	5,800
	<u>1,325,012</u>	<u>1,110,110</u>	<u>1,341,510</u>	<u>1,536,800</u>	<u>14.6%</u>	<u>195,290</u>
F. INFORMATION SYSTEMS EXPENSES						
8000- 00 Leases	25,347	55,000	55,000	67,800	23.3%	12,800
8100- 00 Software Maintenance	167,730	177,000	366,300	400,800	9.4%	34,500
8150- 00 Hardware Maintenance	19,564	72,500	35,000	58,800	68.0%	23,800
8200- 00 Supplies	20,912	30,000	30,000	30,000	0.0%	0
8300- 00 Services	11,128	25,600	25,600	35,600	39.1%	10,000
	<u>244,681</u>	<u>360,100</u>	<u>511,900</u>	<u>593,000</u>	<u>15.8%</u>	<u>81,100</u>
G. PROJECTS EXPENSES						
8510- 00 Aerial Maps	160,000	175,000	240,000	240,000	0.0%	0
8640- 04 Homestead Audit / Outreach	0	10,000	10,000	10,000	0.0%	0
8670- 00 Field Device Maintenance	158,916	140,000	165,094	181,007	9.6%	15,913
8770- 02 Server Infrastructure Upgrade	0	50,000	50,000	100,000	100.0%	50,000
8775- 02 Technology Improvements	12,382	50,000	100,000	200,000	100.0%	100,000
8785- 01 CAMA Hardware	0	0	0	0	0.0%	0
8790- 00 CAMA Software	461,472	435,000	470,116	483,000	2.7%	12,884
8795- 00 CAMA Enhancements	49,529	50,000	50,000	150,000	200.0%	100,000
	<u>842,299</u>	<u>910,000</u>	<u>1,085,210</u>	<u>1,364,007</u>	<u>25.7%</u>	<u>278,797</u>
H. OTHER EXPENSES						
9000- 00 Board of Directors Exp. Reimb.	0	4,000	4,000	4,000	0.0%	0
9100- 00 Chief Appraiser Exp. Reimb.	7,093	8,000	8,000	8,000	0.0%	0
	<u>7,093</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>0.0%</u>	
I. APPRAISAL REVIEW BOARD EXPENSES						
9500- 00 Compensation	495,430	600,000	600,000	600,000	0.0%	0
9520- 00 Training	2,750	6,500	11,500	6,925	-39.8%	(4,575)
9530- 00 Postage	77,570	75,425	75,425	80,000	6.1%	4,575
9540- 00 Legal Services	16,015	65,000	65,000	65,000	0.0%	0
9550- 00 ARB Contingency	0	1,500	1,500	1,500	0.0%	0
	<u>591,765</u>	<u>748,425</u>	<u>753,425</u>	<u>753,425</u>	<u>0.0%</u>	
TOTAL	<u>18,580,795</u>	<u>18,841,892</u>	<u>20,238,268</u>	<u>23,674,800</u>	<u>16.98%</u>	<u>3,436,532</u>

**CONSOLIDATED EXPENDITURES
BY DEPARTMENT
2023 BUDGET**

	TOTAL	EXECUTIVE SERVICES	INFORMATION SYSTEMS	GEOGRAPHIC INFO SYS	CUSTOMER INFORMATION & ASSISTANCE	RESIDENTIAL	COMMERCIAL	PERSONAL PROPERTY
OPERATING EXP	3,588,551	998,940	369,850	31,710	1,183,740	536,065	325,764	142,482
CAPITAL EXP	157,500	1,500	102,500	500	20,000	25,000	3,500	4,500
DEBT SERVICE	0	0	0	0	0	0	0	0
EMPLOYEE EXP	15,669,517	2,598,813	994,494	1,432,566	2,539,066	4,917,026	1,685,555	1,501,997
CONTRACT SERV	1,536,800	1,225,000	100,000	0	125,000	0	0	86,800
INFO SYS EXP	593,000	0	593,000	0	0	0	0	0
PROJECTS EXP	1,364,007	0	1,114,007	240,000	10,000	0	0	0
OTHER EXP	12,000	12,000	0	0	0	0	0	0
ARB EXPENSE	753,425	0	0	0	753,425	0	0	0
TOTAL	23,674,800	4,836,253	3,273,851	1,704,776	4,631,231	5,478,091	2,014,819	1,735,779

**EXECUTIVE SERVICES
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
A. OPERATING EXPENSES				
5005- 01 Advertising Public Notices	\$20,207	5,000	10,000	20,000
5010- 01 Auto Allowance	64,467	53,200	40,000	57,240
5015 01 Stipend	2,000	0	0	3,000
5020- 01 Copier Costs	5,847	10,000	10,200	10,200
5025- 01 Copier, FAX & Printer Supplies	13,151	20,000	20,000	20,000
5040- 01 Employee Programs	34,796	39,000	45,000	45,000
5050- 01 Equipment Maintenance	0	0	0	0
5060- 01 Forms Creations	0	0	0	0
5100- 01 Insurance	31,723	35,000	35,000	45,000
5160- 01 Map Production & Supplies	0	0	0	0
5170- 01 Mileage Reimbursements	191	4,000	4,000	4,000
5200- 01 Office Building Maintenance	234,247	325,000	250,000	250,000
5210- 01 Offsite Storage	0	0	0	0
5220- 01 Office Supplies	34,547	50,000	50,000	50,000
5250- 01 Postage	0	0	0	0
5260- 01 Professional Dues	5,458	7,000	7,000	7,500
5300- 01 Publications	11,850	3,000	10,000	12,000
5350- 01 Security	0	0	0	0
5380- 01 Telephone	0	0	0	0
5400- 01 Training	20,133	55,300	50,000	50,000
5500- 01 Utilities	93,518	125,000	125,000	125,000
5600- 01 Worker's Compensation	38,782	50,000	50,000	50,000
5900- 01 Contingency	1,109,720	210,000	210,000	250,000
	<u>1,720,637</u>	<u>991,500</u>	<u>916,200</u>	<u>998,940</u>
B. CAPITAL EXPENSES				
6000- 01 Furniture	25,046	1,500	2,000	1,500
6100- 01 Equipment	0	0	0	0
6150- 01 CAMA Hardware	0	0	0	0
	<u>25,046</u>	<u>1,500</u>	<u>2,000</u>	<u>1,500</u>
C. DEBT SERVICE				
6500- 01 Building Purchase - Principal	0	0	0	0
6550- 01 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
D. EMPLOYEE EXPENSES				
7000- 01 Salaries, Regular	1,385,836	1,376,188	1,458,696	1,671,592
7010- 01 Salaries, Overtime	2,410	12,000	12,000	12,000
7050- 01 Retirement	231,005	235,511	257,763	307,943
7060- 01 Payroll Taxes	5,452	2,592	2,592	2,754
7070- 01 Group Medical Insurance	135,418	137,046	140,045	172,258
7080- 01 Life Insurance	8,069	8,650	9,166	10,499
7090- 01 Medicare	21,554	21,904	23,100	26,767
7150- 01 TCDRS Retiree COLA	523,332	220,000	250,000	275,000
7200- 01 Sick Leave Buy Back Fund	84,014	40,000	40,000	50,000
7250- 01 Departure Contingency	93,255	40,000	40,000	70,000
	<u>2,490,345</u>	<u>2,093,891</u>	<u>2,233,362</u>	<u>2,598,813</u>

**EXECUTIVE SERVICES
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
E. CONTRACT SERVICES EXPENSES				
7510- 01 Valuation Oil & Gas	0	0	0	0
7520- 01 Valuation Telecommunications	0	0	0	0
7550- 01 Accounting & Auditing	46,966	49,000	50,000	50,000
7580- 01 Legal Services	993,337	750,000	1,000,000	1,100,000
7650- 01 Consulting Studies	44,730	25,000	25,000	40,000
7700- 01 Taxpayer Liason Officer	23,769	22,000	22,400	25,000
7750- 01 Contract Services Contingency	15,100	3,000	3,000	5,000
7800- 01 Temporary Services	0	5,000	5,000	5,000
	<u>1,123,902</u>	<u>854,000</u>	<u>1,105,400</u>	<u>1,225,000</u>
F. INFORMATION SYSTEMS EXPENSES				
8000- 01 Leases	0	0	0	0
8100- 01 Software Maintenance	0	0	0	0
8150- 01 Hardware Maintenance	0	0	0	0
8200- 01 Supplies	0	0	0	0
8300- 01 Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G. PROJECTS EXPENSES				
8510- 01 Aerial Maps	0	0	0	0
8640- 04 Homestead Audit/ Outreach	0	0	0	0
8670- 01 Field Device Maintenance	0	0	0	0
8770- 01 Infrastructure Upgrade	0	0	0	0
8775- 01 Technology Improvements	0	0	0	0
8785- 01 CAMA Hardware	0	0	0	0
8790- 01 CAMA Software	0	0	0	0
8795- 01 CAMA Enhancements	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
H. OTHER EXPENSES				
9000- 01 Board of Directors Exp. Reimb.	0	4,000	4,000	4,000
9100- 01 Chief Appraiser Exp. Reimb.	7,093	8,000	8,000	8,000
	<u>7,093</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>
I. APPRAISAL REVIEW BOARD EXPENSES				
9500- 01 Compensation	0	0	0	0
9520- 01 Training	0	0	0	0
9530- 01 Postage	0	0	0	0
9540- 01 Legal Services	0	0	0	0
9550- 01 ARB Contingency	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	<u><u>5,367,023</u></u>	<u><u>3,952,891</u></u>	<u><u>4,268,962</u></u>	<u><u>4,836,253</u></u>

EXECUTIVE SERVICES

ADVERTISING PUBLIC NOTICES

Type of Notice -			
Communications and Outreach		13,400	
Budget Ad		4,600	
Employment Ads		2,000	
		<hr/>	20,000

AUTO ALLOWANCE

<u>Employee Group -</u>	<u># in Group</u>	<u>Monthly Allowance</u>	<u>Total For Year</u>	
Chief Appraiser	1	1,000	12,000	
Assistant Chief Appraiser	2	835	20,040	
Manager - Litigation	2	600	14,400	
Executive Assistant/Media Coordinator	1	300	3,600	
Human Resources Director	1	300	3,600	
Finance Director	1	300	3,600	
			<hr/>	57,240

COPIER COSTS

<u>Model #</u>	<u>Monthly Cost</u>	<u>Annual Total</u>	
Canon IRC55501 III	400	4,800	
Xerox WC7845PT	400	4,800	
Copy Overruns		600	
		<hr/>	10,200

EMPLOYEE PROGRAMS

Recognition/Service Awards

Longevity Awards - 30 employees	2,500
Employee Recognition Events - twice per year	5,000
	<hr/>
	7,500

District Wide Training

Defensive Driving	5,000
Customer Service	8,000
EEOC	3,000
Sexual Harassment	3,000
Violence in the Workplace	5,000
Health Fair & Biometric Screening	500
First Aid/CPR/AED Training	2,000
Specialized Excel	5,000
Leadership Training	5,000
	<hr/>
	36,500

Community Involvement

United Way - Kickoff Luncheon	1,000
SA Food Bank	no cost
Haven for Hope	no cost
Children's Shelter	no cost
Tour de Cure - American Diabetes Assoc.	no cost
South Texas Blood & Tissue Center	no cost
Valero Bike - National MS Society	no cost
	<hr/>
	1,000

45,000

EXECUTIVE SERVICES
INSURANCE

<u>Type of Coverage</u>	<u>Estimated Premium</u>	
General Liability	20,600	
Non-Owned Automobile	150	
Property Commercial Crime	9,000	
Public Official Liability	<u>15,250</u>	
		45,000

MILEAGE REIMBURSEMENT

Reimbursed at \$0.57 per mile for use of personal automobile for official appraisal district business	<u>4,000</u>	4,000
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PROFESSIONAL DUES

<u>Organization</u>	<u># of Memberships</u>	<u>Annual Total</u>	
TDLR	5	220	
Texas Association of Assessing Officers	1	2,500	
IAAO	3	630	
Sams's Club	1	150	
Society for Human Resources	1	200	
Texas Procurement and Support Services	1	100	
PRSA	1	300	
SAHRA	1	200	
Government Financial Officers Association	1	300	
American Association of Notaries	5	500	
Metro Council of Appraisal Districts	1	100	
Other		<u>2,300</u>	
			7,500

TRAINING

Meetings & Conferences	<u>50,000</u>	50,000
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FURNITURE

To Replace Broken Items	<u>1,500</u>	1,500
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**INFORMATION SYSTEMS
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
A. OPERATING EXPENSES				
5005- 02 Advertising Public Notices	\$0	0	0	0
5010- 02 Auto Allowance	3,000	3,000	3,000	3,000
5015 01 Stipend				10,000
5020- 02 Copier Costs	2,738	2,900	2,900	2,900
5025- 02 Copier, FAX & Printer Supplies	0	500	500	500
5040- 02 Employee Programs	0	0	0	0
5050- 02 Equipment Maintenance	0	0	0	0
5060- 02 Forms Creations	0	0	0	0
5100- 02 Insurance	0	0	0	0
5160- 02 Map Production & Supplies	0	0	0	0
5170- 02 Mileage Reimbursements	0	0	0	0
5200- 02 Office Building Maintenance	0	0	0	0
5210- 02 Offsite Storage	17,437	25,000	25,000	25,000
5220- 02 Office Supplies	395	2,000	2,000	2,000
5250- 02 Postage	0	0	0	0
5260- 02 Professional Dues	454	450	450	450
5300- 02 Publications	0	0	0	0
5350- 02 Security	190,120	215,000	215,000	215,000
5380- 02 Voice and Data Communication	69,794	69,000	75,800	76,000
5400- 02 Training	29,555	20,000	35,000	35,000
5500- 02 Utilities	0	0	0	0
5600- 02 Worker's Compensation	0	0	0	0
5900- 02 Contingency	0	0	0	0
	<u>313,493</u>	<u>337,850</u>	<u>359,650</u>	<u>369,850</u>
B. CAPITAL EXPENSES				
6000- 02 Furniture	0	500	500	500
6100- 02 Equipment	162,034	117,500	92,000	92,000
6150- 02 CAMA Hardware	0	65,000	10,000	10,000
	<u>162,034</u>	<u>183,000</u>	<u>102,500</u>	<u>102,500</u>
C. DEBT SERVICE				
6500- 02 Building Purchase - Principal	0	0	0	0
6550- 02 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
D. EMPLOYEE EXPENSES				
7000- 02 Salaries, Regular	637,013	675,001	709,749	747,469
7010- 02 Salaries, Overtime	2,064	6,000	6,000	6,000
7050- 02 Retirement	101,678	105,883	116,294	122,396
7060- 02 Payroll Taxes	3,684	1,620	1,620	1,620
7070- 02 Group Medical Insurance	57,624	85,654	87,528	101,328
7080- 02 Life Insurance	3,997	4,259	4,476	4,712
7090- 02 Medicare	9,246	9,918	10,422	10,969
7150- 02 TCDRS Retiree COLA	0	0	0	0
7200- 02 Sick Leave Buy Back Fund	0	0	0	0
7250- 02 Departure Contingency	0	0	0	0
	<u>815,306</u>	<u>888,335</u>	<u>936,089</u>	<u>994,494</u>

**INFORMATION SYSTEMS
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
E. CONTRACT SERVICES EXPENSES				
7510- 02 Valuation Oil & Gas	0	0	0	0
7520- 02 Valuation Telecommunications	0	0	0	0
7550- 02 Accounting & Auditing	0	0	0	0
7580- 02 Legal Services	0	0	0	0
7650- 02 Consulting Studies	0	0	0	0
7700- 02 Taxpayer Liason Officer	0	0	0	0
7750- 02 Contract Services Contingency	39,000	38,110	38,110	100,000
7800- 02 Temporary Services	0	0	0	0
	<u>39,000</u>	<u>38,110</u>	<u>38,110</u>	<u>100,000</u>
F. INFORMATION SYSTEMS EXPENSES				
8000- 02 Leases	25,347	55,000	55,000	67,800
8100- 02 Software Maintenance	167,730	177,000	366,300	400,800
8150- 02 Hardware Maintenance	19,564	72,500	35,000	58,800
8200- 02 Supplies	20,912	30,000	30,000	30,000
8300- 02 Services	11,128	25,600	25,600	35,600
	<u>244,681</u>	<u>360,100</u>	<u>511,900</u>	<u>593,000</u>
G. PROJECTS EXPENSES				
8510- 02 Aerial Maps	0	0	0	0
8640- 04 Homested Audit/ Outreach	0	0	0	0
8670- 02 Field Device Maintenance	158,916	140,000	165,094	181,007
8770- 02 Infrastructure Upgrade	0	50,000	50,000	100,000
8775- 02 Technology Improvements	12,382	50,000	100,000	200,000
8785- 01 CAMA Hardware	0	0	0	0
8790- 02 CAMA Software	461,472	435,000	470,116	483,000
8795- 02 CAMA Enhancements	49,529	50,000	50,000	150,000
	<u>682,299</u>	<u>725,000</u>	<u>835,210</u>	<u>1,114,007</u>
H. OTHER EXPENSES				
9000- 02 Board of Directors Exp. Reimb.	0	0	0	0
9100- 02 Chief Appraiser Exp. Reimb.	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
I. APPRAISAL REVIEW BOARD EXPENSES				
9500- 02 Compensation	0	0	0	0
9520- 02 Training	0	0	0	0
9530- 02 Postage	0	0	0	0
9540- 02 Legal Services	0	0	0	0
9550- 02 ARB Contingency	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	<u>2,256,813</u>	<u>2,532,395</u>	<u>2,783,459</u>	<u>3,273,851</u>

INFORMATION SYSTEMS

VOICE AND DATA COMMUNICATION

Annual Total

Spectrum Voice and Data Service	55,000	
SecureLogix - Annual Maintenance	3,000	
Fax Cloud Service	5,000	
AT&T - Cell Phone Service	6,000	
Streaming subscription	2,000	
Miscellaneous	5,000	
		76,000

TRAINING

Crisis Management	300	
Record Management training	7,700	
Information Technology training	17,500	
Information Technology Conference	5,000	
TA User Conference	1,500	
TAAD Conference	3,000	
		35,000

EQUIPMENT

Desktop and Laptop Computer	45,000	
Printers and Scanners	8,000	
Cell Phone Upgrades	2,000	
Deskphone	2,000	
Laser Measurement device	0	
Network and Server Equipment	10,000	
Server Software Licenses	5,000	
PC Software/Miscellaneous Equipment	20,000	
		92,000

CAMA HARDWARE (6150-02)

Server Hardware refresh	0	
iPads	10,000	
		10,000

Contract Services Contingency

DBA Contract	40,000	
Cyber Security Contract	60,000	
		100,000

Leases

Model #	Monthly Cost	Annual Total
PB Stuff and Fold machine	3,182	38,184
PlanetPress Connect		
SenSuite Enterprise		
ConnectRight Mailer		
Letter Openers		
SendPro P3000	813	9,756
Xerox FFSVR	500	6,000
Canon Vario Print 140 (4 years contract started)	1,050	12,600

		Bexar Appraisal District
	10% for overage	1,260
		67,800
SOFTWARE MAINTENANCE		
ESRI Software Maintenance		65,000
Vmware Maintenance Renewal		35,000
Vmware Horizon		0
nvidia GRID license		0
SQL Enterprise server license with SA		105,000
EMC Source One		2,000
Express Information (GP Dynamics)		3,500
Sage Software - Asset Tracking		4,500
Barracuda Software Maintenance - Web+ Spam		5,000
Unitrend - Cloud Storage		65,000
Solar Winds - Network Monitoring		6,000
IDERA database monitoring software		3,000
MDM		1,500
Visual Studio w/MSDN renews in 8/2015		6,000
Varonis		6,500
Avaya phone system maintenance		0
Carbon black		0
Macrium Desktop imaging		1,500
Zoom		12,000
eSign Genie		15,000
Replicon		15,000
Qminder		6,500
SurveyMonkey		3,000
Appointy		1,000
Textedly		600
Textbetter		1,200
Kemp		8,000
Ion Wave		3,000
Twilio		15,000
Web helpdesk		1,000
Software Upgrades & Misc		10,000
		400,800
HARDWARE MAINTENANCE		
Service Contract on Server and Network equipment		2,000
Barraduda equipment maintenance-Spam and Web		3,800
Unitrend hardware		17,500
Service Contract on UPS System		8,500
UPS Battery Replacement		15,000
Power Generator		2,000
Miscellaneous Repairs or Maintenance		10,000
		58,800
IS Services		
Tyco Integrate Securities		4,000
Culligan water service (\$130 monthly)		1,600
Data Dallas-CASS Certification		0
IT Consultant service		30,000
		35,600

FIELD DEVICE MAINTENANCE

Harris Govern Maintenace

136,157

Cellular service

42,850

Misc. Supplies

2,000

181,007

**GEOGRAPHIC INFORMATION SYSTEMS
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
A. OPERATING EXPENSES				
5005- 03 Advertising Public Notices	\$0	0	0	
5010- 03 Auto Allowance	3,000	3,000	3,000	3,000
5015 03 Stipend	2,000	0	0	2,000
5020- 03 Copier Costs	1,244	1,560	1,560	1,560
5025- 03 Copier, FAX & Printer Supplies	867	1,100	1,100	1,100
5040- 03 Employee Programs	0	0	0	
5050- 03 Equipment Maintenance	0	0	0	
5060- 03 Forms Creations	0	0	0	
5100- 03 Insurance	0	0	0	
5160- 03 Map Production & Supplies	1,659	3,550	3,550	3,550
5170- 03 Mileage Reimbursements	0	0	0	
5200- 03 Office Building Maintenance	0	0	0	
5210- 03 Offsite Storage	0	0	0	
5220- 03 Office Supplies	1,058	5,000	5,000	5,000
5250- 03 Postage	0	0	0	
5260- 03 Professional Dues	220	500	500	500
5300- 03 Publications	0	0	0	
5350- 03 Security	0	0	0	
5380- 03 Telephone	0	0	0	
5400- 03 Training	2,610	15,000	15,000	15,000
5500- 03 Utilities	0	0	0	
5600- 03 Worker's Compensation	0	0	0	
5900- 03 Contingency	0	0	0	
	<u>12,658</u>	<u>29,710</u>	<u>29,710</u>	<u>31,710</u>
B. CAPITAL EXPENSES				
6000- 03 Furniture	0	500	500	500
6100- 03 Equipment	0	0	0	
6150- 03 CAMA Hardware	0	0	0	
	<u>0</u>	<u>500</u>	<u>500</u>	<u>500</u>
C. DEBT SERVICE				
6500- 03 Building Purchase - Principal	0	0	0	0
6550- 03 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
D. EMPLOYEE EXPENSES				
7000- 03 Salaries, Regular	742,630	774,619	807,240	1,034,872
7010- 03 Salaries, Overtime	9,062	3,000	2,000	2,000
7050- 03 Retirement	116,885	120,840	131,421	168,251
7060- 03 Payroll Taxes	8,103	2,592	2,592	3,240
7070- 03 Group Medical Insurance	96,949	137,046	140,045	202,656
7080- 03 Life Insurance	5,456	4,882	5,087	6,512
7090- 03 Medicare	10,692	11,275	11,734	15,035
7150- 03 TCDRS Retiree COLA	0	0	0	0
7200- 03 Sick Leave Buy Back Fund	0	0	0	0
7250- 03 Departure Contingency	0	0	0	0
	<u>989,777</u>	<u>1,054,254</u>	<u>1,100,119</u>	<u>1,432,566</u>

**GEOGRAPHIC INFORMATION SYSTEMS
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
E. CONTRACT SERVICES EXPENSES				
7510- 03 Valuation Oil & Gas	0	0	0	0
7520- 03 Valuation Telecommunications	0	0	0	0
7550- 03 Accounting & Auditing	0	0	0	0
7580- 03 Legal Services	0	0	0	0
7650- 03 Consulting Studies	0	0	0	0
7700- 03 Taxpayer Liason Officer	0	0	0	0
7750- 03 Contract Services Contingency	0	0	0	0
7800- 03 Temporary Services	0	0	0	0
	<hr/> 0	<hr/> 0	<hr/> 0	<hr/> 0
F. INFORMATION SYSTEMS EXPENSES				
8000- 03 Leases	0	0	0	0
8100- 03 Software Maintenance	0	0	0	0
8150- 03 Hardware Maintenance	0	0	0	0
8200- 03 Supplies	0	0	0	0
8300- 03 Services	0	0	0	0
	<hr/> 0	<hr/> 0	<hr/> 0	<hr/> 0
G. PROJECTS EXPENSES				
8510- 03 Aerial Maps	160,000	175,000	240,000	240,000
8640- 04 Homested Audit/ Outreach	0	0	0	0
8670- 03 Field Device Maintenance	0	0	0	0
8770- 03 Infrastructure Upgrade	0	0	0	0
8775- 03 Technology Improvements	0	0	0	0
8785- 03 CAMA Hardware	0	0	0	0
8790- 03 CAMA Software	0	0	0	0
8795- 03 CAMA Enhancements	0	0	0	0
	<hr/> 160,000	<hr/> 175,000	<hr/> 240,000	<hr/> 240,000
H. OTHER EXPENSES				
9000- 03 Board of Directors Exp. Reimb.	0	0	0	0
9100- 03 Chief Appraiser Exp. Reimb.	0	0	0	0
	<hr/> 0	<hr/> 0	<hr/> 0	<hr/> 0
I. APPRAISAL REVIEW BOARD EXPENSES				
9500- 03 Compensation	0	0	0	0
9520- 03 Training	0	0	0	0
9530- 03 Postage	0	0	0	0
9540- 03 Legal Services	0	0	0	0
9550- 03 ARB Contingency	0	0	0	0
	<hr/> 0	<hr/> 0	<hr/> 0	<hr/> 0
TOTAL	<hr/> 1,162,435	<hr/> 1,259,464	<hr/> 1,370,329	<hr/> 1,704,776

GEOGRAPHIC INFORMATION SYSTEMS

AUTO ALLOWANCE

Employee Group -	# in Group	Monthly Allowance	Total For Year	
Manager - GIS	1	250	3,000	3,000

COPIER COSTS

Model #	Monthly Cost	Annual Total	
Xerox WC3615DN	130	1,560	1,560

MAP PRODUCTION & SUPPLIES

Item	Quantity	Unit Cost	Total	
JSO Color Bond 36 x 150 for HP755C	15	40	600	
Lowglare photo for HP500	2	150	300	
HP500 Print Cartridges	6	125	750	
HP500 Print Heads and Cleaners	6	150	900	
Maintenance Contingency			1,000	3,550

TRAINING

Item	Quantity	Unit Cost	Total	
Texas ARC/INFO Meeting	1	1,200	1,000	
TNRIS - Austin	1	1,000	1,000	
SCAUG Conference	1	1,500	4,500	
URISA	1	1,500	4,500	
ESRI Conference	1	2,000	2,000	
ESRI Training Classes	1	2,000	2,000	15,000

FURNITURE

To Replace Broken Items		500	500	500
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**CUSTOMER INFORMATION & ASSISTANCE
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
A. OPERATING EXPENSES				
5005- 04 Advertising Public Notices	39,280	40,000	50,000	50,000
5010- 04 Auto Allowance	11,400	11,400	11,400	13,200
5015 01 Stipend				2,000
5020- 04 Copier Costs	11,617	9,000	10,000	12,000
5025- 04 Copier, FAX & Printer Supplies	16,746	27,000	20,000	20,000
5040- 04 Employee Programs	0	0	0	0
5050- 04 Equipment Maintenance	0	1,050	1,050	1,050
5060- 04 Forms Creations	238,604	250,000	375,000	375,000
5100- 04 Insurance	0	0	0	0
5160- 04 Map Production & Supplies	0	0	0	0
5170- 04 Mileage Reimbursements	0	0	0	0
5200- 04 Office Building Maintenance	0	0	0	0
5210- 04 Offsite Storage	0	0	0	0
5220- 04 Office Supplies	9,713	12,000	12,000	12,000
5250- 04 Postage	560,057	599,952	661,700	665,000
5260- 04 Professional Dues	0	840	840	990
5300- 04 Publications	17,864	4,000	9,160	18,000
5350- 04 Security	0	0	0	0
5380- 04 Telephone	0	0	0	0
5400- 04 Training	5,659	14,500	14,500	14,500
5500- 04 Utilities	0	0	0	0
5600- 04 Worker's Compensation	0	0	0	0
5900- 04 Contingency	0	0	0	0
	<u>910,940</u>	<u>969,742</u>	<u>1,165,650</u>	<u>1,183,740</u>
B. CAPITAL EXPENSES				
6000- 04 Furniture	483	4,000	8,000	20,000
6100- 04 Equipment	0	0	0	0
6150- 04 CAMA Hardware	0	0	0	0
	<u>483</u>	<u>4,000</u>	<u>8,000</u>	<u>20,000</u>
C. DEBT SERVICE				
6500- 04 Building Purchase - Principal	0	0	0	0
6550- 04 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
D. EMPLOYEE EXPENSES				
7000- 04 Salaries, Regular	1,050,295	1,228,053	1,400,022	1,722,293
7010- 04 Salaries, Overtime	50,125	30,000	30,000	75,000
7050- 04 Retirement	173,895	196,511	233,222	292,938
7060- 04 Payroll Taxes	28,159	5,022	5,670	6,480
7070- 04 Group Medical Insurance	215,990	265,526	306,348	405,312
7080- 04 Life Insurance	7,078	7,722	8,799	10,817
7090- 04 Medicare	15,857	18,407	20,901	26,226
7150- 04 TCDRS Retiree COLA	0	0	0	0
7200- 04 Sick Leave Buy Back Fund	0	0	0	0
7250- 04 Departure Contingency	0	0	0	0
	<u>1,541,399</u>	<u>1,751,241</u>	<u>2,004,962</u>	<u>2,539,066</u>

**CUSTOMER INFORMATION & ASSISTANCE
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
E. CONTRACT SERVICES EXPENSES				
7510- 04 Valuation Oil & Gas	0	0	0	0
7520- 04 Valuation Telecommunications	0	0	0	0
7550- 04 Accounting & Auditing	0	0	0	0
7580- 04 Legal Services	0	0	0	0
7650- 04 Consulting Studies	0	0	0	0
7700- 04 Taxpayer Liason Officer	0	0	0	0
7750- 04 Contract Services Contingency	0	0	0	0
7800- 04 Temporary Services	108,632	140,000	120,000	125,000
	<u>108,632</u>	<u>140,000</u>	<u>120,000</u>	<u>125,000</u>
F. INFORMATION SYSTEMS EXPENSES				
8000- 04 Leases	0	0	0	0
8100- 04 Software Maintenance	0	0	0	0
8150- 04 Hardware Maintenance	0	0	0	0
8200- 04 Supplies	0	0	0	0
8300- 04 Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G. PROJECTS EXPENSES				
8510- 04 Aerial Maps	0	0	0	0
8640- 04 Homested Audit/ Outreach	0	10,000	10,000	10,000
8670- 04 Field Device Maintenance	0	0	0	0
8770- 04 Infrastructure Upgrad	0	0	0	0
8775- 04 Technology Improvements	0	0	0	0
8785- 04 CAMA Hardware	0	0	0	0
8790- 04 CAMA Software	0	0	0	0
8795- 04 CAMA Enhancements	0	0	0	0
	<u>0</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>
H. OTHER EXPENSES				
9000- 04 Board of Directors Exp. Reimb.	0	0	0	0
9100- 04 Chief Appraiser Exp. Reimb.	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
I. APPRAISAL REVIEW BOARD EXPENSES				
9500- 04 Compensation	495,430	600,000	600,000	600,000
9520- 04 Training	2,750	6,500	11,500	6,925
9530- 04 Postage	77,570	75,424	75,425	80,000
9540- 04 Legal Services	16,015	65,000	65,000	65,000
9550- 04 ARB Contingency	0	1,500	1,500	1,500
	<u>591,765</u>	<u>748,424</u>	<u>753,425</u>	<u>753,425</u>
TOTAL	<u>3,153,219</u>	<u>3,623,407</u>	<u>4,062,037</u>	<u>4,631,231</u>

CUSTOMER INFORMATION & ASSISTANCE

ADVERTISING PUBLIC NOTICES

Type of Notice -	
Exemption - English	3,000
Exemption - Spanish	2,000
Tax Protest and Appeal	4,750
Tax Protest and Appeal in Spanish	1,750
Eligibility for Tax Relief	6,000
Productivity Notice - English	6,000
Electronic Communication	1,500
Public Hearing	4,500
ARB Employment AD	3,500
Payment Options AD	6,000
Deferred Tax AD	3,000
Rendition Notice	6,000
IFB bids	<u>2,000</u>
	50,000

AUTO ALLOWANCE

Employee Group -	# in Group	Monthly Allowance	Total For Year
Manager - Customer Info & Assist	1	250	3,000
Supervisor	1	250	3,000
Mailroom Specialist	1	600	<u>7,200</u>
			13,200

COPIER COSTS

Model #	Monthly Cost	Annual Total
Canon 4545i	500	6,000
Xerox WC3615DN	100	1,200
Xerox WC3615DN	150	1,800
Xerox WC5740APT	200	2,400
Minolta EP2030	50	<u>600</u>
		12,000

EQUIPMENT MAINTENANCE

Cash Register	200
Letter Opening Machine	350
Canon PC80 Microfiche Viewer/Copier	<u>500</u>
	1,050

FORMS CREATIONS

	Quantity	Unit Cost	Total
LASER PRINTED FORMS			
Real Property Long Form	750,000	0.1400	105,000
Taxpayer Rights & Remedies	750,000	0.0230	17,250
Personal Property Notices	55,000	0.4900	26,950
SB2 Postcard Notification	700,000	0.2500	175,000
Personal Property Renditions	55,000	0.2600	14,300
Programming - per hour charges	50	125.0000	6,250

ENVELOPES

			Bexar Appraisal District	
#10 Window	900,000	0.0200	18,000	
#9 Return	250,000	0.0266	6,650	
Certified Mail Envelopes	20,000	0.1300	2,600	
TEST RUNS	5,000	0.0700	350	
CONTINGENCY INCREASES			<u>2,650</u>	
				375,000

CUSTOMER INFORMATION & ASSISTANCE

POSTAGE	Quantity	Unit Cost	Total	
Real Property Value Notices	700,000	0.410	287,000	
Personal Property Notices	55,000	0.410	22,550	
Personal Property Renditions	55,000	0.410	22,550	
SB2 Postcard Notification	700,000	0.290	203,000	
ACS Change of Address	4,500	0.30	1,350	
P. O. Box Rentals (839946)	1	1,300	1,300	
P. O. Box Rentals (839945)	1	1,300	1,300	
P. O. Box Rentals (call service 830248)	1	1,500	1,500	
Postage Meter Lease	1	22,935	22,935	
Mailing System Supplies			2,000	
Fedex			500	
Outgoing Mail (Certified & General)			<u>99,015</u>	
				665,000

PROFESSIONAL DUES

Organization	# of Memberships	Annual Total	
Notary Public	11	<u>990</u>	990

TRAINING

TAAD - ARB Seminar	2	55	110	
Annual Legal Seminar	1	300	300	
Comptroller - ARB Seminar	2	10	20	
State Reporting Meetings	2	60	120	
Postal Seminar - S.A.	4	10	40	
Comptroller's Institute - Austin	1	140	140	
Attorney General's Conference	1	500	500	
TAAD/TAAO Courses	8	65	520	
TAAD Conference	6	1,500	9,000	
TA Conference	5	750	<u>3,750</u>	
				14,500

FURNITURE

To Replace Broken Items			<u>20,000</u>	20,000
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ARB POSTAGE

	Quantity	Unit Cost	Total	
Letters (includes notice to appear & evid)	69,500	0.62	43,090	
Certified - Board Orders	6,500	5.60	<u>36,910</u>	
				80,000

**RESIDENTIAL
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
A. OPERATING EXPENSES				
5005- 05 Advertising Public Notices	0	0	0	0
5010- 05 Auto Allowance	323,130	338,400	345,600	374,400
5015 05 Stipend	9,000	0	0	10,000
5020- 05 Copier Costs	9,013	12,000	9,670	9,670
5025- 05 Copier, FAX & Printer Supplies	1,442	3,000	3,000	3,000
5040- 05 Employee Programs	0	0	0	0
5050- 05 Equipment Maintenance	0	0	0	0
5060- 05 Forms Creations	0	0	0	0
5100- 05 Insurance	0	0	0	0
5160- 05 Map Production & Supplies	256	1,000	1,000	1,000
5170- 05 Mileage Reimbursements	0	0	0	0
5200- 05 Office Building Maintenance	0	0	0	0
5210- 05 Offsite Storage	0	0	0	0
5220- 05 Office Supplies	3,953	10,000	10,815	10,000
5250- 05 Postage	0	0	0	0
5260- 05 Professional Dues	3,105	5,815	6,500	11,340
5300- 05 Publications	1,306	53,500	57,000	57,000
5350- 05 Security	0	0	0	0
5380- 05 Telephone	0	0	0	0
5400- 05 Training	19,504	49,000	47,075	59,655
5500- 05 Utilities	0	0	0	0
5600- 05 Worker's Compensation	0	0	0	0
5900- 05 Contingency	0	0	0	0
	<u>370,709</u>	<u>472,715</u>	<u>480,660</u>	<u>536,065</u>
B. CAPITAL EXPENSES				
6000- 05 Furniture	0	3,000	3,000	25,000
6100- 05 Equipment	0	0	0	0
6150- 05 CAMA Hardware	0	0	0	0
	<u>0</u>	<u>3,000</u>	<u>3,000</u>	<u>25,000</u>
C. DEBT SERVICE				
6500- 05 Building Purchase - Principal	0	0	0	0
6550- 05 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
D. EMPLOYEE EXPENSES				
7000- 05 Salaries, Regular	2,538,915	2,719,995	2,875,822	3,558,058
7010- 05 Salaries, Overtime	1,043	1,000	3,000	5,000
7050- 05 Retirement	445,970	473,594	520,223	637,016
7060- 05 Payroll Taxes	24,484	8,586	8,910	10,044
7070- 05 Group Medical Insurance	320,585	453,964	481,404	628,234
7080- 05 Life Insurance	16,716	17,064	18,040	22,312
7090- 05 Medicare	40,452	44,152	46,412	56,362
7150- 05 TCDRS Retiree COLA	0	0	0	0
7200- 05 Sick Leave Buy Back Fund	0	0	0	0
7250- 05 Departure Contingency	0	0	0	0
	<u>3,388,165</u>	<u>3,718,355</u>	<u>3,953,811</u>	<u>4,917,026</u>

**RESIDENTIAL
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
E. CONTRACT SERVICES EXPENSES				
7510- 05 Valuation Oil & Gas	0	0	0	0
7520- 05 Valuation Telecommunications	0	0	0	0
7550- 05 Accounting & Auditing	0	0	0	0
7580- 05 Legal Services	0	0	0	0
7650- 05 Consulting Studies	0	0	0	0
7700- 05 Taxpayer Liason Officer	0	0	0	0
7750- 05 Contract Services Contingency	0	0	0	0
7800- 05 Temporary Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
F. INFORMATION SYSTEMS EXPENSES				
8000- 05 Leases	0	0	0	0
8100- 05 Software Maintenance	0	0	0	0
8150- 05 Hardware Maintenance	0	0	0	0
8200- 05 Supplies	0	0	0	0
8300- 05 Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G. PROJECTS EXPENSES				
8510- 05 Aerial Maps	0	0	0	0
8670- 05 Field Device Maintenance	0	0	0	0
8770- 05 Infrastructure Upgrade	0	0	0	0
8775- 05 Technology Improvements	0	0	0	0
8785- 05 CAMA Hardware	0	0	0	0
8790- 05 CAMA Software	0	0	0	0
8795- 05 CAMA Enhancements	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
H. OTHER EXPENSES				
9000- 05 Board of Directors Exp. Reimb.	0	0	0	0
9100- 05 Chief Appraiser Exp. Reimb.	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
I. APPRAISAL REVIEW BOARD EXPENSES				
9500- 05 Compensation	0	0	0	0
9520- 05 Training	0	0	0	0
9530- 05 Postage	0	0	0	0
9540- 05 Legal Services	0	0	0	0
9550- 05 ARB Contingency	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	<u>3,758,874</u>	<u>4,194,070</u>	<u>4,437,471</u>	<u>5,478,091</u>

RESIDENTIAL**AUTO ALLOWANCE**

	<u># in Group</u>	<u>Monthly Allowance</u>	<u>Total For Year</u>	
Director - Residential	1	600	7,200	
Operations Supervisor	1	600	7,200	
Appraisal Supervisors	4	600	28,800	
Quality Control Supervisor	1	600	7,200	
Appraisers	45	600	324,000	
	52			374,400

COPIER COSTS

	<u>Monthly Cost</u>	<u>Annual Total</u>	
Canon 6575i	367	4,399	
Canon 6555i	169	2,030	
Xerox WC5955APT	270	3,240	
			9,670

MAP PRODUCTION & SUPPLIES

CFI - house plans delivery		1,000		
				1,000

PROFESSIONAL DUES

	<u># of Memberships</u>	<u>Cost</u>	<u>Annual Total</u>	
TDLR Annual Dues	52	45	2,340	
TDLR Application Fees	10	100	1,000	
Renewal - Appraisal Institute, IAAO	3		3,000	
Market Research & Analysis			5,000	
				11,340

PUBLICATIONS

Texas Property Tax Code - updated				
Laws & Rules - updated				
USPAP				
Marshall & Swift			50,000	
NADA Guide - Manufactured Homes			7,000	
				57,000

TRAINING

TAAD Course 101, 102	10	130	1,300	
TAAD Course 201, 202	10	260	2,600	
TAAD Course 3, 4, 5, 7, 8, 9, 10	14	230	3,220	
TAAD Course 28, 30, 32	7	180	1,260	
TAAD Course 31	7	125	875	
Level 3 or 4 Review/Exam	16	330	5,280	
Annual Housing Forecast	2	1,250	2,500	
TAAD Conference	4	1,500	6,000	
TAAD Legislative Update	8	850	6,800	
Land Seminar	10	400	4,000	
Legal Seminar	8	1,000	8,000	
Residential Applications Course	5	200	1,000	
Parade of Homes Tours	51	15	765	
CCIM Symposium	2	300	600	
Chief Appraiser Institute	1	1,600	1,600	
IAAO Webinars	10	125	1,250	
TAAD Education & CE courses	10	125	1,250	
Dept. Training and Supervisory Seminars	52	150	7,800	
IAAO Designation Track	3	1,185	3,555	
USPAP online	2	160	320	
				59,655

FURNITURE

Furniture			25,000	
				25,000

**COMMERCIAL
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
A. OPERATING EXPENSES				
5005- 06 Advertising Public Notices	0	0	0	0
5010- 06 Auto Allowance	116,427	129,600	129,600	122,400
5015- 06 Stipend	0	0	0	5,000
5020- 06 Copier Costs	2,684	3,800	2,091	2,091
5025- 06 Copier, FAX & Printer Supplies	810	6,000	6,200	6,500
5040- 06 Employee Programs	0	0	0	0
5050- 06 Equipment Maintenance	0	0	0	0
5060- 06 Forms Creations	0	0	0	0
5100- 06 Insurance	0	0	0	0
5160- 06 Map Production & Supplies	0	0	0	0
5170- 06 Mileage Reimbursements	0	0	0	0
5200- 06 Office Building Maintenance	0	0	0	0
5210- 06 Offsite Storage	0	0	0	0
5220- 06 Office Supplies	2,126	4,000	4,150	4,350
5250- 06 Postage	0	0	0	0
5260- 06 Professional Dues	1,070	5,000	4,622	5,000
5300- 06 Publications	85,447	96,000	92,376	141,035
5350- 06 Security	0	0	0	0
5380- 06 Telephone	0	0	0	0
5400- 06 Training	22,884	30,000	39,388	39,388
5500- 06 Utilities	0	0	0	0
5600- 06 Worker's Compensation	0	0	0	0
5900- 06 Contingency	0	0	0	0
	<u>231,448</u>	<u>274,400</u>	<u>278,427</u>	<u>325,764</u>
B. CAPITAL EXPENSES				
6000- 06 Furniture	0	3,500	3,500	3,500
6100- 06 Equipment	0	0	0	0
6150- 06 CAMA Hardware	0	0	0	0
	<u>0</u>	<u>3,500</u>	<u>3,500</u>	<u>3,500</u>
C. DEBT SERVICE				
6500- 06 Building Purchase - Principal	0	0	0	0
6550- 06 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
D. EMPLOYEE EXPENSES				
7000- 06 Salaries, Regular	1,047,117	1,189,854	1,182,659	1,238,590
7010- 06 Salaries, Overtime	928	3,000	3,000	3,000
7050- 06 Retirement	192,585	204,716	212,809	220,694
7060- 06 Payroll Taxes	12,083	3,078	3,078	3,078
7070- 06 Group Medical Insurance	120,501	162,742	166,303	192,523
7080- 06 Life Insurance	7,044	7,483	7,438	7,788
7090- 06 Medicare	17,468	19,176	19,071	19,882
7150- 06 TCDRS Retiree COLA	0	0	0	0
7200- 06 Sick Leave Buy Back Fund	0	0	0	0
7250- 06 Departure Contingency	0	0	0	0
	<u>1,397,726</u>	<u>1,590,049</u>	<u>1,594,358</u>	<u>1,685,555</u>

**COMMERCIAL
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
E. CONTRACT SERVICES EXPENSES				
7510- 06 Valuation Oil & Gas	0	0	0	0
7520- 06 Valuation Telecommunications	0	0	0	0
7550- 06 Accounting & Auditing	0	0	0	0
7580- 06 Legal Services	0	0	0	0
7650- 06 Consulting Studies	0	0	0	0
7700- 06 Taxpayer Liason Officer	0	0	0	0
7750- 06 Contract Services Contingency	0	0	0	0
7800- 06 Temporary Services	0	0	0	0
	0	0	0	0
F. INFORMATION SYSTEMS EXPENSES				
8000- 06 Leases	0	0	0	0
8100- 06 Software Maintenance	0	0	0	0
8150- 06 Hardware Maintenance	0	0	0	0
8200- 06 Supplies	0	0	0	0
8300- 06 Services	0	0	0	0
	0	0	0	0
G. PROJECTS EXPENSES				
8510- 06 Aerial Maps	0	0	0	0
8640- 04 Homsted Audit/ Outreach	0	0	0	0
8670- 06 Field Device Maintenance	0	0	0	0
8770- 06 Infrastructure Upgrade	0	0	0	0
8775- 06 Technology Improvements	0	0	0	0
8785- 06 CAMA Hardware	0	0	0	0
8790- 06 CAMA Software	0	0	0	0
8795- 06 CAMA Enhancements	0	0	0	0
	0	0	0	0
H. OTHER EXPENSES				
9000- 06 Board of Directors Exp. Reimb.	0	0	0	0
9100- 06 Chief Appraiser Exp. Reimb.	0	0	0	0
	0	0	0	0
I. APPRAISAL REVIEW BOARD EXPENSES				
9500- 06 Compensation	0	0	0	0
9520- 06 Training	0	0	0	0
9530- 06 Postage	0	0	0	0
9540- 06 Legal Services	0	0	0	0
9550- 06 ARB Contingency	0	0	0	0
	0	0	0	0
TOTAL	1,629,174	1,867,949	1,876,285	2,014,819

COMMERCIAL

AUTO ALLOWANCE

Employee Group -	# in Group	Monthly Allowance	Total For Year	
Manager - Commercial	1	600	7,200	
<u>Operations Supervisor</u>	1	600	7,200	
Supervisors	2	600	14,400	
Appraisers	13	600	93,600	
				122,400

COPIER COSTS

Model #	Monthly Cost	Annual Total	
Canon 6555i	169	2,030	
			2,091

PROFESSIONAL DUES

	# of Membership	Annual Total	
TDLR Annual Dues	18	859	
IREM	1	1,278	
IAAO	6	1,115	
TALCB	1	1,088	
Other		660	
			5,000

PUBLICATIONS

ALN Apartment Data		1,894	
Appraisal Foundation		212	
USPAP Books		100	
Appraisal Institute Books		335	
Pwc Investor Survey		1,092	
SA Business Journal		123	
Marshall & Swift Valuation		4,790	
Realty Rates		251	
Mini-Storage Messenger		252	
ULI Mixed Use Buildings		1,117	
Texas Monthly		25	
CoStar		94,018	
Trepp		12,659	
Real Capital Analytics		230	
Self Storage Almanac		1,195	
TX Hotel Factbook		2,622	
Coverlease		20,000	
Other		120	
			141,035

COMMERCIAL

TRAINING

TAAD Conference	2	3,090
TAAD Laws/Rules Update	2	876
True Automation Conference	1	1,545
Appraisal Institute Courses	3	3,708
IAAO Courses (online)	12	2,472
Chief Appraiser Institute	1	1,545

Bexar Appraisal District

Real Estate Center - Legal Seminar	9	5,562	
IAAO Certifications	2	14,678	
PTEC Instructor Training	2	1,648	
Mckissock Appraisal Courses	15	3,594	
Other		670	
			39,388
FURNITURE			
To Replace Broken Items		500	
Adjustable Desks and Monitors		3,000	
			3,500

**PERSONAL PROPERTY
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
A. OPERATING EXPENSES				
5005- 07 Advertising Public Notices	0	0	0	0
5010- 07 Auto Allowance	86,810	93,600	93,600	108,000
5015 06 Stipend	0	0	0	0
5020- 07 Copier Costs	2,296	3,500	3,500	3,492
5025- 07 Copier, FAX & Printer Supplies	361	1,200	1,150	1,150
5040- 07 Employee Programs	0	0	0	0
5050- 07 Equipment Maintenance	0	0	0	0
5060- 07 Forms Creations	0	0	0	0
5100- 07 Insurance	0	0	0	0
5160- 07 Map Production & Supplies	0	0	0	0
5170- 07 Mileage Reimbursements	0	0	0	0
5200- 07 Office Building Maintenance	0	0	0	0
5210- 07 Offsite Storage	0	0	0	0
5220- 07 Office Supplies	1,401	2,500	2,500	2,500
5250- 07 Postage	0	0	0	0
5260- 07 Professional Dues	470	1,335	1,335	1,150
5300- 07 Publications	6,721	5,500	9,576	7,500
5350- 07 Security	0	0	0	0
5380- 07 Telephone	0	0	0	0
5400- 07 Training	7,902	15,000	17,000	18,690
5500- 07 Utilities	0	0	0	0
5600- 07 Worker's Compensation	0	0	0	0
5900- 07 Contingency	0	0	0	0
	<u>105,961</u>	<u>122,635</u>	<u>128,661</u>	<u>142,482</u>
B. CAPITAL EXPENSES				
6000- 07 Furniture	0	2,000	2,000	4,500
6100- 07 Equipment	0	0	0	0
6150- 07 CAMA Hardware	0	0	0	0
	<u>0</u>	<u>2,000</u>	<u>2,000</u>	<u>4,500</u>
C. DEBT SERVICE				
6500- 07 Building Purchase - Principal	0	0	0	0
6550- 07 Building Purchase - Interest	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
D. EMPLOYEE EXPENSES				
7000- 07 Salaries, Regular	801,172	871,355	881,549	1,072,603
7010- 07 Salaries, Overtime	6,830	25,000	25,000	25,000
7050- 07 Retirement	143,090	153,245	161,824	195,067
7060- 07 Payroll Taxes	9,424	2,592	2,592	2,917
7070- 07 Group Medical Insurance	115,988	137,046	140,045	182,390
7080- 07 Life Insurance	4,892	5,488	5,552	6,748
7090- 07 Medicare	12,420	14,354	14,502	17,272
7150- 07 TCDRS Retiree COLA	0	0	0	0
7200- 07 Sick Leave Buy Back Fund	0	0	0	0
7250- 07 Departure Contingency	0	0	0	0
	<u>1,093,816</u>	<u>1,209,080</u>	<u>1,231,064</u>	<u>1,501,997</u>

**PERSONAL PROPERTY
BUDGET**

	2021 ACTUAL EXPENSES	2021 APPROVED BUDGET	2022 APPROVED BUDGET	2023 PROPOSED BUDGET
E. CONTRACT SERVICES EXPENSES				
7510- 07 Valuation Oil & Gas	18,400	38,000	38,000	38,000
7520- 07 Valuation Telecommunications	31,550	32,000	32,000	40,000
7550- 07 Accounting & Auditing	0	0	0	0
7580- 07 Legal Services	0	0	0	0
7650- 07 Consulting Studies	0	0	0	0
7700- 07 Taxpayer Liason Officer	0	0	0	0
7750- 07 Contract Services Contingency	361	800	800	800
7800- 07 Temporary Services	3,169	7,200	7,200	8,000
	<u>53,480</u>	<u>78,000</u>	<u>78,000</u>	<u>86,800</u>
F. INFORMATION SYSTEMS EXPENSES				
8000- 07 Leases	0	0	0	0
8100- 07 Software Maintenance	0	0	0	0
8150- 07 Hardware Maintenance	0	0	0	0
8200- 07 Supplies	0	0	0	0
8300- 07 Services	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G. PROJECTS EXPENSES				
8510- 07 Aerial Maps	0	0	0	0
8640- 04 Homested Audit/ Outreach	0	0	0	0
8670- 07 Field Device Maintenance	0	0	0	0
8770- 07 Infrastructure Upgrade	0	0	0	0
8775- 07 Technology Improvements	0	0	0	0
8785- 07 CAMA Hardware	0	0	0	0
8790- 07 CAMA Software	0	0	0	0
8795- 07 CAMA Enhancements	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
H. OTHER EXPENSES				
9000- 07 Board of Directors Exp. Reimb.	0	0	0	0
9100- 07 Chief Appraiser Exp. Reimb.	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
I. APPRAISAL REVIEW BOARD EXPENSES				
9500- 07 Compensation	0	0	0	0
9520- 07 Training	0	0	0	0
9530- 07 Postage	0	0	0	0
9540- 07 Legal Services	0	0	0	0
9550- 07 ARB Contingency	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	<u>1,253,257</u>	<u>1,411,715</u>	<u>1,439,725</u>	<u>1,735,779</u>

PERSONAL PROPERTY

AUTO ALLOWANCE

<u>Employee Group -</u>	<u># in Group</u>	<u>Monthly Allowance</u>	<u>Total For Year</u>	
Manager - Personal Property	1	600	7,200	
Supervisor	2	600	14,400	
Appraisers	12	600	<u>86,400</u>	108,000

COPIER COSTS

<u>Model #</u>	<u>Monthly Cost</u>	<u>Annual Total</u>	
Xerox WC5945APT	291	<u>3,492</u>	3,492

PROFESSIONAL DUES

<u>Organization</u>	<u># of Memberships</u>	<u>Annual Total</u>	
TDLR Annual Dues	13	585	
TDLR Application	2	210	
Texas Association of Assessing Officers	2	<u>355</u>	1,150

TRAINING

TAAD Courses - in-house	14	60	840	
TAAD Courses - out-of-town	3	1,500	4,500	
TAAD Conference	1	1,500	1,500	SUPERVISOR
Real Estate Center - Legal Seminar	3	610	1,830	
TFI Conference (Austin)	2	1,000	2,400	
KANSAS Conference (July)	1	1,500	1,500	MANAGER
Texas Assoc of appraisal BPP Topics	2	500	1,000	
Appraisal Seminars	4	475	1,900	
Other Training	14	230	<u>3,220</u>	18,690

FURNITURE

To Replace Broken Items			2,000	
Desk and monitor upgrade			<u>2,500</u>	4,500

**Appraisal Activities by Department
Last Three Fiscal Years**

<u>Residential</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
New Home Construction	13,225	10,959	9,074
Building Permits	70,369	71,797	57,087
Misc Flagged Inspections	2,896	2,933	9,972
Mobile Home Accounts Created	949	861	818
Mobile Home Accounts Deleted	478	446	505
Known Sales	31,051	25,371	25,324
<u>Commercial</u>			
New Construction	326	343	322
Building Permits	3,857	5,322	4,917
Misc Flagged Inspections	455	5,142	5,341
Known Sales	385	397	498
<u>Personal Property</u>			
Accounts Created	4,515	5,040	5,391
Accounts Deleted	5,448	5,455	5,755
Renditions Processed	22,406	25,792	25,096
<u>Geographic Information Systems</u>			
Real Accounts Created	16,908	10,559	9,608
Ownership Updates	83,414	76,986	72,061



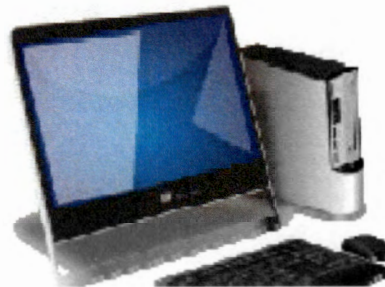
**Operating Indicators by Function/Program
Last Five Fiscal Years**

<u>Function/Program</u>	<u>Fiscal Year</u>				
	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
<u>Appraisal</u>					
Appraised value (in thousands)	224,401,007	211,747,006	197,950,065	185,095,276	170,641,290
Number of parcels	721,056	706,134	695,311	686,460	679,135
Appraisal review board members	50	50	50	50	50
Taxing entities	70	70	66	64	64
Informal hearings	110,079	107,309	96,046	86,664	79,267
Formal hearings	9,229	9,747	16,401	19,585	16,537
Full notices mailed-real property	602,933	571,617	565,010	535,691	547,285
<u>Accounts by Category</u>					
Single Family Residential	543,650	532,161	523,023	514,806	507,249
Multi-Family Residential	8,297	8,271	8,237	8,186	8,124
Small Vacant Tracts of Land	38,206	38,254	38,347	38,707	38,938
Qualified Open Space Land	6,791	6,889	6,877	6,773	6,805
Farm and Ranch Imps on Qualified Land	1,732	1,712	1,714	1,693	1,692
Residential Imps on Rural Land	9,585	9,648	9,498	9,292	9,188
Commercial Real Property	22,328	22,398	22,235	22,163	22,110
Industrial and Manufacturing Real Property	562	571	571	590	590
Commercial Personal Property	39,791	40,552	40,621	40,610	40,888
Industrial and Manufacturing Personal	1,044	1,079	1,107	1,204	1,292
Other	49,070	44,664	43,081	42,436	42,259
Total District Accounts	721,056	706,199	695,311	686,460	679,135
<u>Exemptions</u>					
Homestead	356,295	347,627	346,090	347,957	346,720
Over 65	141,243	136,318	132,450	130,246	123,093
Disabled veterans	43,581	39,780	38,392	37,268	39,063
Disabled residential homestead	19,914	10,136	10,573	11,459	11,166
Absolute	17,315	17,791	17,847	18,452	17,208



**Production Statistics by Function
Last Three Fiscal Years**

	<u>2021</u>	<u>2020</u>	<u>2019</u>
<u>Customer Service</u>			
# of incoming phone calls received	180,657	168,889	173,925
# of pieces of incoming mail/faxes*	72,775	57,632	42,571
# of walk-in customers	8,763	19,605	48,284
# of exemptions processed	119,674	86,654	57,438
* not including protests received			
<u>Geographical Information Systems</u>			
# of plats processed	658	643	598
# of accounts worked from plats	17,537	17,413	12,627
# of deed splits processed	1,681	1,555	1,375
# of ownership changes	72,678	63,568	65,281
# return mail for value notices	15,509	12,361	16,637
<u>Information Systems</u>			
# of open records requests	2,083	1,911	2,087
# of emails received*	daily estimate 1,708	1,787	1,651
# of website (bcad.org) hits	daily estimate 858,414	771,213	860,640
# of website (bcad.org) users	daily estimate 17,088	13,468	15,987
# of protest filed online (bcadonline.org)	total 50,536	48,361	15,925
* results of advanced spam filters			
<u>Litigation</u>			
# of lawsuits filed	1,026	1,304	1,452
# of accounts represented in lawsuits	2,573	3,653	4,058
<u>Finance</u>			
# of invoices processed	3556	3770	4,386
# of Purchase Orders processed	303	365	420
# of building maintenance work orders	27	44	60



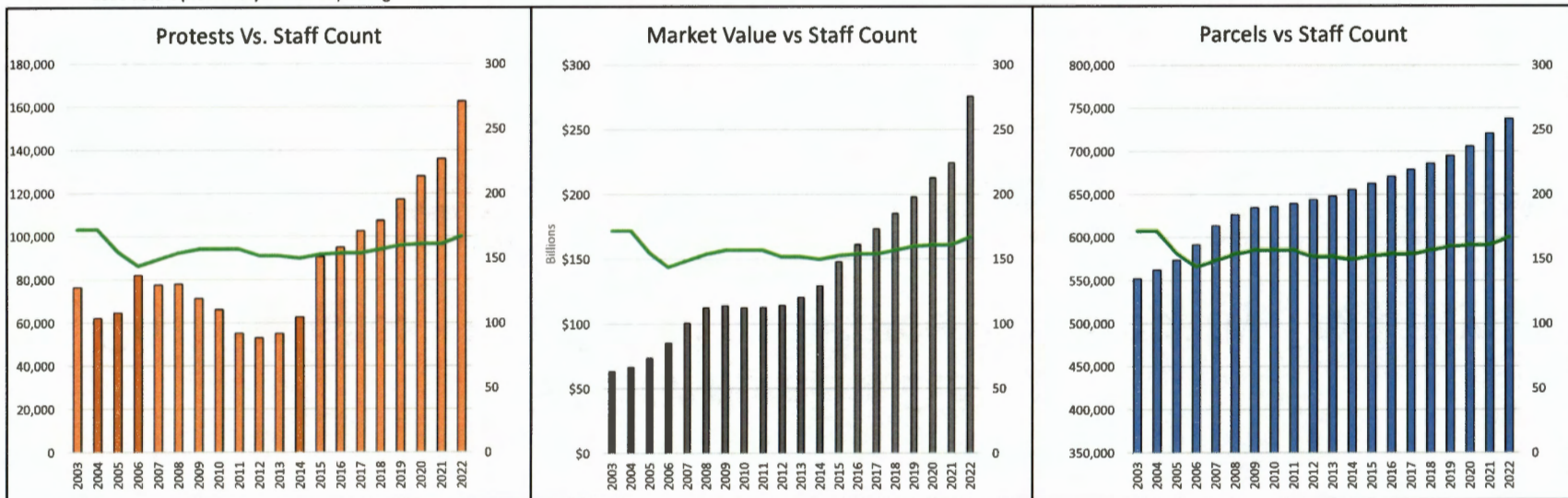
Bexar Appraisal District Cost Statistics - Per Parcel and Percent of Property Tax Levy

	Proposed 2023	2022	2021	2020	2019	2018	2017
Total Tax Levy for Budget (year prior)	\$4,517,693,584	\$4,220,252,275	\$4,156,605,757	\$3,998,963,398	\$3,734,896,111	\$3,500,716,948	\$3,188,834,838
Total Budget	\$23,674,800	\$20,238,268	\$18,841,892	\$18,948,050	\$18,261,544	\$18,657,516	\$16,644,865
Bexar AD Cost as % of Total Levy	0.52%	0.48%	0.45%	0.47%	0.49%	0.53%	0.52%
Cost Per Real Property Parcel	\$34.20	\$29.93	\$28.53	\$28.69	\$28.11	\$29.13	\$26.30
<i>Unspent Money Returned to Units</i>		<i>Not Determined</i>	\$305,400	\$854,624	\$645,997	\$2,803,501	\$467,293

Bexar Appraisal District Value and Activity Statistics

Year	Staff Count	Total Parcel count	Market Value	Total Protests	Beginning Market Under Protest	Protested Market as % of Total	Informals Held	Overall Settlement Rate - All Departments	Formals Held	Year	Total Lawsuits	Total Number of Accounts	Total ARB Final Value in Litigation
2003	172	552,541	\$63,409,527,869	76,474	\$25,145,777,661	39.66%	N/A	N/A	N/A	2003	278	1,275	\$2,429,582,453
2004	172	562,539	\$66,759,743,717	62,323	\$22,862,067,511	34.25%	N/A	N/A	N/A	2004	379	936	\$2,707,401,962
2005	155	573,850	\$73,783,184,486	64,774	\$25,136,950,780	34.07%	37,327	83.84%	10,734	2005	335	1,245	\$2,673,730,597
2006	144	591,709	\$85,453,821,978	82,260	\$31,373,093,036	36.71%	55,586	83.07%	17,952	2006	492	1,501	\$3,879,804,840
2007	149	613,541	\$100,962,510,146	77,729	\$36,932,299,249	36.58%	43,589	84.95%	14,884	2007	490	1,347	\$5,640,536,935
2008	154	626,530	\$112,580,972,194	78,089	\$42,683,482,154	37.91%	56,168	91.12%	12,808	2008	520	1,735	\$7,324,781,861
2009	157	634,502	\$114,225,092,930	71,322	\$41,959,799,342	36.73%	49,153	87.24%	10,642	2009	561	2,030	\$7,497,037,932
2010	157	635,922	\$112,855,384,210	66,287	\$43,933,317,575	38.93%	50,630	91.67%	7,750	2010	461	1,467	\$6,674,089,653
2011	157	639,696	\$112,908,440,401	55,283	\$40,169,753,835	35.58%	40,083	92.29%	6,221	2011	422	1,261	\$5,252,051,063
2012	152	644,434	\$114,664,249,204	53,053	\$41,271,327,465	35.99%	37,586	91.58%	7,921	2012	446	1,412	\$6,902,309,981
2013	152	648,334	\$120,628,278,826	55,064	\$49,075,675,587	40.68%	40,476	88.31%	8,677	2013	661	1,654	\$10,887,664,258
2014	150	656,030	\$129,539,293,730	62,891	\$46,874,586,235	36.19%	48,639	88.47%	9,157	2014	713	2,093	\$11,542,814,177
2015	153	662,994	\$147,772,618,744	90,652	\$66,255,477,015	44.84%	66,990	85.15%	15,276	2015	1,043	2,819	\$17,981,319,751
2016	154	671,352	\$161,177,514,586	95,077	\$69,442,233,758	43.08%	74,770	85.27%	15,549	2016	1,216	3,327	\$22,676,317,872
2017	154	679,135	\$173,420,748,863	102,577	\$75,028,444,680	43.26%	79,387	86.58%	16,539	2017	1,414	3,666	\$26,359,336,177
2018	157	686,460	\$185,095,276,456	107,440	\$80,979,444,748	43.75%	86,664	81.18%	19,585	2018	1,443	4,068	\$25,270,170,792
2019	160	695,311	\$197,950,065,948	117,325	\$88,727,393,377	44.82%	93,046	87.30%	16,401	2019	1,366	3,458	\$27,839,080,121
2020	161	706,199	\$212,949,677,747	128,091	\$93,383,224,349	43.85%	107,309	85.63%	9,747	2020	1,317	3,693	\$27,388,321,352
2021	161	721,056	\$224,401,007,356	136,218	\$95,860,173,401	42.72%	116,081	84.33%	10,956	2021	1,025	2,578	\$18,383,618,079
2022	167	738,199	\$275,510,618,863	164,570	\$112,421,491,208	40.80%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2022 Data is preliminary at time of printing



STAFF SUMMARY SHEET

ISSUE: 2023-2024 Reappraisal Plan

The board of directors may discuss and/or vote to adopt by resolution the written plan for the periodic reappraisal of all property within the boundaries of Bexar Appraisal District for tax years 2023 and 2024.

**RESOLUTION OF THE BOARD OF DIRECTORS
OF BEXAR APPRAISAL DISTRICT
RESOLUTION NO 2022-0003**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEXAR APPRAISAL DISTRICT ADOPTING THE WRITTEN PLAN FOR THE PERIODIC REAPPRAISAL OF ALL PROPERTY WITHIN THE BOUNDARIES OF THE BEXAR APPRAISAL DISTRICT FOR TAX YEARS 2023 AND 2024

WHEREAS, Sections 6.05(i) and 25.18 of the Texas Property Tax Code, govern the periodic reappraisal of all property within each appraisal district of the State of Texas;

WHEREAS, the Board of Directors of the Bexar Appraisal District is responsible for approving a plan for the periodic reappraisal of all property within the boundaries of the Bexar Appraisal District to ensure adherence with generally accepted appraisal practices and to conform to the requirements of Section 25.18 of the Texas Property Tax Code;

WHEREAS, the Board of Directors of the Bexar Appraisal District conducted a public hearing on September 7, 2022, in conformity with Section 6.05(i) of the Texas Property Tax Code regarding the written plan for the periodic reappraisal of all property within the boundaries of the Bexar Appraisal District for Tax Years 2023 and 2024;

WHEREAS, the notices of the aforementioned hearing required to be sent to the presiding officer of the governing body of each taxing entity participating in the District were sent in conformity with Section 6.05(i) of the Texas Property Tax Code;

WHEREAS, Section 6.05(i) of the Texas Property Tax Code requires the Board of Directors to approve the aforementioned plan by September 15th of each even-numbered year;

WHEREAS, the Board of Directors declares that the reappraisal plan governing Tax Years 2023 and 2024 satisfies the requirements of law and will accomplish the goals of appraising all property within the Bexar Appraisal District's boundaries in an equal and uniform manner and according to market value standards.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Bexar Appraisal District that the attached Reappraisal Plan for Tax Years 2023 and 2024 is APPROVED and ADOPTED.

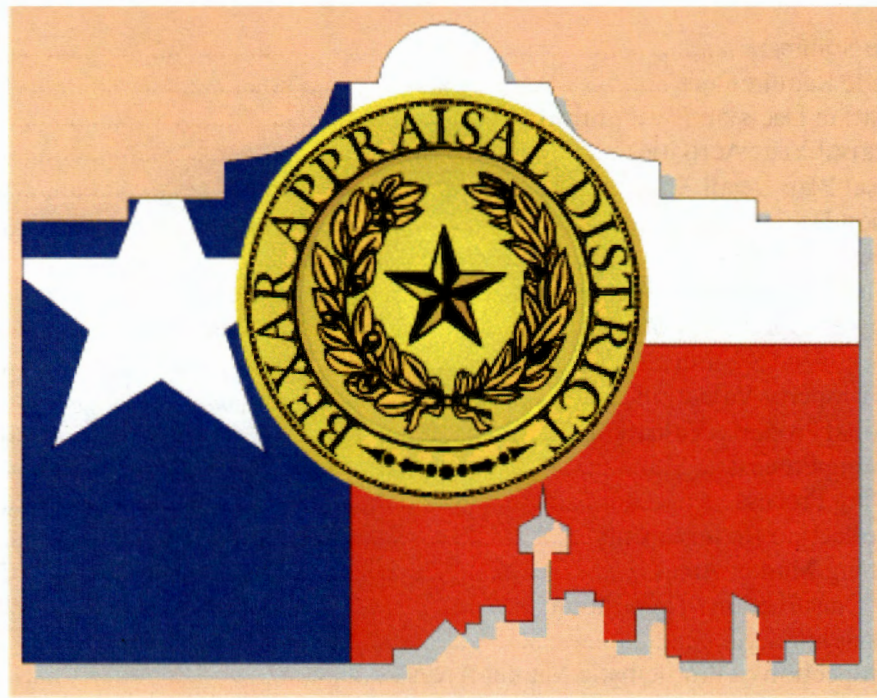
NOW, BE IT FURTHER RESOLVED that the aforementioned plan shall serve as the basis of the reappraisal activities of Bexar Appraisal District for Tax Years 2023 and 2024.

DULY PASSED, ADOPTED, and APPROVED on: September 7, 2022.

BEXAR APPRAISAL DISTRICT

BY: Chen Bycom
Chairman, Board of Directors

ATTEST: [Signature]
Secretary, Board of Directors



Bexar Appraisal District Reappraisal Plan

Appraisal Years 2023 and 2024

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EXECUTIVE SUMMARY

TAX CODE REQUIREMENT

The Written Plan

Each appraisal district is required to adopt a written reappraisal plan every two years. Tax Code, Section 6.05(i), provides:

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

Implementation of Plan

The district is required to implement the plan. Subsections (a) and (b), Section 25.18, Tax Code, provide as follows:

- (a) Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under Section [6.05\(i\)](#).
- (b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:
 - (1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;
 - (2) Identifying and updating relevant characteristics of each property in the appraisal records;
 - (3) Defining market areas in the district;

- (4) Identifying property characteristics that affect property value in each market area, including:
 - (A) The location and market area of the property;
 - (B) Physical attributes of property, such as size, age, and condition;
 - (C) Legal and economic attributes; and
 - (D) Easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;
- (5) Developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;
- (6) Applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
- (7) Reviewing the appraisal results to determine value.

REVALUATION DECISION (REAPPRAISAL CYCLE)

The Bexar Appraisal District, by policy adopted by the Chief Appraiser and Board of Directors, conducts a reappraisal of all property annually. A property's appraised value is established and reviewed for equality and uniformity each year and properties are inspected either in the field or through aerial review. The district subscribes to the standards promulgated by the Appraisal Foundation known as the *Uniform Standards of Professional Appraisal Practice* (USPAP) to the extent they are applicable and adheres to the standards of the International Association of Assessing Officers (IAAO) regarding its appraisal practices and procedures.

In the event of a disaster declared by the Governor or unforeseen circumstances that affect properties within the boundaries of the Bexar Appraisal District occur, the reappraisal decision contained within this plan is subject to change. In a situation where the reappraisal decision changes, the Board of Directors may, through official action, modify this plan.

REAPPRAISAL YEAR ACTIVITIES

1. Performance Analysis – the equalized values from the previous appraisal year are analyzed with ratio studies to determine appraisal accuracy and appraisal uniformity overall and by market area within property categories. Ratio studies are conducted in compliance with the current *Standard on Ratio Studies* of the International Association of Assessing Officers.

2. Analysis of Available Resources – staffing and budget requirements for appraisal year 2023 are detailed in the 2023 budget, as adopted by the Board of Directors. Existing appraisal practices, which are continued from year to year, are identified and methods utilized to keep these practices current are specified by district management. Information Systems (IS) support is detailed with year specific functions identified by management and system upgrades scheduled as necessary. Existing maps and data requirements are specified and updates scheduled as required. Field mobile devices are updated, maintained and distributed as required.
3. Planning and Organization – a calendar of key events with critical completion dates is prepared for the district. This calendar identifies key events and operational tasks for the preparation of the appraisal roll. A calendar is prepared and included for appraisal years 2023 and 2024 (Appendix A & B). Production standards for field activities are calculated and incorporated in the planning and scheduling process in order to reach goals / mandates set by both district management and the Tax Code.
4. Mass Appraisal System – Computer Assisted Mass Appraisal (CAMA) system revisions required are specified and scheduled with Information Systems and the district's software vendor. All computer forms and IS procedures are reviewed and revised annually as required.
5. Data Collection Requirements – field and office procedures are reviewed and revised as required for data collection. Activities scheduled for each appraisal year include new construction, demolition, remodeling, re-inspection of problematic market areas, re-inspection of the universe of properties on a specific cycle (4 – 6 years, per IAAO Standard) and field or office verification of sales data and property characteristics.
6. Pilot study by appraisal year – new and/or revised mass appraisal models / schedules are tested each appraisal year. Ratio studies, by market area, are conducted using proposed values each appraisal year. Proposed values in each category are tested for accuracy and reliability using standardized testing procedures and ratio study statistics.
7. Valuation by appraisal year – using market analysis of comparable sales, locally tested cost data, and income analysis, valuation models are specified and calibrated in compliance with supplemental standards from the International Association of Assessing Officers and the *Uniform Standards of Professional Appraisal Practice*. The calculated values are tested for accuracy and uniformity using ratio studies.
8. The Mass Appraisal Report – each appraisal year the district plans to prepare the Mass Appraisal Report and it shall be certified by the Chief Appraiser at

the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 1st). The Mass Appraisal Report is completed in compliance with STANDARD RULES 6-1 and 6-2 of the *Uniform Standards of Professional Appraisal Practice*. The signed certification by the Chief Appraiser will be compliant with STANDARD RULE 6-3 of *USPAP*.

9. Value defense – evidence to be used by the appraisal district to meet its burden of proof for market value and appraisal equity in both informal and formal hearings is specified and tested annually as applicable.

REAPPRAISAL PLAN DETAIL

VALUATION DECISION

The Bexar Appraisal District by policy adopted by the Chief Appraiser and its Board of Directors reappraises all property in the district annually. Therefore, both of the years covered by this reappraisal plan are reappraisal years.

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 International Association of Assessing Officers. 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 accuracy. The median ratio is the primary measure of central tendency analyzed in each market area to indicate the level of appraisal accuracy by property reporting category. In each reappraisal year this analysis is used to develop the starting point for establishing the level and 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 2023 are detailed in the 2023 appraisal district budget, as adopted by the Board of Directors. This reappraisal plan is adjusted to reflect the expected available staffing in appraisal year 2023 and the anticipated staffing for appraisal year 2024. Staffing will impact the cycle of real property and personal property on-site re-inspection that can be accomplished in this time period.

Information Systems (IS) 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 district's IS department and its software vendor. Existing maps and data requirements are developed and updates coordinated between the district's GIS department and IS department in order to make these tools available to the appraisal staff. In addition to GIS, the district utilizes oblique photography to aid in updating property characteristics as appropriate.

Texas is a non-disclosure state which means there is no law requiring sales price information to be disclosed to state or local government. The absence of mandatory sales

disclosure limits information available to that which has been made publicly available or willingly disclosed through surveys and other exchanges of information. When determining market values utilizing generally accepted appraisal methods and techniques such as Sales Comparison Approach and Income Approach to value, these limitations impact available data and have an effect upon the values produced.

PLANNING AND ORGANIZATION

A calendar of events is prepared for the district. This calendar identifies key events and operational tasks for developing the appraisal roll. A separate calendar is prepared for appraisal years 2023 and 2024 See Appendix A & B. 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

Mass appraisal is the process of valuing a group of properties as of a given date using common data, standardized methods, and statistical testing. Existing appraisal practices, which are continued from year to year, are identified in procedure manuals and district staff is appropriately trained in order to maintain their proficiency in mass appraisal.

The district employs a Computer Assisted Mass Appraisal (CAMA) system whose revisions are specified by the district management team and scheduled with Information Systems and the district's software vendor. The district currently, and for the foreseeable future, contracts with Harris Govern (formerly True Automation) for software services, including a web-based application called PACS Mobile to be used on iPads. The application is integrated into the current CAMA system for real and personal property and has provided significant efficiencies in residential, commercial, and personal property field work. Improvements to the application are ongoing. All automated forms and IS procedures are reviewed routinely and revised as required.

The following details the procedures as it relates the 2023 and 2024 appraisal years:

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. 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 additions to the appraisal roll. The district will also update and process exemption and special use appraisal applications as necessary and applicable.

Cost schedules are tested with market data (sales) to ensure 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 tested for accuracy and uniformity through ratio studies and in comparison with cost data from the Marshall Valuation Service (also known as *Marshall and Swift*), which is a nationally recognized cost service.

Income, expense, and occupancy data is updated in the income models for each property use category and market area. Market income and expense data is obtained from published sources as well as from actual rent rolls and operating statements provided by property owners. Property categories are reviewed to ensure their continued applicability. Cap 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.

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 a ratio study / calibration 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.

NOTICING PROCESS

Section 25.19 appraisal notice forms are reviewed, edited for updates, and changes are approved by the appraisal district management team. These revisions include updates from the Comptroller's Property Tax Assistance Division as well as specific legislative changes as required. Updates also include the latest copy of the Comptroller's *Taxpayers Rights and Remedies*.

HEARING PROCESS

Protest hearing scheduling for informal and formal Appraisal Review Board hearings is reviewed and updated as required by protest load in order to certify by July 25 according to law. Standards of documentation are reviewed and amended as required. The appraisal district hearing documentation is reviewed and updated to reflect the current valuation processes and legal requirements.

DATA COLLECTION REQUIREMENTS

District appraisal staff collects information regarding both individual property characteristics as well information concerning the neighborhood or market area in compliance with section 25.18 (b)(4) of the Texas Property Tax Code. These include a consideration of the location and market area of each property; Physical attributes of property, such as size, age, and condition; Legal and economic attributes; and Easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions.

Field and office procedures are reviewed and revised as required for the data collection process. Production standards are established in order to monitor and assure the completion of the data collection phase by the projected deadline for the appraisal year. Activities scheduled for each appraisal year include the defining of market areas, review of new construction, demolition, remodeling, re-inspection of problematic market areas, re-inspection of the universe of properties, and verification of sales information.

DEFINING MARKET AREAS

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 properties into smaller, more comparable and manageable subsets for valuation purposes. Delineation can involve the physical drawing of neighborhood boundaries on a map, or it can involve separation based on attribute analysis.

Commercial and personal property have been delineated into work areas. They are further defined by use codes for comparison. Refer to Appendix C & D, respectively, for maps, boundary descriptions, and use code lists. Residential properties have been delineated into valuation neighborhoods and are coded with the appropriate neighborhood code. Refer to Appendix E for the most current list of neighborhood codes inclusive of their map locations, major boundaries and life cycle status.

Because there are discernible patterns of growth that characterize a neighborhood or market segment, the district will annually evaluate the neighborhood boundaries or market segments to ensure homogeneity of property characteristics and market preferences. The market area delineations and the market areas themselves identified in Appendices C, D, and E are subject to refinement once staff conducts further market analysis.

NEW CONSTRUCTION / DEMOLITION

Building permit data received from the various cities and county are inputted into the system by data entry staff and then verified by appraisal staff. The process of verifying the new construction or demolition of improvements is specified by each department. Residential neighborhoods with high volumes of new construction and/or demolition are reviewed in their entirety, regardless of the existence of permits. Building plans and/or blueprints are obtained and dimensions are entered into the system by data collection staff. Appraisal staff checks the accuracy of the measurements in the field during data review. Quality review is conducted to verify accuracy of the data.

REMODELING

Market areas with extensive improvement remodeling are identified and monitored on an ongoing basis. Field activities are scheduled to verify the degree of remodeling and relevant property characteristic data are updated as appropriate.

RE-INSPECTION OF PROBLEMATIC MARKET AREAS

Real property market areas, by property classification, are tested for low or high sales ratios and high coefficients of dispersion. Market areas that fail either test are determined to be potentially problematic. Field reviews are scheduled to verify and/or correct property characteristic data and review neighborhood delineation. Additional sales data is researched and verified as applicable. In the absence of adequate market data, clusters of comparable neighborhoods are identified and linked for use in valuation and defense.

RE-INSPECTION OF THE UNIVERSE OF PROPERTIES

The International Association of Assessing Officers, *Standard on Mass Appraisal of Real Property*, specifies that the universe of properties should be re-inspected on a cycle of 4-6 years. Digital imaging technology tools may be used to supplement field re-inspections with a computer-assisted office review.

Staffing will have a direct impact on the amount of on-site review that can be accomplished during this reappraisal time period. Therefore, real property re-inspection will be completed using a combination of field inspections and office review. In-office review of property will consist of the examination and comparison of yearly flown aerial photography with existing property sketches and property characteristics via our sketch overlay program. The process includes review of sketches overlaid onto orthographic aerial photographs. This gives us an opportunity to resolve discrepancies between the appraisal records and what is actually on the ground. This aerial ortho photography, along with oblique photography, allows for digital verification of building measurements and visual inspection of external economic influences.

FIELD OR OFFICE VERIFICATION OF SALES DATA AND PROPERTY CHARACTERISTICS

Sales information must be verified and property characteristic data contemporaneous with the date of sale is captured in the sale record. 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, internet research, or third-party sources such as, real estate agents and market data vendors.

PILOT STUDY BY APPRAISAL YEAR

New and/or revised mass appraisal models are tested on randomly selected market areas. These modeling tests (sales ratio studies) are conducted each appraisal year. Actual test results are compared with anticipated results and those models not performing satisfactorily are refined and retested. The procedures used for model specification and model calibration are in compliance with *Uniform Standards of Professional Appraisal Practice*, STANDARD RULE 5.

VALUATION BY APPRAISAL YEAR

Using market analysis of comparable sales and locally tested cost data, specific income and expense data, and information gathered from renditions, valuation models are specified and calibrated in compliance with the supplemental standards from the International Association of Assessing Officers and the *Uniform Standards of Professional Appraisal Practice*. The calculated values are tested for accuracy and uniformity using ratio studies by market area and property category. Performance standards utilized are those as established by the *IAAO Standard on Ratio Studies*. Property values in all market areas are reviewed each reappraisal year and updated as indicated by existing market data.

The following details the planned valuation methods by department and or property type:

RESIDENTIAL REAL PROPERTY

Cost Approach

The district uses a hybrid cost-market approach when valuing residential properties. The comparative unit, also known as the square-foot method, will be used to develop an indication of the basic cost of a structure. Adjustments will then be made for amenities of individual properties based upon characteristics of the property that affect value in the market area. The district's cost tables are, and will continue to be, based upon information obtained from the Marshall Valuation Service, also known as *Marshall and Swift*. These cost figures are adjusted to the local market to reflect current local labor and material costs. Neighborhood Market Adjustment factors will be developed from appraisal statistics provided by ratio studies to ensure that estimated values reflect both the supply and demand side of the market in each specific neighborhood. The following equation is the hybrid model used by the district:

$$MV = LV + [RCNLD*MA]$$

In applying the calculations of the model above, the district staff values the land as though vacant and available for development to its highest and best use. The replacement cost new less depreciation (RCNLD) of the improvements are multiplied by the appropriate neighborhood market adjustment factor (MA) to arrive at a current improvement value. The current improvement value is added to the land value (LV) to arrive at an estimate of market value (MV). Market adjustments will be applied uniformly within neighborhoods to account for supply and demand influences and market preferences affecting value in each location throughout the district.

Residential land values will be estimated using the base lot method, square foot method, or acreage method of appraisal. The individual method utilized in each neighborhood is designed to mirror the market in that area. As such, the chosen method for each individual neighborhood will be selected based upon how properties are selling or which method best accounts for perceived differences among the universe of properties. There

are four accepted methods for land valuation; the comparable sales approach, allocation by abstraction, allocation by ratio, and the capitalization of ground rent. The district will utilize elements of all of these land valuation methods depending upon market area and availability of market data. In areas where insufficient vacant land sales exist, the district employs the allocation methods to establish land values in a neighborhood. Land value adjustments may be made when target uniformity standards are not realized or land to building ratios become disproportionate. The appraisers will develop a base lot or primary land rate and assign land tables to each neighborhood. Land characteristics adjustments will be applied to individual properties, where necessary, to adjust for such influences as view, shape, size, and topography, and any other characteristic that affects value in a neighborhood.

If neighborhood statistics indicate that values need to be updated, the appraiser will employ cost calibration analysis to bring the initial values closer to what the market indicates values should be in that area. This process involves comparing the initial depreciated cost figures for properties that sold to the sale contributory improvement values of those properties (Sale Price – Land Value). An adjustment factor is calculated for each property in the data pool and statistics are calculated for the indicated adjustments. The factor that best represents the acceptable range of market value is selected for each neighborhood. The sales used to determine the market adjustment factor will reflect the market influences and conditions for the specified neighborhood, thus producing more representative and supportable values. The market adjustment factor calculated for each neighborhood will be applied uniformly to all properties within that neighborhood and a second set of ratio study statistics will be generated to compare the level and uniformity of values in the neighborhood as adjusted.

Sales Comparison Approach

As indicated in *Property Appraisal and Assessment Administration* (IAAO, 1990), in the absence of a sale of the subject property, sales prices of comparable properties are usually considered the best evidence of market value. The sales comparison approach mimics the behavior of the market by comparing the properties being appraised with comparable properties that have recently sold. The sales prices will then be adjusted for differences from the subject and a market value for the subject is estimated from the adjusted sales prices of comparable properties.

At present, the district does not develop estimates of value for single-family properties using the traditional sales comparison approach in mass for valuation purposes. The district's software package allows for the creation of sales comparison grids that adjust for characteristic differences among properties, but the district has yet to value entire neighborhoods through this application of the market approach. The sales grids that are generated are utilized most frequently during the appeals process, but may be utilized for valuation more widely in the future as time and available data permit.

Income Approach

The income approach is based on the principle that the value of an investment property reflects the quality and quantity of the income it is expected to generate over its economic life. In other words, value is the estimated present value of future benefits. The appraiser must estimate income from a property and capitalize the income into an estimate of current value.

The model used to estimate the present value of income expected in the future is represented by the following formula.

$$\text{Value} = \text{Income} / \text{Rate}$$

The income approach is most suitable for types of properties frequently purchased and held for the purpose of producing income, such as apartments, commercial buildings, and office buildings. It is not conducive to the valuation of single-family residential properties as these properties are purchased by consumptive users and therefore, neither routinely nor predictably generate an income stream.

RESIDENTIAL PROPERTY INVENTORY

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

In general, the district uses its land value estimates and the actual itemized construction, labor, and material costs, plus other soft or indirect costs to estimate market value as of the appraisal date to estimate the value of improved inventory. The market values of improved inventory will be reviewed annually and inventory adjustments will be eliminated when ownership transfers from the developer or builder.

Vacant residential lot inventory will be valued using a discounted cash flow formula that considers value relative to the cash flow from lot sales, an appropriate discount rate, and the amount to time that the property is likely to be held or lots sold out of inventory. Since there is no legal requirement that developers or builders render their inventory, a preliminary estimate of inventory value may be difficult to estimate. In these cases, inventory discounts will be applied as a result of an appeal.

COMMERCIAL REAL PROPERTY

Cost Approach

The cost approach to value will be applied using the comparative unit, or square foot method of cost estimating. The following is the basic model that the district utilizes when employing the cost approach:

$$MV = LV + RCNLD$$

This methodology involves the use of national sources of cost data as well as actual cost

information gathered from the local market whenever possible. Cost models utilized by the district are based on data obtained by the Marshall Valuation Service also known as *Marshall and Swift*. These costs include comparative base rates, per unit adjustments, and lump sum adjustments as appropriate and necessary to account for the specific factors affecting value. Time and location modifiers will be applied as necessary to adjust cost data to reflect conditions in a specific market as well as changes in costs over a period of time. A cost estimate will be generated by the appraisal staff based upon the cost schedules as they are applied to the specific characteristics of the subject property of the appraisal.

Depreciation schedules have been implemented for economic lives and condition that are typical of each major class of commercial property by property use. The schedules utilized by the district are developed using recognized sources and mirror *Marshall and Swift*. These schedules will be tested annually to ensure they will be reflective of current market conditions in Bexar County. The actual and effective ages of improvements are judged by the appraiser and noted in the improvement records contained within each property record. Effective age estimates will be based on the utility of the improvements relative to the improvement's total economic life, condition, and its competitive position in the marketplace. These adjustments are generally determined during field operations.

Certain adjustment factors such as external and or functional obsolescence will be applied to properties as applicable based upon market data. These adjustments will typically be applied to a specific property type or location and will be developed through ratio studies or other market analyses. The sum total of depreciation, also expressed as the loss in value from all causes, is subtracted from the replacement cost new of the structure to arrive at a replacement cost new less depreciation (RCNLD).

The cost approach requires the district to value the land utilizing one of the four accepted methods of land valuation: the sales comparison approach, allocation by abstraction, allocation by ratio, or the capitalization of ground rent. Once the land is valued by the method deemed most appropriate in terms of the data available, the resulting land value is added to the RCNLD of the improvements to yield an estimate of market value by the cost approach. Any estimate of value completed by the cost approach will be made in accordance with Section 23.011 of the Tax Code.

Sales Comparison Approach

Pertinent data from actual sales of properties will be obtained throughout the year from various sources and the appraisal staff will analyze the relevant information. This data will be utilized in all aspects of the appraisal process.

Sales of similarly improved properties will provide a basis for the test of depreciation schedules used in the cost approach, capitalization rates and multipliers used in the income approach, and as a direct comparison in the sales comparison approach. Improved sales will also be used in ratio studies, which afford the appraiser a means of judging the present level and uniformity of the appraised values. The ratio studies used by the Commercial Department are in compliance with the current IAAO *Standard on Ratio*

Studies.

Based on the market data gathered and analyzed by the appraisal staff, the cost and income models will be calibrated annually. The calibration results will be added to the schedules and models in the CAMA system to apply to all commercial properties in the district as appropriate. Any estimate of value completed by the sales comparison approach will be made in accordance with Section 23.013 of the Tax Code.

Income Approach

The income approach to value will be applied to those real properties that are typically viewed by market participants as income producing. Income producing properties are those which are bought and sold based on the property's ability to produce an income; therefore, the price paid for a property is directly related to the amount of income the property is capable of producing. The commercial appraisal staff utilizes income and expense data furnished by property owners, data collected by staff, and information from local market study publications. Income models by property use and neighborhood / market area are developed and deployed for use in valuation.

The following model is the basis for commercial property valuation by the income approach:

$$\begin{array}{r} \text{PGR} \\ -\text{V\&C} \\ \hline \text{EGR} \\ +\text{SI} \\ \hline \text{EGI} \\ -\text{Allowable EXP} \\ -\text{Reserves for Replacement} \\ \hline \text{NOI} \end{array}$$

$$\text{Value} = \text{NOI/CAP Rate}$$

This income model reflects the normalization of an income stream from Potential Gross Rent at 100% occupancy to an indication of Net Operating Income. The process involves estimating the rental producing capacity of the subject property under prudent management (PGR). Market derived vacancy and collections (V&C) losses are subtracted from the potential gross rent to arrive at effective gross rent (EGR). Any net income from secondary property uses (expense pass-throughs, vending income or parking income, etc.) (SI) are added to the effective gross rent to yield an estimate of effective gross income (EGI).

Allowable expenses are the expenses that are recurring annual expenses necessary to operate the property sufficiently in order to achieve the projected level of effective gross income. These vary by property type and are researched by the commercial appraisal staff. Once identified or projected, the allowable expenses are subtracted from the effective gross income. Reserves for replacement are estimated by considering the

amortized costs of replacing certain building components whose economic lives are shorter than total economic life of the improvement (carpets, roof cover, air conditioning, etc.). Generally, these are calculated by either dividing the replacement cost new of the item by its economic life, a flat reserve amount per unit justified by the market, or a percentage of EGI; whichever is deemed appropriate. Once all allowable expenses and reserves have been identified or calculated, these amounts are subtracted from the effective gross income to yield an estimate of net operating income (NOI).

Capitalization rates and multipliers will be used to convert the income stream into an estimate of market value. These include gross income multipliers, overall capitalization rates, and discount rates. Each of these is used in specific applications. Rates and multipliers also vary between property types, as well as by location, quality, condition, design, age, and other factors. Therefore, application of the various rates and multipliers will be based on a thorough analysis of the market.

Direct Capitalization will be used in the income approach models. This methodology involves dividing the net operating income by the appropriate capitalization rate to arrive at an indication of market value for a specific property. Capitalization rates utilized will be derived from the market as to estimate what a market participant would require from an investment as of the date of appraisal. Additionally, overall capitalization rates may be derived from the summation method, band-of-investment, debt coverage ratio, or obtained from published sources for similar properties. The capitalization rates utilized will relate directly to satisfying the market return requirements of both the debt and equity positions of a real estate investment.

In valuing property by the income approach, the district will consider the income characteristics of all properties as they are available. Adjustments will be made as necessary and appropriate and the models, schedules, and value indications will be developed pursuant to section 23.012 of the Tax Code.

UTILITIES, RAILROADS, AND PIPELINES

The Bexar Appraisal District will contract with an appraisal firm with specific expertise for the valuation of utility, railroad, and pipeline properties. These properties will be reappraised annually by the firm using recognized methods and techniques as required by the *Uniform Standards of Professional Appraisal Practice*. The appraisal models considered in the valuation of these properties will be:

$$MV = RCN - D$$

And
Allocated Unit Appraisal

Each of the values produced by these models will be considered and the property value will be allocated to the taxing entities based upon the method that is deemed most appropriate by property type.

The appraisal firm(s) will consider all factors affecting value, conduct physical inspection as necessary, research information from published sources, and receive copies of renditions from property owners in the development of their appraisal. Based upon the information gathered in these processes, data characteristics of these properties will be updated annually in accordance with tax code requirements.

The appraisal firm will make all reasonable efforts to identify any business personal property Category J utility properties within Bexar County not currently listed on the appraisal roll.

MINERAL INTERESTS

The Bexar Appraisal District will also contract with an appraisal firm with specific expertise in the appraisal of oil and gas properties to value mineral interests. The appraisal firm will reappraise these properties annually.

The appraisal firm(s) will utilize a form of yield capitalization of the income approach called Discounted Cash Flow Analysis (DCF) in order to accurately value these interests. The factors affecting the value of mineral interests include reserve estimates, production volume and pattern, product prices, operator expenses, and the discount rates applied to discount future income into an indication of present worth.

As mineral reserves are subsurface in nature, this situation makes specific physical inspection unavailable as a method of collecting data. The appraisal firm(s) will collect data from the Texas Railroad Commission, Comptroller of Public Accounts, renditions from owners, published sources, and data services to identify characteristics affecting value. All of the information gathered will be considered in the estimation of the value of mineral interests.

New properties will be identified by the appraisal firm by obtaining information from the Railroad Commission of Texas [RRC] to compare against oil and gas properties already identified.

SPECIAL VALUATION PROPERTIES

The Bexar Appraisal District values agricultural and wildlife management land in compliance with the Comptroller's *Manual for the Appraisal of Agricultural Land*. This publication prescribes that the cash lease and the share lease methods of appraisal are appropriate when developing productivity value estimates.

The cash lease method is a modified income approach using the lease amount (income per acre) minus expenses of the landowner to yield the "net-to-land" value per acre. "Net-to-land" values will be averaged for a five-year period to give an average "net-to-land" factor that will be divided by the appropriate capitalization rate for the year to give a value per class of agricultural production. These classes are determined from field inspections, applications, and agricultural activity. The agriculture appraisal staff will

collect lease data from owners and lessees on an ongoing basis in order to develop "net-to-land" figures by agricultural classification. Contract for Consultation Services for Agricultural Appraisal may be sought to confirm or reestablish values when local information is insufficient.

BUSINESS AND INDUSTRIAL TANGIBLE PERSONAL PROPERTY

These property types will be valued each appraisal year by the district's appraisal staff. The Personal Property Department engages in an annual canvas field review to identify new businesses to be added to the roll, movement of existing businesses to different locations or business closings, and data review of current property characteristics in property records. Once pertinent data is updated in the field, property rendition forms will be sent to owners in order that they may declare their taxable personal property according to current law. The information obtained from renditions will be utilized by the district to develop an estimate of market value. Generally, estimates of value developed for industrial and personal property will be produced by mid to late May of each appraisal year. The notices of appraised value for these property types are generally mailed in early-to-mid June.

Cost Approach

The primary approach to the valuation of business and industrial personal property will be the cost approach. Cost schedules will be developed by the district's staff and applied to specific business codes. These schedules will be reviewed and updated annually to conform to changing market conditions.

Valuation models will be created and refined using actual original cost data obtained from renditions to derive the replacement cost new (RCN) per applicable unit for a specific category of assets. The data obtained will be compiled for review and models will be built and or adjusted as necessary. The revised models will be tested in accordance to accepted methods and techniques.

These model values will be used specifically to estimate the value of new accounts for which no property owner's rendition is filed. The models will also be utilized to test renditions filed by property owners or their agents. In the event that property rendition information falls significantly outside of a statistical tolerance from the model, further review of the property may be conducted.

The percent good depreciation factors utilized will be based on the depreciation schedules for furniture, fixtures, and equipment as developed by district staff and tested against *Marshall and Swift*. This mass appraisal percent good depreciation schedule is used to ensure that estimated values are uniform and consistent within the market. RCN and percent good depreciation factors will be utilized to develop value estimates using the following formula:

$$MV = RCN \times \text{PERCENT GOOD FACTOR}$$

Additional functional and economic obsolescence will be considered and evaluated based upon production documentation provided by the property owner.

Leased equipment and multi-location assets may be valued using original costs and percent good depreciation schedules mentioned above.

Sales Comparison Approach

Business personal property is typically sold as part of the business as a whole which makes this approach less suitable for valuing most personal property. This approach is generally suitable for the valuation of certain types of vehicles and heavy equipment. Value estimates for vehicles will be based on data furnished by recognized sources such as NADA among others. Any sales of personal property will be considered and appropriate weight will be given based upon individual circumstance.

Income Approach

The income approach has limited use in the appraisal of machinery, equipment, furniture, fixtures, and leasehold improvements because of the difficulty in estimating future net benefits. The exception to this is in the case of leased equipment. When reliable data on equipment leases is available, the income approach may be used to estimate the fair market value of the equipment.

BUSINESS PERSONAL PROPERTY INVENTORY

Business Personal Property inventory is appraised in compliance with Section 23.12 (a) of the Property Tax Code. It is the policy of the Bexar Appraisal District to appraise inventory at its market value based on the Cost Approach. The Cost Approach is replacement cost new less accrued depreciation (physical, functional & economic). FIFO (First In, First Out) is generally considered an acceptable measure of inventory replacement cost new (RCN) and thus establishes the first component in the Cost Approach equation. Accrued depreciation is derived from property owner's financial documents and is identified as the "lower of cost or market" adjustment. Such adjustment generally accounts for damaged, lost, slow-moving, and obsolete inventory. This data must be furnished to the Bexar Appraisal District in order for it to be considered in the final market value determination.

THE MASS APPRAISAL REPORT

This reappraisal plan specifies the scope of work planned by the Bexar Appraisal District in order to produce credible results culminating in the official appraisal rolls for 2023 and 2024. Each appraisal year the district plans to prepare the USPAP required Mass Appraisal Report and it will be certified by the Chief Appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 1st). The Mass Appraisal Report is completed in compliance with STANDARD RULES 6-1 and 6-2 of

the *Uniform Standards of Professional Appraisal Practice*. The signed certification by the Chief Appraiser will be compliant with STANDARD RULE 6-3 of *USPAP*.

VALUE DEFENSE

To meet the district's burden of proof for market value and equity in informal and formal appraisal review board hearings, a variety of evidence is utilized and is dependent upon the property type of the subject. The evidence supplied to an owner, agent, or the Appraisal Review Board is updated to be contemporaneous with the valuation procedures utilized. Some examples of the 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. Pro forma 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. Vehicle and aircraft price guides
11. Published reports regarding cost, market, or income data
12. Schedules and or models utilized
13. Any other information collected by the district

Appendix A - 2023 Appraisal Year Calendar

*Specific dates are proposed estimates, and subject to change based on unforeseen circumstances.

August 2022	
1-Aug thru 31-Aug	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.
1-Aug	<ul style="list-style-type: none"> • Electronic Property Transaction Submission due to PTAD.
4-Aug	<ul style="list-style-type: none"> • Lock supplement.
7-Aug	<ul style="list-style-type: none"> • PTT Website Taxpayer Notification
9-Aug	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
22-Aug	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
September 2022	
1-Sept thru 30-Sept	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary.

	<ul style="list-style-type: none"> • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled. • Park Listings are verified for ownership and status of manufactured homes on site. • Conduct field training. • Residential management assesses workload to staffing and redistributes fieldwork assignments as necessary. • Review sketch overlay. • Begin field work relating to reappraisal and inspection of identified properties. • Begin discovery of new improvements. • Begin personal property discovery and on-site verification of all properties. • Begin account by account review of all commercial properties.
1-Sept	<ul style="list-style-type: none"> • Electronic Appraisal Roll Submission officially due to PTAD. • Lock supplement.
2-Sept	<ul style="list-style-type: none"> • Create 2023 Year Layer in CAMA System.
7-Sept	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office. • Board of Directors adopt 2023 Appraisal District Budget. • Board of Directors adopt Biennial Reappraisal Plan for 2023 and 2024.
12-Sept	<ul style="list-style-type: none"> • Run pilot ratio study using last year's value.
23-Sept	<ul style="list-style-type: none"> • Send to tax office a list of properties whose freeze will need to be recalculated once tax rates are set.
26-Sept	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
30-Sept	<ul style="list-style-type: none"> • Verify 2022 tax rates have been received by all taxing units and inputted into CAMA.
October 2022	
1-Oct thru 31-Oct	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their

	<ul style="list-style-type: none"> • RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Review and update improvement schedules as necessary. • Review and revalue land in areas as determined by ratio studies. • Review and update business personal property schedules. • First round of quality control for field efforts. • Process MAP review request for data. • Submit Annual Farm & Ranch Survey to PTAD.
1-Oct	<ul style="list-style-type: none"> • Schedule AG Advisory Board meeting.
4-Oct	<ul style="list-style-type: none"> • Process freeze/refreeze supplement.
6-Oct	<ul style="list-style-type: none"> • Lock supplement.
7-Oct	<ul style="list-style-type: none"> • 3rd Quarter 25.25(b) Submittal to the ARB and BOD.
11-Oct	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
15-Oct	<ul style="list-style-type: none"> • Property Value Reports and Tax Rate Submission Spreadsheet Due to PTAD.
24-Oct	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
November 2022	
1-Nov thru 30-Nov	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH.

	<ul style="list-style-type: none"> • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Continue to review and update business personal property schedules. • Prepare employee evaluations. • Process MAP review request for data.
3-Nov	<ul style="list-style-type: none"> • Lock supplement.
8-Nov	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office. • Monthly ARB hearings and ARB full meetings held on second Tuesday of the month, if necessary.
15-Nov thru 30-Nov	<ul style="list-style-type: none"> • Aerial flights begin.
28-Nov	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
December 2022	
1-Dec thru 31-Dec	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties.

	<ul style="list-style-type: none"> • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Second round of quality control for field efforts. • Aerial flights continue.
1-Dec thru 15-Dec	<ul style="list-style-type: none"> • Administer employee evaluations.
1-Dec	<ul style="list-style-type: none"> • MAP data due for the 2023 review. • Lock supplement.
6-Dec	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office. • Monthly ARB hearings and ARB full meetings held on second Tuesday of the month, if necessary.
15-Dec	<ul style="list-style-type: none"> • Release of pre-preliminary PVS data. Corrections made no later than three weeks after this release. • Post the 2022 BCAD Annual Report to the website.
26-Dec	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
January 2023	
1-Jan thru 31-Jan	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies.
1-Jan	<ul style="list-style-type: none"> • Statutory date of appraisal (Unless September 1 was granted for

	inventory).
5-Jan	<ul style="list-style-type: none"> • Lock supplement.
9-Jan	<ul style="list-style-type: none"> • 4th Quarter 25.25(b) Submittal to the ARB and BOD.
10-Jan	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office. • Monthly ARB hearings and ARB full meetings held on second Tuesday of the month, if necessary.
20-Jan	<ul style="list-style-type: none"> • 25.192 Homestead Eligibility Notice
23-Jan	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
31-Jan	<ul style="list-style-type: none"> • Preliminary Property Value Study is released. • Mail personal property renditions. • Send first run of request for updated agricultural applications. • 2023 aerial maps delivered.
February 2023	
1-Feb thru 28-Feb	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Final round of quality control for field efforts. • Process personal property renditions. • Review aerial photography for new and deleted improvements using sketch overlay program.
1-Feb	<ul style="list-style-type: none"> • Electronic Property Transaction Submission due to PTAD.
2-Feb	<ul style="list-style-type: none"> • Lock supplement.

7 -Feb	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office. • Monthly ARB hearings and ARB full meetings held on second Tuesday of the month, if necessary.
15-Feb thru 28-Feb	<ul style="list-style-type: none"> • Begin full valuation effort with model specification and calibration.
27-Feb	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary. • Send second run of request for updated agricultural applications.
March 2023	
1-Mar thru 31-Mar	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Continue processing personal property renditions. • Review aerial photography for new and deleted improvements using sketch overlay program.
1-March thru 14-March	<ul style="list-style-type: none"> • Continue full valuation effort with model specification and calibration. • Review commercial income, expense and cap rates. • Review and test 25.19 processes. • Review and test online portal functionality and internal processes.
2-March	<ul style="list-style-type: none"> • Lock supplement.
7-March	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office. • Monthly ARB hearings and ARB full meetings held on second Tuesday of the month, if necessary.
15-March thru 31-March	<ul style="list-style-type: none"> • Valuation review and error checks. • Continue to review commercial income, expense and cap rates. • Final run of ratio studies to review reappraisal activities. • Create future year layer for GIS to begin processing plats and

	deeds for 2024.
15 March	<ul style="list-style-type: none"> • 25.193 Notice of Certain Canceled or Reduced Exemptions
17-March	<ul style="list-style-type: none"> • Process and send first batch of regular 25.19 appraisal notices to print vendor.
27-March	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
31-March	<ul style="list-style-type: none"> • Send final run of request for updated agricultural applications and new owner agricultural applications. • Notify the taxing units in writing of the form in which the roll will be provided. 26.01(a) • Interstate Allocation applications are due. • PTAD Operations Survey is due.
April 2023	
1-Apr thru 30-Apr	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue processing personal property renditions. • Conduct customer service and ARB training.
6-Apr	<ul style="list-style-type: none"> • Lock supplement.
7-Apr	<ul style="list-style-type: none"> • 1st Quarter 25.25(b) Submittal to the ARB and BOD.
11-Apr	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office. • Monthly ARB hearings held and ARB full meetings on second Tuesday of the month, if necessary.
15-Apr	<ul style="list-style-type: none"> • Deadline for filing renditions. • Mail mineral appraisal notices.
24-Apr	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
30-Apr	<ul style="list-style-type: none"> • Deadline to file agricultural application. • Certified estimates of value are due to applicable entities. 26.01€
May 2023	
1-May thru	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data.

31-May	<ul style="list-style-type: none"> • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels in future year. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue processing personal property renditions.
1-May thru 15-May	<ul style="list-style-type: none"> • Complete majority of AG checks. • Turn over records to ARB.
1-May	<ul style="list-style-type: none"> • Deadline for business personal property renditions for those granted the extension. • Produce Mass Appraisal Report
4-May	<ul style="list-style-type: none"> • Lock supplement.
9-May	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
12-May	<ul style="list-style-type: none"> • Process and send second batch of regular 25.19 appraisal notices to print vendor.
15-May thru 30-May	<ul style="list-style-type: none"> • Informal meetings scheduled. Start day is dependent on volume of protests. • Formal hearings scheduled. Start day is dependent on volume of protests.
15-May	<ul style="list-style-type: none"> • Primary protest deadline. Should this day fall on a weekend, deadline becomes the next business day. • Process and print in-house second batch of 25.19 appraisal notices.
22-May	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
June 2023	
1-June thru 30-June	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and

	<p>discovery of change of use.</p> <ul style="list-style-type: none"> • Process partial exemptions. • Create merges and splits for land parcels in future year. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.
1-June	<ul style="list-style-type: none"> • Supplement locked.
2-June	<ul style="list-style-type: none"> • Process and send third batch of regular 25.19 appraisal notices to print vendor.
5-June	<ul style="list-style-type: none"> • Process and print in-house third batch of 25.19 appraisal notices.
6-June	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
15-June	<ul style="list-style-type: none"> • Send business personal property rendition penalty letters.
19-June	<ul style="list-style-type: none"> • Protest deadline for second batch of 25.19 appraisal notices. Deadline is 30 days after mailing notice.
26-June	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
July 2023	
1-July thru 31-July	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels in the future year. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.
6-July	<ul style="list-style-type: none"> • Lock supplement.
7-July	<ul style="list-style-type: none"> • 2nd Quarter 25.25(b) Submittal to the ARB and BOD.
10-July	<ul style="list-style-type: none"> • Protest deadline for third batch of 25.19 appraisal notices. Deadline is 30 days after notice.
11-July	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
17-July	<ul style="list-style-type: none"> • Load mineral import from contracted appraisal firm.
19-July	<ul style="list-style-type: none"> • Deadline to file late agricultural application is before the ARB approves the appraisal records.

21-July	<ul style="list-style-type: none">• ARB approves records.
24-July	<ul style="list-style-type: none">• Board of Directors meeting fourth Monday of the month, if necessary.
25-July	<ul style="list-style-type: none">• Certify Appraisal Roll.
26-July	<ul style="list-style-type: none">• Submit EARS to PTAD early, to allow time for possible required corrections.

Appendix B – 2024 Appraisal Year Calendar

*Specific dates are proposed estimates, and subject to change based on unforeseen circumstances.

August 2023	
1-Aug thru 31-Aug	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.
1-Aug	<ul style="list-style-type: none"> • Electronic Property Transaction Submission due to PTAD.
3-Aug	<ul style="list-style-type: none"> • Lock supplement.
7-Aug	<ul style="list-style-type: none"> • PTT Website Taxpayer Notification
8-Aug	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
28-Aug	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
September 2023	
1-Sept thru 30-Sept	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary.

	<ul style="list-style-type: none"> • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled. • Park Listings are verified for ownership and status of manufactured homes on site. • Conduct field training. • Residential management assesses workload to staffing and redistributes fieldwork assignments as necessary. • Review sketch overlay. • Begin field work relating to reappraisal and inspection of identified properties. • Begin discovery of new improvements. • Begin personal property discovery and on-site verification of all properties. • Begin account by account review of all commercial properties.
1-Sept	<ul style="list-style-type: none"> • Electronic Appraisal Roll Submission officially due to PTAD. • Create 2024 Year Layer in CAMA System.
7-Sept	<ul style="list-style-type: none"> • Lock supplement.
11-Sept	<ul style="list-style-type: none"> • Run pilot ratio study using last year's value.
12-Sept	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
15-Sept	<ul style="list-style-type: none"> • Board of Directors adopt 2024 Appraisal District Budget.
22-Sept	<ul style="list-style-type: none"> • Send to tax office a list of properties whose freeze will need to be recalculated once tax rates are set.
25-Sept	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
30-Sept	<ul style="list-style-type: none"> • Verify 2023 tax rates have been received by all taxing units and inputted into CAMA.
October 2023	
1-Oct thru 31-Oct	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts.

	<ul style="list-style-type: none"> • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Review and update improvement schedules as necessary. • Review and revalue land in areas as determined by ratio studies. • Review and update business personal property schedules. • First round of quality control for field efforts. • Submit Annual Farm & Ranch Survey to PTAD.
1-Oct	<ul style="list-style-type: none"> • Schedule AG Advisory Board meeting.
3-Oct	<ul style="list-style-type: none"> • Process freeze/refreeze supplement.
5-Oct	<ul style="list-style-type: none"> • Lock supplement.
9-Oct	<ul style="list-style-type: none"> • 3rd Quarter 25.25(b) Submittal to the ARB and BOD.
10-Oct	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
15-Oct	<ul style="list-style-type: none"> • Property Value Reports and Tax Rate Submission Spreadsheet Due to PTAD.
23-Oct	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
November 2023	
1-Nov thru 30-Nov	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses and send staff to courses for their RPA designation or CEU requirements as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements.

	<ul style="list-style-type: none"> • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Continue to review and update business personal property schedules. • Prepare employee evaluations.
2-Nov	<ul style="list-style-type: none"> • Lock supplement.
7-Nov	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
14-Nov	<ul style="list-style-type: none"> • Monthly ARB hearings and ARB full meetings held on second Tuesday of the month, if necessary.
15-Nov thru 30-Nov	<ul style="list-style-type: none"> • Aerial flights begin.
27-Nov	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
December 2023	
1-Dec thru 31-Dec	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Second round of quality control for field efforts.

	<ul style="list-style-type: none"> • Aerial flights continue.
1-Dec thru 15-Dec	<ul style="list-style-type: none"> • Administer employee evaluations.
7-Dec	<ul style="list-style-type: none"> • Lock supplement.
12-Dec	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office. • Monthly ARB hearings and ARB full meetings held on second Tuesday of the month, if necessary.
15-Dec	<ul style="list-style-type: none"> • Post the 2023 BCAD Annual Report to the website.
25-Dec	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
January 2024	
1-Jan thru 31-Jan	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies.
1-Jan	<ul style="list-style-type: none"> • Statutory date of appraisal (Unless September 1 was granted for inventory).
4-Jan	<ul style="list-style-type: none"> • Lock supplement.
8-Jan	<ul style="list-style-type: none"> • 4th Quarter 25.25(b) Submittal to the ARB and BOD.
9-Jan	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office. • Monthly ARB hearings and ARB full meetings held on second Tuesday of the month, if necessary.
22-Jan	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if

	<p>necessary.</p> <ul style="list-style-type: none"> • 25.192 Homestead Eligibility Notice
31-Jan	<ul style="list-style-type: none"> • Mail personal property renditions. • Send first run of request for updated agricultural applications. • 2024 aerial maps delivered.
February 2024	
1-Feb thru 30-Feb	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue field work relating to reappraisal and inspection of identified properties. • Continue discovery of new improvements. • Continue personal property discovery and on-site verification of all properties. • Continue account by account review of all commercial properties. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Final round of quality control for field efforts. • Process personal property renditions. • Review aerial photography for new and deleted improvements using sketch overlay program.
1-Feb	<ul style="list-style-type: none"> • Electronic Property Transaction Submission due to PTAD. • Lock supplement.
6-Feb	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
13-Feb	<ul style="list-style-type: none"> • Monthly ARB hearings and ARB full meetings held on second Tuesday of the month, if necessary.
15-Feb thru 28-Feb	<ul style="list-style-type: none"> • Begin full valuation effort with model specification and calibration.
26-Feb	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.

30-Feb	<ul style="list-style-type: none"> • Send second run of request for updated agricultural applications.
March 2024	
1-Mar thru 31-Mar	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Run ratio studies to monitor reappraisal activities. • Continue to review and revalue land in areas as determined by ratio studies. • Continue processing personal property renditions. • Review aerial photography for new and deleted improvements using sketch overlay program.
1-March thru 14-March	<ul style="list-style-type: none"> • Continue full valuation effort with model specification and calibration. • Review commercial income, expense and cap rates. • Review and test 25.19 processes. • Review and test online portal functionality and internal processes.
7-March	<ul style="list-style-type: none"> • Lock supplement.
12-March	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office. • Monthly ARB hearings and ARB full meetings held on second Tuesday of the month, if necessary.
15-March thru 31-March	<ul style="list-style-type: none"> • Valuation review and error checks. • Continue to review commercial income, expense and cap rates. • Final run of ratio studies to review reappraisal activities. • Create future year layer for GIS to begin processing plats and deeds for 2025.
15-March	<ul style="list-style-type: none"> • Process and send first batch of regular 25.19 appraisal notices to print vendor.
18-March	<ul style="list-style-type: none"> • 25.193 Notice of Certain Canceled or Reduced Exemptions
25-March	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
31-March	<ul style="list-style-type: none"> • Send final run of request for updated agricultural applications and new owner agricultural applications.

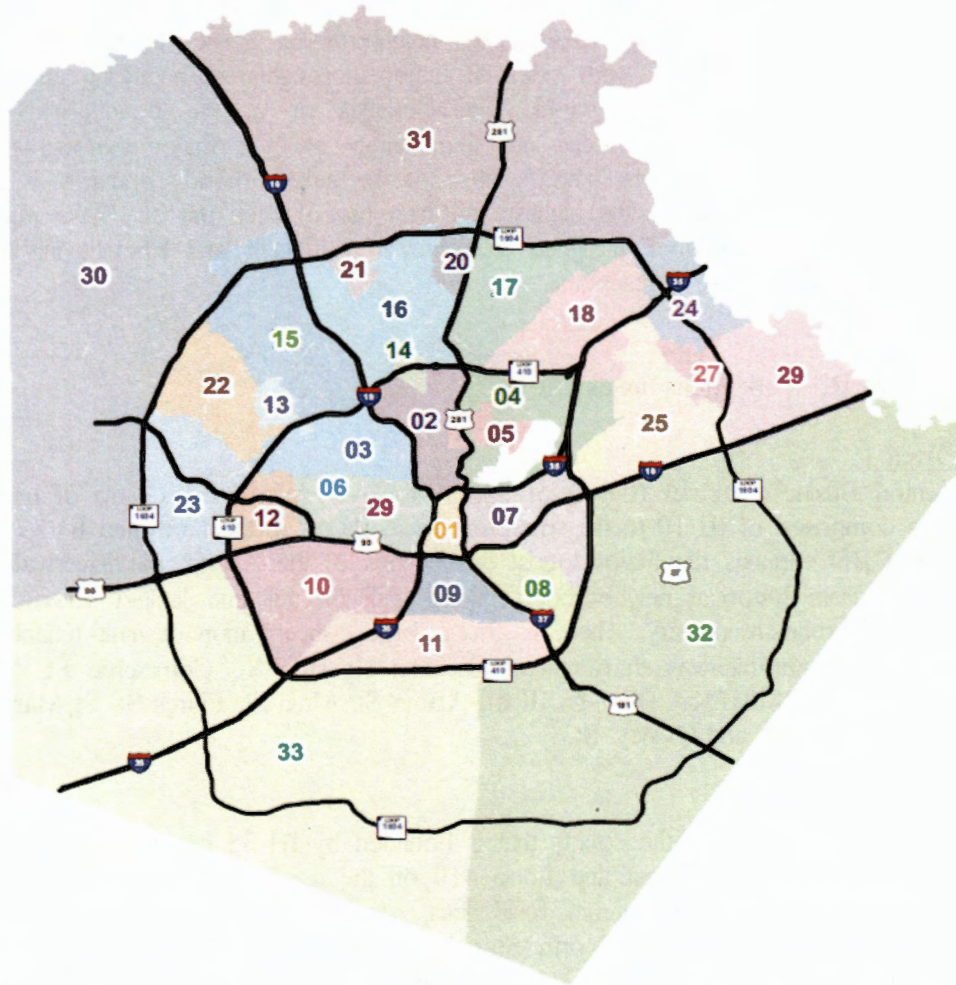
	<ul style="list-style-type: none"> • Notify the taxing units in writing of the form in which the roll will be provided. 26.01(a) • Interstate Allocation applications are due. • PTAD Operations Survey is due.
April 2024	
1-Apr thru 30-Apr	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Continue processing personal property renditions. • Begin AG checks. • Conduct customer service and ARB training.
1-Apr	<ul style="list-style-type: none"> • Mail mineral appraisal notices. • Deadline for filing renditions.
4-Apr	<ul style="list-style-type: none"> • Lock supplement
9-Apr	<ul style="list-style-type: none"> • 1st Quarter 25.25(b) Submittal to the ARB and BOD. • Send supplement to taxing jurisdictions and tax office. • Monthly ARB hearings held and ARB full meetings on second Tuesday of the month, if necessary.
22-Apr	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
30-Apr	<ul style="list-style-type: none"> • Deadline to file agricultural application. • Certified estimates of value are due to applicable entities. 26.01€
May 2024	
1-May thru 31-May	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and

	<ul style="list-style-type: none"> discovery of change of use. Process partial exemptions. Create merges and splits for land parcels in future year. Track TDLR Education Courses as necessary. Review and prepare appraisals on litigated accounts. Prepare accounts for arbitration or SOAH. Continue processing personal property renditions.
1-May thru 15-May	<ul style="list-style-type: none"> Complete majority of AG checks. Turn over records to ARB.
1-May	<ul style="list-style-type: none"> Deadline for business personal property renditions for those granted the extension. Produce Mass Appraisal Report
2-May	<ul style="list-style-type: none"> Lock supplement.
7-May	<ul style="list-style-type: none"> Send supplement to taxing jurisdictions and tax office.
10-May	<ul style="list-style-type: none"> Process and send second batch of regular 25.19 appraisal notices to print vendor.
13-May	<ul style="list-style-type: none"> Process and print in-house second batch of 25.19 appraisal notices.
15-May thru 31-May	<ul style="list-style-type: none"> Informal meetings scheduled. Start day is dependent on volume of protests. Formal hearings scheduled. Start day is dependent on volume of protests.
15-May	<ul style="list-style-type: none"> Primary protest deadline. Should this day falls on a weekend, deadline becomes the next business day.
27-May	<ul style="list-style-type: none"> Board of Directors meeting fourth Monday of the month, if necessary.
June 2024	
1-June thru 30-June	<ul style="list-style-type: none"> Collect, verify, and process sales information. Review commercial publications and gather market data. Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. Update real property ownership as deeds are filed with the county clerk. Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. Inspection of agricultural & wildlife management land, and discovery of change of use. Process partial exemptions. Create merges and splits for land parcels in future year. Track TDLR Education Courses as necessary. Review and prepare appraisals on litigated accounts. Prepare accounts for arbitration or SOAH. Informal meetings scheduled.

	<ul style="list-style-type: none"> • Formal hearings scheduled.
6-June	<ul style="list-style-type: none"> • Supplement locked.
7-June	<ul style="list-style-type: none"> • Process and send third batch of regular 25.19 appraisal notices to print vendor.
10-June	<ul style="list-style-type: none"> • Process and print in-house third batch of 25.19 appraisal notices.
11-June	<ul style="list-style-type: none"> • Send supplement to taxing jurisdictions and tax office.
15-June	<ul style="list-style-type: none"> • Send business personal property rendition penalty letters.
17-June	<ul style="list-style-type: none"> • Protest deadline for second batch of 25.19 appraisal notices. Deadline is 30 days after mailing notice.
24-June	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
July 2024	
1-July thru 31-July	<ul style="list-style-type: none"> • Collect, verify, and process sales information. • Review commercial publications and gather market data. • Collect and input building permits, fire reports, demolition reports, and manufactured home abandonment reports. • Update real property ownership as deeds are filed with the county clerk. • Update manufactured home ownership as Statement of Ownership and Locations are processed with TDHCA. • Inspection of agricultural & wildlife management land, and discovery of change of use. • Process partial exemptions. • Create merges and splits for land parcels in the future year. • Track TDLR Education Courses as necessary. • Review and prepare appraisals on litigated accounts. • Prepare accounts for arbitration or SOAH. • Informal meetings scheduled. • Formal hearings scheduled.
3-July	<ul style="list-style-type: none"> • Lock supplement.
9-July	<ul style="list-style-type: none"> • 1st Quarter 25.25(b) Submittal to the ARB and BOD. • Send supplement to taxing jurisdictions and tax office.
14-July	<ul style="list-style-type: none"> • Load certified mineral import from contracted appraisal firm. • Protest deadline for third batch of 25.19 appraisal notices. Deadline is 30 days after notice.
19-July	<ul style="list-style-type: none"> • Deadline to file late agricultural application is before the ARB approves the appraisal records. • ARB approves records.
22-July	<ul style="list-style-type: none"> • Board of Directors meeting fourth Monday of the month, if necessary.
25-July	<ul style="list-style-type: none"> • Certify Appraisal Roll.
26-July	<ul style="list-style-type: none"> • Submit EARS to PTAD early, to allow time for possible required corrections.

Appendix C: Commercial Markets

Commercial Work Area Map



The Office use types include a further refinement of market areas into sub-markets:

Office Submarkets & Corresponding Commercial Work Areas	
Office Market Sector	Corresponding Work Area
Central Business District (CBD)	1
North Central	2, 14, 16, 17, 20, 21 and part of 31
North East	4, 5, 18, 19, 24, 25, 27 and part of 7 & 31
North West	3, 6, 12, 13, 15, 22, 23, 30
South	8, 9, 10, 11, 32, 33 and part of 7

Commercial Work Area Boundaries

There geographical areas are numbered 1 through 33 with numbers 26 and 28 currently not in use. The geographical boundaries of each Work Area are determined roughly by political subdivisions, geographic or demographic characteristics.

Each Work Area is further broken into neighborhoods. The boundaries of the neighborhoods typically follow both sides of major thoroughfares, beginning and ending at discernible changes in demographic characteristics or at the boundaries of the individual Work Areas. Those areas not immediately along a major thoroughfare are defined as "rear" neighborhoods. The purpose of the neighborhoods primarily is to set base land rates determined by the highest and best use of each parcel. These rates are determined by the "land label" assigned each parcel with each land label having a base rate appropriate for the use it describes.

The Commercial Work Areas are as follows:

Work Area 1:

The Central Business District (CBD) of San Antonio is defined by a loop of Interstate Highways comprised of IH 10 to the south and west, IH 35 to the north and IH 37 to the east. The CBD contains the major tourist destinations of the Alamo, the Riverwalk, and the King William historical neighborhood, along with the full and limited service hotels that serve the tourism industry. There is also a large concentration of multi-tenant office buildings. Major non-highway thoroughfares include: Houston St, Commerce St, Market St, Cesar Chavez Blvd (FKA Durango Blvd), Alamo St, Main St, Flores St, St Mary's St, Market St, Broadway, and Quincy St.

Work Area 2:

Central/north central area of the county that is bounded by IH 35 on the south, Hwy 281 on the east, IH 10 on the west and Loop 410 on the north. This area contains a large amount of middle class single family residences, retail, office, light industrial and multi-family. Major properties include North Star Mall, Park North Center and The Pearl. Major non-highway thoroughfares include: San Pedro Ave, McCullough Ave, West Ave, Jackson-Keller Rd, Blanco Rd, Hildebrand Ave and Rector St.

Work Area 3:

Northwest/central area of the county that is bounded generally by Culebra Rd on the south, IH 10 on the east, Loop 410, Wurzbach Rd and Ingram Rd on the north and west and includes the bedroom community of Balcones Heights. This area contains a large amount of middle class single-family residences, retail, office, light industrial and multi-family. Major properties include Wonderland of the Americas and Ingram Park Mall. Major non-highway thoroughfares include: Fredericksburg Rd, Bandera Rd, Culebra Rd, and Ingram Rd.

Work Area 4:

Northeast/central area of the county that is bounded by IH 35 on the south and IH 35/410 on the east, Loop 410 on the north and Hwy 281 on the west and includes the bedroom communities of Alamo Heights, Terrell Hills and the U.S. Army installations Ft. Sam Houston and San Antonio Area Medical Center (SAMC). This area contains a large amount of affluent single family residential neighborhoods, retail office, and multi-family and light industrial. Major non-highway thoroughfares include: Broadway, New Braunfels Ave, Austin Hwy, Harry Wurzbach Rd, Nacogdoches Rd and Binz Engleman.

Work Area 5:

Central/north central area of the county that is bounded by Burr Rd and Hildebrand on the south, McCullough Ave and Hwy 281 on the west, Tuxedo Ave, Oakview Pl and Rittiman Rd on the north and Harry Wurzbach Rd on the east and includes the bedroom community of Olmos Park. This area contains a large amount of affluent single family residential neighborhoods, retail, office, multi-family and light industrial. Major non-highway thoroughfares include: McCullough Ave, Broadway, Austin Hwy, Rittiman Rd and Harry Wurzbach Rd.

Work Area 6:

Central/west central area of the county that is bounded by Callaghan Rd on the west, Culebra Rd on the north, IH 10 on the east and Hwy 90 on the south. This area contains a large amount of lower socio-economic class residential neighborhoods, retail, multi-family, heavy industrial, light industrial, government and farm land. Major non-highway thoroughfares include: Culebra Rd, Callaghan Rd, General McMullen, Frio St, Commerce St and Old Hwy 90 W.

Work Area 7:

Central/east central area of the county that is bounded by Hwy 281/IH 37 on the west, IH 35 on the north, Loop 410 on the east and Roland Ave and IH 10 on the south. This area contains industrial, retail, office, hospitality and lower socio-economic residential neighborhoods. Major properties include the Alamo Dome, AT&T Center, Freeman Coliseum and St Paul Square. Major non-highway thoroughfares include: Commerce St, New Braunfels Ave, Rigsby Ave, Roland Ave, W W White Rd and Houston St.

Work Area 8:

Central/southeast area of the county that is bounded by IH 37 on the south and west, IH 10 and Roland Ave on the north and Loop 410 on the east. This area contains retail, medical, office, light industrial and lower socio-economic class residential neighborhoods. Major non-highway thoroughfares include: Roland Ave, Pecan Valley Dr, SE Military Dr, and Southcross Blvd.

Work Area 9:

Central/south central area of the county that is bounded by IH 35 on the west, IH 10 on the north, IH 37 on the east and SE Military Dr and SW Military Dr on the south. This area contains retail, office, medical and lower socio-economic neighborhoods. Major properties include Mission Conception and Mission San Jose. Major non-highway

thoroughfares include: Southcross Blvd, Presa St, Mission Rd, Roosevelt Ave, Probandt St, Flores St, Pleasanton Rd and SE and SW Military Dr.

Work Area 10:

Central/southwest area of the county that is bounded by IH 35 on the east and south, Loop 410 on the west and Hwy 90 on the north. This area contains industrial, retail, office, multi-family and lower socio-economic neighborhoods. Major properties include Port San Antonio (formerly Kelly AFB) and Lackland AFB. Major non-highway thoroughfares include: SW Military Dr, Nogalitos St, Frio City Rd, New Laredo Hwy, Quintana Rd, Old Pearsall Rd and General Hudnell.

Work Area 11:

Central/south central area of the county that is bounded by Loop 410 on the south, IH 35 on the west, SE Military Dr on the north and IH 37 on the east. This area contains retail, industrial, lower socio-economic neighborhoods, office and medical. Major properties include Mission San Juan Capistrano, Stinson Municipal Airport and San Juan Missions National historical park. Major non-highway thoroughfares include: SE Military Dr, Mission Pkwy, Palo Alto Rd, Commercial Ave, Goliad Rd, Moursund Blvd, Roosevelt Ave, Flores St and Presa St.

Work Area 12:

West/central area of the county that is bounded by Hwy 90 on the south, Loop 410 on the west, Culebra Rd on the north and Callaghan Rd on the east. This area contains retail, office and lower middle class neighborhoods. Major non-highway thoroughfares include: Old Hwy 90, Callaghan Rd, Pinn Rd, Military Dr W, Marbach Rd, Hwy 151 and Commerce St.

Work Area 13:

Northwestern area of the county that is bounded (roughly) by Timberhill Dr, Huebner Rd and Penguin Trl on the west, Eckert Rd, Bluebird Ln and Hoofs Ln on the northwest, Canterfield Rd and Evers Rd on the northeast and Callaghan Rd and Seville Dr on the southwest. This area contains a large amount of middle class neighborhoods, retail and light industrial. Major thoroughfares include: Bandera Rd, Evers Rd, Loop 410, Huebner Rd and Wurzbach Rd.

Work Area 14:

Northwest area of the county that consists entirely of the bedroom community of castle Hills. The boundaries are Jackson Keller Rd on the southwest, West Ave on the west, Wedgewood on the northwest, Lockhill Selma Rd and NW Military Hwy on the northeast and Blanco Rd on the east. This area contains upper middle class neighborhoods, retail, office and government. Major non-highway thoroughfares include: Blanco Rd, Loop 410, Lockhill Selma, NW Military Hwy, West Ave and Jackson Keller Rd.

Work Area 15:

Northwest area of the county that is bounded by IH 10 on the east, Loop 410 on the south, Snowden, North Knoll, Lomax, Eckert Rd and Bandera on the west and Cedar Pt,

Ruidosa Downs, Green Glen and Camp Bullis Rd on the north. This area consists of medical, office, multi-family, retail and hospitality properties. Major properties include the South Texas Medical Center, UTSA, Valero Corp Headquarters, USAA Corporate headquarters, The Eilan, The Shoppes at La Cantera, Weston La Cantera Resort and The Rim. Major thoroughfares include: Fredericksburg Rd, Medical Dr, Babcock Rd, Huebner Rd, Ewing Halsell Rd, Bandera Rd, Loop 1604, La Cantera Pkwy, Wurzbach Rd and De Zavala Rd.

Work Area 16:

North/central area of the county that is bounded by IH 10 on the west, Loop 1604 on the north, Hwy 281 on the east and Loop 410 on the south. This area consists of large areas of middle class and upper middle class residential areas, retail, office, multi-family, light industrial and government. Major properties include La Plaza Del Norte, San Pedro Crossing, Cityview Tower, Callaghan Tower and SWBC (Nowlin) Tower. Major non-highway thoroughfares include: Blanco Rd, NW Military Hwy, Lockhill Selma Rd, Huebner Rd, De Zavala Rd, West Ave, Bitters Rd and Nakoma Dr.

Work Area 17:

Central/northeast area of the county that is bounded by Hwy 281 on the west, Loop 1604 on the north, Stahl Rd and Wetmore Rd on the east and Loop 410 on the south. This area consists of a large area of middle class residential areas, office, retail and light and medium industrial. Major properties include, San Antonio International Airport, Northwoods power center and Bulverde Marketplace. Major non-highway thoroughfares include: Nakoma Dr, Bitters Rd, Isom Rd, Thousand Oaks, Judson Rd, Bulverde Rd, Wetmore Rd, Stahl Rd and Jones Maltsberger Rd.

Work Area 18:

Central/northeast area of the county that is bounded by Wetmore Rd and Stahl Rd on the west, Loop 410 and Walzem Rd on the south, roughly Windrock, Parkcrest Dr, Weidner Rd and Randolph Blvd on the east, almost Loop 1604 on the north and Stahl Rd and Wetmore Rd on the west. This area consists of middle class residential neighborhoods, light, medium and heavy industrial, multi-family, office and retail. Major properties include Petroleum Plaza, Frost Bank Tower, and the Crowne Plaza. Major non-highway thoroughfares include: Wetmore rd, Nacogdoches Rd, Broadway, New Braunfels Ave, Thousand Oaks, Oconnor Rd, Perrin Beitel Rd, Walzem Rd, Randolph Blvd, and Toepperwein Rd.

Work Area 19:

Northeast area of the county that is bounded by Gibbs Sprawl, FM 78 and Springfield Rd on the north and west, Corner Parkway and Binz Engleman Rd on the south and roughly Ackerman Rd on the east. This area consists of retail and light industrial properties. Major non-highway thoroughfares include: Binz Engleman Rd, Ackerman Rd, FM 78 and Binz Engleman Rd.

Work Area 20:

Central area of the county that is bounded by Hwy 281 on the east, Loop 1604 on the north, Canada Verde, Havenhurst, Axis trail and Wolf Creek on the west, Bitters Rd on the south and consists entirely of the bedroom communities of Hill Country Village and Hollywood Park. This area consists mainly of retail and office. Major thoroughfares include: Hwy 281 and Bitter Rd.

Work Area 21:

North/central area of the county that is bounded by Lockhill Selma Rd on the west, Loop 1604 on the north, Salado Creek on the east, Huebner Rd on the south and consists entirely of the bedroom community of Shavano Park. This area consists mainly of office, and retail. Major thoroughfares include: Lockhill Selma, Huebner Rd and NW Military hwy.

Work Area 22:

Northwest area of the county that is bounded by Loop 1604 on the west and north, Bandera Rd on the north and east and Culebra rd on the south and west. This area consists of large areas of middle class neighborhoods, retail, multi-family, office and light industrial. Major properties include Bandera Pointe power center, Brynwood Apartments, Wal-Mart and HEB Grocery. Major thoroughfares include: Bandera Rd, Culebra Rd, Loop 1604, Tezel Rd, Guilbeau Rd, Braun Rd and Grissom Rd.

Work Area 23:

Western area of the county that is bounded by Loop 1604 on the west, Culebra Rd on the north, Loop 410 on the east and Hwy 90 on the south. This area consists of office, multi-family, retail, educational, and industrial properties. Major properties include Sea World of Texas, Culebra Market, Wells Fargo Corporate office, Chevron Data Center, Microsoft Data Center, Chase Bank corporate office, Maxim Integrated Products, Lowes Data Center, Kohl's corporate office, Frost Technology Center, Northwest Vista College, Christus Santa Rosa Hospital, Hyatt Regency Hill Country Resort and Nationwide Insurance corporate office. Major thoroughfares include Culebra Rd, Hwy 151, Potranco Rd, Loop 410, Hwy 90, Marbach Rd, Westover Hills Blvd, Ellison Dr, Hunt Ln, Rogers Rd and Wiseman Blvd.

Work Area 24:

Far northeast area of the county that is bounded by Stahl Rd, Raintree Forest, Toepperwein Rd and Old Cimarron Trl on the west, IH 35 and FM 78 on the south, the Bexar/Comal/Guadalupe County line on the east, Nacogdoches and Lookout Rd on the north and contains most of the suburb cities of Selma, Live oak and Universal City. This area consists of middle class residential, retail, farm, multi-family and office properties. Major properties include Rolling Oaks Mall, Randolph Brooks Federal Credit Union corporate office, Retama Park racetrack and The Forum power center. Major thoroughfares include Loop 1604, IH 35, Pat Booker Rd, Nacogdoches Rd, FM 78, Lookout rd, Kitty Hawk Rd and Olympia Parkway.

Work Area 25:

Northeast area of the county that is bounded by IH 10 on the south, Loop 1604 and Converse City limits on the east, IH 35 on the north and Oconnor Rd, Ackerman Rd, Binz Engleman Rd and Cornerway Blvd on the west. This area consists of middle class residential neighborhoods, industrial, light industrial, retail, multi-family, farm and office properties. Major thoroughfares include: IH 10, Ackerman Rd, Loop 1604, FM 78, Walzem Rd, Montgomery Rd, Oconnor Rd, Judson Rd, Crestway and Kitty Hawk Rd.

Work Area 27:

Northeast area of the county that is bounded by Loop 1604, Old Cimarron Path, Lone Shadow and Toepperwein Rd on the east, Miller Rd on the north, Universal City limits on the west, Universal City limits on the south and contains parts of Universal City and the City of Converse. This area consists of middle class residential areas, retail, multi-family and light industrial. Major thoroughfares include, Kitty Hawk Rd, Loop 1604, Gibbs Sprawl Rd, Seguin Rd and Schaefer Rd.

Work Area 29:

Far east area of the county that is bounded by IH 10 on the south, the Bexar/Guadalupe County line on the east, FM 78 on the north and Loop 1604 on the west. This area consists of rural residential, farm, light industrial and retail. Major thoroughfares include: IH 10, Loop 1604, Lower Seguin Rd and FM 78.

Work Area 30:

Far northwest area of the county that is bounded by Hwy 90 on the south, Bexar/Medina/ Bandera/ and Kendall County lines on the west and north, IH 10 and Loop 1604 on the east and includes the suburban communities of Helotes, Grey Forest and San Geronimo. This area consists of rural areas, contains a wide variety of residential, retail, office, farm and light industrial properties. Major properties include Alamo Ranch power center, Golf Club of Texas at Briggs Ranch, Texas Research and Technology Park, Government Canyon State Park and Citicorp Data Systems. Major thoroughfares include: Loop 1604, Bandera Rd, Culebra Rd, Hwy 211, Potranco Rd, IH 10, Boerne Stage Rd, Babcock Rd, Scenic Loop Rd and FM 1560.

Work Area 31:

Far northeast area of the county that is bounded by IH 10 on the west, Loop 1604 on the south, Bexar/Comal County line on the north, Bexar/Guadalupe County line on the east and includes the suburban communities of Leon Springs, Fair Oaks Ranch, Stone Oak and the highly affluent The Dominion residential neighborhood as well as the large military installations of Camp Bullis and Camp Stanley. This area consists of rural areas, residential and farm properties, wide varieties of retail, office, light and medium industrial and multi-family. Major properties include the afore mentioned as well as Nustar Energy Corporate Headquarters, Canyon Springs Golf Course, Chase Bank Regional Operations, Clear Channel Communications, Stone Ridge, The Club at Sonterra and The Vineyard. Major thoroughfares include: IH 10, Loop 1604, Stone Oak Parkway, Blanco Rd, NW Military Hwy, Hwy 281, Sonterra Blvd, Huebner Rd, Bulverde Rd, Wilderness Oak, Canyon Golf Rd, Borgfeld Rd and Overlook Parkway.

Work Area 32:

Far southeast area of the county that is bounded by IH 10 on the north, Bexar/Wilson/Guadalupe County lines on the east, Bexar/Atascosa County line on the south and Hwy 281 on the west. This area consists of a very large rural area that is predominately farm and ranch land with a mixture of residential, industrial and retail properties. Major properties include Haliburton, City Public Service and OCI Solar. Major thoroughfares include: Loop 1604, IH 10, Loop 410, Hwy 37, Hwy 181, Hwy 281, FM 1384, New Sulphur Springs Rd, Roosevelt Ave and FM 1518.

Work Area 33:

Far southwest area of the county that is bounded by Hwy 90 and Loop 410 on the north, Hwy 281 on the east, Bexar/Atascosa County line on the south and Bexar/Medina County line on the west. This area consists of a very large rural area that is predominately farm and ranch with a mixture of residential, industrial and retail properties. Major properties include Toyota Motor Manufacturing, Texas A&M University – San Antonio, Union Pacific Intermodal Terminal and Schlumberger. Major thoroughfares include: Hwy 281, IH 35, Loop 1604, Loop 410, Hwy 16 S, Somerset Rd and Old Pearsall Rd.

Commercial Use Codes

Property Use Code	Property Use Code Description
011	HOME OWNERS ASSOCIATION
012	COMMON ELEMENT
0180	COUNTRY CLUB
066	RAILROAD RIGHT OF WAY - BPP
088	MISC PROPERTY USE
090	BILLBOARD SITE
0903	TRANSMISSION SITE
0915	CEMETERY
0920	GOLF COURSE PAR 3
0921	GOLF COURSE PUTT PUTT
0922	GOLF COURSE REGULATION
0923	DRIVING RANGE
0924	SHOOTING RANGE
0931	RIGHT-OF-WAY
094	RESTRICTED USE LAND
095	EASEMENT LAND
096	CONTAMINATED LAND
097	FLOOD LAND
098	TRANSITIONAL USE
099	VACANT LAND
0990	LAND ONLY ACCOUNT
0991	PAD SITE
0993	QUARRY/GRAVEL PIT
0995	COMMERCIAL PARKING LOT
1000	SPECIALTY - TEMP FIELD CODE
129	TRANSITIONAL LIVING QUARTERS
130	DORMITORY
135	HOTEL - LIMITED SERVICE
140	HOTEL - FULL SERVICE
145	BED & BREAKFAST
1460	CONVALESCENT HOSPITAL
150	HOME FOR THE ELDERLY
152	MULTI-RES ASSISTED LIVING
154	MULTI-RES RETIREMENT COMPLEX
155	GROUP CARE HOME
156	MULTI-RES SENIOR CITIZEN
158	SENIOR MULTI-FUNCTION FACILITY (IL, AL, MC AND/OR

159	BEHAVIORAL HEALTH FACILITY
170	CLUB HOUSE
1700	MOTEL
1705	EXTENDED STAY MOTEL
1710	LODGE
175	BANQUET HALL/BALL ROOM
180	COUNTRY CLUB
190	MORTUARY
1930	THEME PARK
1965	SPORTS/ENTERTAINMENT COMPLEX
1992	SOLID WASTE LANDFILL
1995	SPECIALTY COMMERCIAL PARKING LOT
200	RESTAURANT
2000	RETAIL - TEMP FIELD CODE
201	RESTAURANT - CHAIN
2010	SERVICE STATION
203	CAFETERIA
205	FAST FOOD RESTAURANT
206	SNACK BAR
208	BAR
215	DRUG STORE
2165	HEALTH CLUB
2175	BANQUET HALL/BALLROOM
220	RETAIL STORE
224	STRIP CENTER
224C	RETAIL - CONDO COMMON ELEMENT
226	RETAIL/RES
227	RETAIL/INDUSTRIAL
230	GROCERY STORE/MARKET
234	CONVENIENCE STORE
236	FUEL STATION
240	DISCOUNT STORE
244	WAREHOUSE DISCOUNT STORE
245	POWER CENTER
246	LIFESTYLE CENTER
247	UPSCALE RETAIL/OFFICE/APTS
250	BOWLING ALLEY
2525	DAY CARE CENTER
2530	MANUAL ARTS BUILDING
2540	GYMNASIUM
2620	STAGE THEATER

2625	MOVIE THEATER
2630	FRATERNAL BUILDING
2640	SKATING RINK
265	REGIONAL SHOPPING CENTER
266	MALL ANCHOR
274	AUTO PARTS CHAIN
275	COMMUNITY SHOPPING CENTER
280	NEIGHBORHOOD SHOPPING CENTER
2900	CARWASH AUTOMATIC
2901	CARWASH CONVEYOR
2902	CARWASH DO-IT-YOURSELF
298	FLEA MARKET
2995	RETAIL COMMERCIAL PARKING LOT
2999	LEASEHOLD - RETAIL
2XX	EXEMPT RETAIL
300	RESEARCH/ENGINEERING
301	PUBLIC ACCESS AIRPORT
302	PHONE SWITCHING STATION
303	PHONE REPEATER HUT
304	CABLE TV HUB SITE
305	MANUFACTURING - LIGHT
307	OIL/FRACKING DEPOT (LARGE TANK)
308	MANUFACTURING - HEAVY
309	FOOD PROCESSING FACILITY
310	COLD STORAGE CONDO
311	SOLAR FARM
312	LABORATORY BUILDING
313	COMPUTER CENTER
314	BROADCAST FACILITY
315	COLD STORAGE
316	GRANARY
317	CHEMICAL DISTRIBUTION WHSE
318	OILFIELD SERVICES FACILITY
320	STORAGE WAREHOUSE
324	MEGA WAREHOUSE
325	DISTRIBUTION WAREHOUSE
326	INDUSTRIAL/RES
327	FIREWORKS STOREHOUSE
330	TRANSIT WAREHOUSE
334	HYBRID MINI-WAREHOUSE
335	MINI-WAREHOUSE

336	HIGH RISE MINI-WAREHOUSE
337	BOAT/RV STORAGE
346	INDUSTRIAL SHOP
347	TRUCKING FACILITY
348	AUTO INSPECTION STATION
349	TIRE REPAIR SHOP
350	SERVICE GARAGE - AUTOMOTIVE
351	COLLISION CENTER
352	AUTOMOTIVE CENTER (NATIONAL)
353	MINI-LUBE (FRANCHISE)
354	MINI-LUBE (REGIONAL)
355	STORAGE GARAGE - AUTOMOTIVE
356	GARAGE STORAGE CONDO
357	AUTOMOTIVE CENTER (REGIONAL)
362	VEHICLE SALES OTHER THAN AUTO
363	AUTO DEALERSHIP
365	PARKING GARAGE
370	POST OFFICE
371	BUS STATION
375	TRUCK STOP CENTER
380	MAINTENANCE HANGAR
385	STORAGE HANGAR
387	STORAGE T-HANGAR
390	USED CAR SALES (INDEPENDENT)
3901	USED CAR SALES (FRANCHISE)
3902	USED CAR SALES (CPO)
3903	EQUIPMENT SALES & RENTAL YARD
3904	LANDSCAPE NURSERY W/RETAIL
3905	GREENHOUSE - WHOLESALE ONLY
391	MH SALES LOT
3910	LUMBER STORAGE
392	SALVAGE YARD
393	STORAGE YARD
394	CONSTRUCTION YARD
395	CEMENT BATCH PLANT
3950	STABLE
3960	TENNIS COURT
398	CONTAMINATED INDUSTRIAL PROPERTY
3995	INDUSTRIAL COMMERCIAL PARKING LOT
3998	MAINTENANCE HANGER - SATX
3999	LEASEHOLD - INDUSTRIAL

400	OFFICE
401	OFFICE TOWER
404	CORPORATE CAMPUS
406	OFFICE/RES
407	OFFICE/RETAIL
408	OFFICE CONDO
409	OFFICE MEDICAL CONDO
410	MEDICAL OFFICE
411	DENTAL CLINIC
415	SURGICAL CENTER
420	GOVERNMENT OFFICE
425	JAIL
430	GENERAL HOSPITAL
440	VETERINARY MEDICAL OFFICE
443	OFFICE/FLEX
444	OFFICE-FLEX CONDO
445	KENNEL
446	CAR RENTAL AGENCY
450	URGENT CARE FACILITY
4500	SCHOOL
4600	CHURCH
462	DIALYSIS CENTER
4630	FRATERNAL BUILDING
4699	CHURCH PARKING
480	BANK
482	BRANCH BANK
485	DRIVE THRU BANK
4915	CEMETERY
4995	OFFICE COMMERCIAL PARKING LOT
4999	LEASEHOLD - OFFICE
500	SCHOOL
5000	EXEMPT - TOTAL EXEMPT
5088	EXEMPT - MISC USE
5092	EXEMPT - RELIGIOUS USE
5130	EXEMPT - DORMITORY
5150	EXEMPT - HOMES FOR THE ELDERLY
5152	EXEMPT - MULTI RESIDENCE ASSISTED LIVING-BASEMENT
5155	EXEMPT - GROUP CARE HOME
5156	EXEMPT - MULTI RESIDENCE SENIOR CITIZEN
5160	EXEMPT - CITY CLUB
5165	EXEMPT - HEALTH CLUB

5170	EXEMPT - CLUB HOUSE
5240	DISCOUNT STORE - EXEMPT
5300	EXEMPT - INDUSTRIAL BUILDING RESEARCH/ENGINEERING
5400	EXEMPT - OFFICE
5470	EXEMPT - LIBRARY
5490	EXEMPT - FIRE STATION
5500	EXEMPT - SCHOOL
5525	EXEMPT - DAYCARE
5530	MANUAL ARTS BUILDING - EXEMPT
5540	GYMNASIUM - EXEMPT
5600	EXEMPT - CHURCH
5630	EXEMPT - FRATERNAL BUILDING
5699	EXEMPT LAND
5710	EXEMPT - LODGE
5720	CASINO - EXEMPT
5915	EXEMPT - CEMETERY
5920	PAR 3 GOLF COURSE - EXEMPT
5922	GOLF COURSE - EXEMPT
5930	THEME PARK - EXEMPT
5965	SPORTS FIELD - EXEMPT
600	CHURCH
603	CHURCH PARKING LOT
800	MULTIPLE RESIDENCE/GARDEN APT
801	SF RENTAL COMMUNITY
8000	APARTMENT - TEMP FIELD CODE
805	SMALL APTS 4 TO 10 UNIT
810	SMALL APARTMENTS
8100	MID HIGHRISE APT 4-9 STORIES
8105	MID HIGHRISE LUXURY APT 4-9 STORIES
814	MULT RES - ALL BILLS PAID
815	LIH/TAX CREDIT MULTI-FAMILY
816	100% EXEMPT APARTMENTS
817	50% EXEMPT APARTMENTS
820	STUDENT HOUSING
8200	HIGHRISE APT 10+ STORIES
8205	HIGHRISE LUXURY APT 10+ STORIES
8970	MOBILE HOME PARK
8980	RV PARK
8995	MULTIFAMILY COMMERCIAL PARKING LOT
8999	LEASEHOLD - MULTI FAMILY
911	INDOOR SHOOTING RANGE

965	SPORTS FIELDS
995	COMMERCIAL PARKING LOTS
999	TAXABLE LEASEHOLD
RRX	RAILROAD RIGHT-OF-WAY

Business Personal Property Regional Boundaries

REGION I:

- Geo-Areas # 16, 20, 21
- Section of Loop 410 between IH 10 W and San Pedro Ave to exclude City of Castle Hills
- Section of Loop 1604 between IH 10 W and Hwy 281 N

REGION II:

- Geo-Areas # 17, 18, 44
- Section of Loop 410 between San Pedro Ave and IH 35 N
- Section of Loop 1604 between Hwy 281 N and Nacogdoches Rd
- Section of Nacogdoches Rd between Loop 410 NE and the Bexar County Line
- Section of Randolph Blvd between Loop 410 NE and Toepperwein Rd
- Toepperwein Rd will be part of Areas #24 and #27

REGION III:

- Geo-Areas # 04, 24, 25, 45
- Area #04 will exclude the City of Alamo Heights and Terrell Hills (Area #05)
- Area #25 will exclude the City of Kirby (Area #19)
- Section of IH 37 N between Loop 410 NE and IH 35 N
- Section of IH 35 N between IH 37 N and Walzem Rd
- Section of IH 35 N between Toepperwein Rd and the Bexar County Line
- Section of Loop 410 SE between IH 35 N and Hwy 181 S
- Section of Loop 1604 between Nacogdoches Rd and Hwy 181 S
- All of IH 10 E outside Loop 410
- Section of IH 37 S between Loop 410 SE and Hwy 181 S

REGION IV:

- Geo-Areas # 01, 07, 19, 46
- Section of IH 37 N between IH 35 N and IH 10 E
- Section of IH 10 E between IH 35 S and Loop 410 SE
- All of IH 37 S past Hwy 181 S
- All of Hwy 181 S outside Loop 410 SE
- Section of Loop 410 SE between Hwy 181 S and Hwy 281 S
- Section of Loop 1604 between Hwy 181 S and Hwy 281 S

REGION V:

- Geo-Areas # 08, 09, 10, 11, 47
- Section of IH 37 S between IH 10 E and Loop 410 SE
- Section of IH 35 S between IH 10 E and Loop 410 SW
- All of Hwy 281 S beginning at Loop 410 SE
- Section of Loop 410 SW between Hwy 281 S and Hwy 90 W
- Section of Loop 1604 between Hwy 281 S and IH 35 S

REGION VI:

- Geo-Areas # 03, 06, 12, 48
- All of IH 35 S outside Loop 410 SW
- Section of Loop 1604 between IH 35 S and Hwy 90 W
- Section of Hwy 90 W between IH 35 S and Loop 410 NW
- Section of Hwy 151 between Hwy 90 W and Loop 410 NW
- Section of Loop 410 NW between Culebra Rd and Bandera Rd
- Section of IH W between Loop 410 NW and Hwy 90 W

REGION VII:

- Geo-Areas # 02, 23, 41
- Area #02 to exclude the City of Olmos Park (in Area #05)
- All of Hwy 90 W outside Loop 410 NW
- Section of Loop 410 NW between Hwy 90 W and Culebra Rd
- Section of Loop 1604 between Hwy 90 W and Hwy 16 (Bandera Rd)
- Section of Hwy 151 between Loop 410 NW and Loop 1604
- Section of IH 35 N between IH 10 W and IH 37 N

REGION VIII:

- Geo-Areas # 13, 14, 15, 42
- Area #13 is the City of Leon Valley
- All of Hwy 16 (Bandera Rd) outside Loop 410 NW
- Section of Loop 410 NW between Hwy 16 and IH 10 W
- Section of Loop 1604 between Hwy 16 and IH 10 W
- Section of Loop 410 NW in the City of Castle Hills

REGION IX:

- Geo-Areas # 05, 22, 27, 43, 49

- Area #05 includes the City of Olmos Park, City of Alamo Heights, and City of Terrell Hills
- Area #22 to exclude the City of Leon Valley (in Area #13)
- All of IH 10 W outside Loop 1604 (Refer to Work Area #43 on map)
- All Accounts Outside Section of Loop 1604 between IH 10 W and Hwy 281 N (Refer to Work Area #43 on map)
- Section of San Pedro Ave between Loop 410 & Loop 1604 (Work Area #49)
- Section of McAllister Frwy between Loop 410 and San Pedro Ave (Work Area #49)
- US Hwy 281 N Outside Loop 1604 (Work Area #49)

Business Personal Property Use Codes

SIC Code	SIC Code Description
8721	ACCOUNTANT BOOKKEEPER
7311	ADVERTISING AGENCY
7310	ADVERTISING SPECIALTIES
3721	AIR CARRIER, APPORTIONED AIRCRAFT
4961	AIR COND & HEAT CONTRACTOR
3585	AIR COND & HEAT EQ MFG AND/OR SALES
4111	AIRCRAFT - APPORT AIR CARRIER
4522	AIRCRAFT CHARTER, RENTAL, LEASING
5599	AIRCRAFT DEALER NEW/USED
3725	AIRCRAFT ENGINE & AIRFRAME REPR, OHAUL
3728	AIRCRAFT EQPT SUPPLY AND/OR MANUFACTURING
4581	AIRCRAFT GROUND SUPPORT EQUIPMENT
3723	AIRCRAFT MANUFACTURER
3722	AIRCRAFT MODIFICATION, INDUSTRIAL
4512	AIRLINE PASSENGER AND/OR FREIGHT
4119	AMBULANCE SERVICE
7999A	AMUSEMENT & RECREATION SVCS
7999	AMUSEMENT PARKS/PLACES/THEME PARKS
0742A	ANIMAL SHELTER/HUMANE SOCIETY
5932	ANTIQUE DEALER
6513	APARTMENTS
5731	APPLIANCE & CONSUMER ELECTRONIC STORE
3469	APPLIANCE MANUFACTURING
7629A	APPLIANCE REPAIR, NO SALES
7390	APPRAISER
5999A	ARCHITECT EQUIP & SUPPLIES
8712	ARCHITECTS/ENGINEERS
5999B	ART GALLERY, COMMERCIAL
5999C	ART GALLERY, THEATER, MUSEUM-EXEMPT
5996	ARTIST MATERIALS & SUPPLIES
5945	ARTS CRAFTS STORE
8111	ATTORNEY
7391	AUCTIONEER
7812	AUDIO/VIDEO PRODUCTION
5531	AUTO & TRUCK PARTS-NEW
7532	AUTO BODY & PAINT SHOP
5531B	AUTO ELECT EQUIP & SUPPLIES

5511	AUTO OR TRUCK DEALER-NEW
5521	AUTO OR TRUCK DEALER-USED
3711	AUTO OR TRUCK MANUFACTURING
3714A	AUTO OR TRUCK PARTS MANUFACTURING
5015	AUTO OR TRUCK PARTS-USED
7538	AUTO REPAIR & SERVICES
7389	BAIL BONDS
6351	BAIL BONDS
5461	BAKERY RETAIL
5149	BAKERY, LARGE SCALE COMMERCIAL ONLY
7929	BAND OR ORCHESTRA
6211	BANK
7241	BARBER SHOP
3691	BATTERY MANUFACTURING
5085	BEARINGS, SEALS, GASKETS
5087	BEAUTY & BARBER EQUIPMENT, SUPPLIES
7231	BEAUTY SHOP
7012	BED AND BREAKFAST
2515	BED AND MATTRESS MANUFACTURING
5712B	BED AND MATTRESS SALES
5940	BICYCLE SALES, PARTS, SERVICE
7312	BILLBOARDS AT VAR LOC
3732	BOAT BUILDING & REPAIRING
5551	BOAT DEALER, NEW & USED
2789	BOOK BINDING, NON-PUBLISHERS
5942A	BOOK STORE- NEW
5942	BOOK STORE-USED
7933	BOWLING ALLEY
5091	BOWLING EQUIPMENT & SUPPLIES SALES
2051	BREAD & BAKERY PRODUCTS MANUFACTURING
2082	BREWERY
3251	BRICK MANUFACTURING
5032	BRICK WHOLESALE-RETAIL
7349	BUILDING CLEANING & MAINTENANCE SVS
1799A	BUILDING CONTRACTOR
2431	BUILDING MATERIALS MFG
5211	BUILDING MATERIALS-RETAIL
5031	BUILDING MATERIALS-WHOLESALE
3272	BUILDINGS, CONCRETE-MFG
1542	BUILDINGS, METAL PERMANENT
1522	BUILDINGS, PORTABLE-MFG

2452	BUILDINGS, PORTABLE-SALES
7382	BURGLAR ALARM SYSTEMS
4141	BUS COMPANY
8748	BUSINESS CONSULTING SVCS
5112	BUSINESS FORMS AND SYSTEMS
2434	CABINET MANUFACTURING
4841A	CABLE TV COMPANY (UTILITY)
1731	CABLE/UTILITY INSTALLER
5946	CAMERA SHOP
7033	CAMPGROUND OR RV PARK
3999	CANDLE MANUFACTURING, WAX PRODUCTS
5999D	CANDLES, TOILETRIES, PERFUMES
5441	CANDY & NUTS RETAIL
2064	CANDY MANUFACTURING, CONFECTIONARY
5943	CARD & GIFT SHOPS
1751	CARPENTRY
7217	CARPET, RUG, FLOOR CLEANING EQPT & SUP
1752	CARPET, RUG, FLOOR COVERING CONTRACTOR
7542B	CARWASH AUTOMATIC
7542A	CARWASH-SELF SVC DRIVE THRU
7542	CARWASH-SELF SVC MANUAL
5961	CATALOG AND MAIL-ORDER HOUSES
5399	CATALOG SHOWROOM
5812C	CATERING
5375	CDS TAPES RECORDS
3531	CEMENT MANUFACTURING
3952	CERAMIC TILE MANUFACTURING
6099	CHECK CASHING SERVICE
2899	CHEMICAL MANUFACTURING
5169	CHEMICAL SALES/ALLIED PRODUCTS
8041	CHIROPRACTOR, D.C.
8661	CHURCH/RELIGIOUS ORGANIZATION
5194	CIGAR MANUFACTURER
3582	CLEANING EQUIPMENT MFG
5641	CLOTHING-CHILDREN RETAIL
5651	CLOTHING-FAMILY
5611A	CLOTHING-MENS RETAIL
5611	CLOTHING-WESTERN WEAR
5137	CLOTHING-WHOLSALE
5621	CLOTHING-WOMENS RETAIL
2335	CLOTHING/GARMENT MANUFACTURING

5813	COCKTAIL LOUNGE, BAR, TAVERN
5999	COIN & STAMP DEALERS
7322	COLLECTION AGENCY
7378	COMPUTER OR PERIPHERAL EQPT MFG
7371	COMPUTER PROGRAMMING SERVICES
5734	COMPUTER SALES & SERVICE
5733	COMPUTER SOFTWARE
1611	CONCRETE CONTRACTOR
9512	CONSERVATION ORGANIZATION, NON-COMML
3531A	CONSTRUCTION M&E MANUFACTURING
2449B	CONTAINER SALES
5082	CONTRACTORS EQPT/INDUSTRIAL SPLS
5541	CONVENIENCE STORE
2758	COPY SHOPS
2752	COPY SHOPS/LIGHT PRINTING
8999	CORPORATE/DIST/REGIONAL OFFICE
2653	CORRUGATED & SOLID FIBER BOXES
2844	COSMETIC MANUFACTURING
5997	COSMETIC SALES
7997A	COUNTRY CLUB
4215	COURIER SERVICE
7338	COURT REPORTER
7353A	CRANE OR ERECTION COMPANY
6061	CREDIT UNION
6221	CUSTOMS BROKERS
3281	CUT STONE & STONE PRODUCTS
5143	DAIRY PRODUCTS MANUFACTURING, NO AG USE
7911	DANCING STUDIO
7376	DATA CENTERS
8351	DAY CARE CHILD
1795	DEMOLITION
5047	DENTAL EQUIPMENT & SUPPLIES
8072	DENTAL LABORATORY
8021	DENTIST-DDS
5311	DEPARTMENT STORE
5312	DISCOUNT DEPARTMENT STORE
7319	DISPLAY MATERIALS
8031	DOCTOR, PHYSICIAN, SURGEON: MD OR DO ONLY
7393	DRAFTING, INDUSTRIAL DRAWING
8299	DRIVING SCHOOL
5912	DRUG GROCERY STORE

2834	DRUG MANUFACTURING
5972	DRUGS WHOLESALE
7215	DRY CLEANER
4911	ELECTRIC COMPANY-UTILITY
22111	ELECTRIC POWER GENERATION
1731B	ELECTRICAL CONTRACTOR
5063	ELECTRICAL SUPPLY
5065A	ELECTRONIC PARTS & COMM EQPT WHOLESALE
5722	ELECTRONICS PRODUCTS STORE
3534	ELEVATOR SALES, SERVICE OR INSTALLATION
7361	EMPLOYMENT AGENCY
8711	ENGINEER (EXCEPT PETROLEUM)
8999A	ENVIRONMENTAL CONSULTANTS
5099A	EXPORTER
7342	EXTERMINATOR OR PEST CONTROL
5949	FABRIC STORE
762	FARM & RANCH OFFICE
3423	FARM & RANCH SUPPLY
5083	FARM EQUIPMENT DEALER
1799B	FENCING SALES/SVC & ERECTION
2221	FIBERGLASS PRODUCTS MANUFACTURING
3229A	FIBERGLASS PRODUCTS SALES
6141	FINANCE COMPANY
6282	FINANCIAL CONSULTANT
7699B	FIRE CONTROL EQPT REPAIR
2499A	FIREWOOD, OTHER WOOD PRODS, NO BLDG MAT
5999F	FIREWORKS, RETAIL OR WHOLESALE
5146	FISH MARKET, RETAIL OR WHOLESALE
2399	FLAG, PENNANT, BANNER MANUFACTURING
5932C	FLEA MARKET
5713	FLOOR COVERING STORE
5992	FLORIST
2041	FLOUR MILLS
2099	FOOD PRODUCTS MANUFACTURING
5699	FORMAL WEAR-SALES & RENTAL
3399	FOUNDRIES OR SMELTERS FOR METAL PRODUCT
2499	FRAME SHOP
8999B	FREELANCE EDITOR
7261	FUNERAL HOME/MORTURARY/DIRECTOR
2522	FURNITURE MANUFACTURING
7641	FURNITURE REPAIR & REFINISHING

5712	FURNITURE STORE-NEW
5932A	FURNITURE STORE-USED
5021	FURNITURE, WHOLESALE
5632	FURS SALES, RETAIL
4212	GARBAGE OR TRASH DISPOSAL
4923	GAS COMPANY (UTILITY)
5984	GAS, LP PROPANE/BUTANE SALES & SVC
4225	GENERAL WAREHOUSING AND STORAGE
5947	GIFT NOVELTY RETAIL
7536	GLASS & MIRROR SHOP/SALES
7997B	GOLF COURSE OR DRIVING RANGE
5941	GOLF SHOPS
5412	GROCERS, RETAIL
5141	GROCERS, WHOLESALE
7697	GUNSMITH OR GUN SHOP
5251	HARDWARE STORE- RETAIL
5072	HARDWARE, WHOLESALE
5611B	HAT & CAP SALES-HAT CLEANING & BLOCKING
7991	HEALTH CLUB-GYM OR SPA
5499	HEALTH FOODS
5075	HEATING & AC EQPT & SUPPLIES
7353B	HEAVY EQPT DEALER, NEW
8082	HOME HEALTH CARE SERVICES AND SUPPLIES
1521	HOMEBUILDERS & IMPROVEMENTS
8062	HOSPITAL
7011	HOTEL
5023	HOTEL & MOTEL EQ & SUP
5716	HOUSEWARE & KITCHENWARE SALES
8641	HOUSING, EXEMPT
5199A	ICE, MANUFACTURED OR NATURAL-WHOLESALE
5099B	IMPORTER
6411	INSURANCE
7388	INTERIOR DECORATOR
6211C	INVESTMENTS & SECURITIES
7348	JANITORIAL OR CLEANING SERVICE
3911	JEWELRY MANUFACTURING
7631	JEWELRY STORE REPAIR
3961	JEWELRY STORE-COSTUME
5632A	JEWELRY STORE-FINE
752	KENNEL, PET BOARDING
8631	LABOR UNION

8734A	LABORATORY-CONSUMER PRODUCT TESTING
8734C	LABORATORY-SCIENTIFIC
3083	LAMINATED PLASTICS MFG
7215A	LAUNDROMAT-COIN OPERATED
1799D	LAWN MAINTENANCE SERVICES
7699	LAWN MOWER/SMALL ENGINE SVC
7359	LEASED EQUIP (VL) LONG TERM
7514	LEASED VEHICLE ACCOUNT
5948	LEATHER PRODUCTS AND SUPPLIES-SALES
5719A	LIGHT FIXTURES-SALES
7213	LINEN STORE
5921	LIQUOR STORE, RETAIL ONLY
5182	LIQUOR/BEER/WINE, WHOLESAL
751	LIVESTOCK BREEDER, LARGE ANIMALS
5154	LIVESTOCK COMMISSION AGENT OR BROKER
7699A	LOCKSMITH & KEY SHOPS
7041	LODGE, FRATERNITY, SORORITY
5212	LUMBER & MILLWORK ONLY
3599	MACHINE SHOP
8742	MANAGEMENT CONSULTING SERVICES
8741	MANAGEMENT SERVICES
2471	MAPPING COMPANY
7299B	MASSAGE THERAPIST
5421	MEAT MARKET
2011	MEAT PACKERS
8011	MEDICAL CLINICS
5042	MEDICAL EQUIPMENT & SPLS
8071	MEDICAL LABORATORY
3399A	METAL INJECTION MOLDING
5963	MOBILE FOOD VENDER-TRUCK/WAGON
7389A	MOBILE PHONE SALES
1521A	MODEL HOMES
5099	MONUMENT OR GRAVESTONE SALES
3272B	MONUMENT/GRAVESTONE/MEMORIAL MFG
5162	MORTGAGE COMPANY
7011A	MOTEL
5571	MOTORCYCLE PARTS
4212A	MOVING ONLY-NO STORAGE
4214	MOVING-STORAGE WAREHOUSEMAN
5736	MUSICAL INSTRUMENT STORES
7231A	NAIL SALON

5994	NEWSSTAND & MAGAZINE STORE
5075A	NIGHTCLUBS & LOUNGES
5261	NURSERIES & GARDEN SHOPS
8051	NURSING & RETIREMENT HOMES
7629	OFFICE MACHINE & EQUIP REPAIR
5712A	OFFICE SUPPLY
1389	OIL & GAS FIELD SERVICES, NOT ELSEWHERE CLASSIFIED
5995	OPTICAL STORES
8042	OPTOMETRISTS
3842	ORTHOPEDIC, PROSTHETIC, SURGICAL APPLIANCE MFG
5189	PAINT & WALLCOVERING STORES
7521B	PARKING LOT/PARKING GARAGE
1611A	PAVING CONTRACTOR
5932B	PAWN SHOP
5998	PET GROOMING
5901	PET SHOPS
2911	PETROLEUM REFINING
5912A	PHARMACY
7221	PHOTO & PORTRAIT STUDIOS
5946A	PHOTO FINISHING LAB
3069	PLASTIC & FOAM PROD MFG
5074	PLUMBING SUPPLY
1711	PLUMBING/HEATING/AC CONTRACTOR
8043	PODIATRISTS
5091A	POOLEQPT & SUPPLIES-WHOLESALE
3949	POOL/BILLIARD HALL
2752A	PRINTING/TYPESETTING
5431	PRODUCE & FRUIT, RETAIL & WHOLESALE
7941	Professional Sports Clubs and Promoters
6531	PROPERTY MANAGEMENT/OFFICE LEASING
8322	PSYCHIATRISTS
8049	PSYCHOLOGISTS
3663	RADIO & TV BROADCASTING & COMMUNICATION EQ
6531A	REAL ESTATE AGENCY
5078	REFRIGERATION EQUIPMENT AND SUPPLIES
7353	RENTAL EQUIPMENT CONSTRUCTION
7358	RENTAL FURNITURE & APPLIANCES
5812B	RESTAURANT CAFETERIA
5812A	RESTAURANT COFFEE SHOP/CAFE
2599	RESTAURANT EQUIP & SUPPLIES
5810	RESTAURANT FAST FOOD

5812	RESTAURANT THEME FINE DINING
1799F	SANDBLASTING & COATING SERVICES
8211	SCHOOL, EXEMPT
8211A	SCHOOL, PRIVATE NON-EXEMPT
5093	SCRAP AND WASTE MATERIALS
3674	SEMICONDUCTOR & RELATED DEVICES
5541A	SERVICE STATION
1623	SEWER CONTRACTOR
7251	SHOE REPAIR SHOP
5661B	SHOE STORE ATHLETIC
5661D	SHOE STORE FAMILY
5661	SHOE STORE MENS
5661C	SHOE STORE WESTERN
5661A	SHOE STORE WOMENS
7979	SHOOTING RANGE
1799	SIGN ERECTION & MANUFACTURING
8399	SOCIAL SERVICE ORGANIZATION (NOT ELSEWHERE CLASSFD
8322A	SOCIAL SERVICES, INDIVIDUAL & FAMILY
4226	SPECIAL WAREHOUSING AND STORAGE
5331A	SPECIALTY SHOP, RETAIL
5941A	SPORTING GOODS STORE
5087D	SPRINKLER SYSTEMS- WHOLESALE, EXCEPT AGRICULTURAL
5064	STEREO & TELEVISION CENTERS
5411	SUPERMARKET
7389D	SWIMMING POOL CLEANING & MAINTENANCE
7299A	TANNING SALON
7299C	TATTOO SHOP
7699C	TAXIDERMIST
7389B	TELEPHONE ANSWERING SERVICE
7622	TELEVISION RADIO SVC
7832	THEATER WALK IN
5934	THRIFT SECOND HAND STORE
5531A	TIRE STORE
5993	TOBACCO PIPE SHOPS
5945A	TOYS, RETAIL OR WHOLESALE
8249	TRADE & VOCATIONAL SCHOOLS
5599A	TRAILER SALES AND SERVICE
3799	TRANSPORTATION EQUIPMENT
4789	TRANSPORTATION SERVICES
4724	TRAVEL AGENCY
7513	TRUCK RENTAL & LEASING, WITHOUT DRIVERS

4212B	TRUCKER INDEPENDENT
7299	TUXEDO RENTAL STORES
2231	UPHOLSTERER
5723	VACUUM CLEANERS SALES SVC
5331	VARIETY STORE
742	VETERINARIAN-ANIMAL HOSPITAL
3841	VETERINARY SUPPLIES
5735	VIDEO STORE
7389F	WATER SOFTENING/FILTRATION SERVICES
1799E	WELDER
5199	WIG SHOPS
2211	WINDOW TREATMENT STORE
2448	WOOD PALLETS & SKIDS MANUFACTURING

Appendix E – Residential Markets

NBHD Code	NBHD Name	Map Area	North/South Boundaries	East/West Boundaries	Quadrant	Life Cycle
21002	PECAN SPRINGS RANCH	455E5	BOERNE STAGE RD	TOUTANT BEAUREGARD RD	Northwest	Growth - New Construction
21022	IH10/RALPH FAIR (BO)	412F8	Bexar County line to the north / IH-10 to the south and west	Camp Bullis and Ralph Fair to the east / IH-10 to the south and west	Northwest	Stability
21023	NORTHWEST RURAL AC/NS/BO	477C8	Bexar - Kendall County line and Bexar - Bandera County line to the north / Hwy-16 to the south	Boerne Stage Rd / Scenic Loop Rd to the east; Bexar - Medina County line to the west	Northwest	Stability
21031	IH10 NORTHWEST / NORTHSIDE-BOERNE	512E3	Boerne Stage Rd/ Boerne Stage Rd Airport are to the north and the north and Camp Bullis is to the s	IH 10 is to the east and Boerne State Rd/Scenic Loop to the west	Northwest	Stability
21081	CAMP BULLIS/DOMINION AC (NS)	481C8	Camp Bullis Rd. to the north and Huebner Rd to the south	I.H. 10 / Blanco Rd. to the east and I.H. 10 to the west	Northwest	Stability
21098	MEDINA ISD Rural HWY 90 West (NS/SW)	676B3	Highway 90 / Medina River	Loop 1604/ Bexar-Medina County line	Northwest	Stability
21131	CITY LEON VLLY AC.(NS)	580A4	Huebner Road /Callaghan	Evers/Grissom,Culebra	Northwest	Stability
21151	1604/INNER LOOP DEVELOPMENT REMAINS	517F5	Loop 1604/Loop 410	Blanco/Bandera	Northwest	Stability
21200	NORTHSIDE METRO AC #1	579E7	Braun Road/U.S. Highway 90	Bandera/Loop 1604	Northwest	Stability
21903	NORTHWEST RURAL/REMAINS (NS/MV)	546B3	State Highway 16/Culebra	FM 1560, Bandera/Bexar - Medina County line	Northwest	Stability
22001	COMAL/NORTHEAST RURAL RANCHACREAGE	452E4	Bexar - Comal Co. Line (Cibolo Creek)/Evans Road	Bexar - Comal Co. Line/Smithson Valley Road	Northeast	Stability
22002	JUDSON/NORTHEAST RURAL DEVELOPMENT	553F1	Cibolo Vista/Loop 1604, Nacogdoches	Bexar - Comal Co. line (Cibolo Creek)/Evans Rd	Northeast	Stability
22004	SCUCISD/JUDSON Rural Development East	556B2	FM 78 / Miller Road	Bexar - Guadalupe County line / Loop 1604	Northeast	Stability
22150	NORTHEAST/COMAL ISD Rural Development	451A1	Bexar - Comal Co. line / Wilderness Oak	U.S. Highway 281/Blanco Road	Northeast	Stability
23001	NORTH EAST CENTRAL	655B4	FM 1346 / New Sulphur Springs Rd	Stuart, Rakowitz / Foster	Southeast	Stability
23002	CENTRAL EAST CENTRAL(EC)	686F1	New Sulphur Springs	Loop 1604/Loop 410	Southeast	Stability

			Rd/Highway 181 South			
23003	SOUTH EAST CENTRAL (EC)	720C8	New Sulphur Springs Rd/San Antonio River	Bexar - Wilson Co. line/Richter Road, San Antonio River	Southeast	Stability
23004	ZUEHL AREA	590B6	Abbott, FM 2538/Gable, Cibolo Creek-county line	Cibolo Creek-county line / Stapper, New Berlin	Southeast	Stability
23005	GREEN RD/ABBOTT RD WEST	588A5	I-10 / FM 1346	FM 1518 / LOOP 1604 IN MIDDLE / FM 1516	Southeast	Stability
23006	ADKINS AREA (EC)	655F5	La Vernia Road/New Sulphur Springs Road	Bexar - Wilson Co. line, Pittman Road/Stuart, Rakowitz	Southeast	Stability
23007	BRAUNIG LAKE AREA (EC)	684C7	LOOP 410, U.S. HIGHWAY 181/SAN ANTONIO RIVER	RICHTER ROAD, SHADY FALLS ROAD/SAN ANTONIO RIVER, BLUE WING ROAD	Southeast	Stability
23011	HAVEN ESTATES	655F7	Haven Estates Blvd	Loop 1604/Haven Estates Blvd	Southeast	Stability
23012	ELM ARBOR RANCHETTES	720E7	County Rd 163/Old Corpus Christi Rd	Bexar - Wilson Co. line	Southeast	Stability
23015	ABBOTT ESTATES	621F4	All accounts accessed from N. Abbott Road	All accounts accessed from N. Abbott Road	Southeast	Growth - New Construction
23022	CITY ST. HEDWIG AC. (EC)	622F6	ABBOTT, NEW BERLIN, STAPPER/LOOP 1604, U.S. HIGHWAY 87	BEXAR - WILSON CO. LINE, /FM1346 IN MIDDLE / LOOP 1604, ABBOTT/PITTMAN	Southeast	Stability
23030	CITY OF CHINA GROVE (EC)	653E2	REAL / HWY 87	KIRKNER / FOSTER	Southeast	Stability
23040	SA / EC ISDs RURAL METRO	684E4	FM 1346/ U.S. HIGHWAY 181	FOSTER ROAD/ LOOP 410	Central Business District	Stability
23700	SAN ANTONIO METRO AC #2	618B8	I-35 / I-37	S.E. Loop 410/ Pecan Valley, I.H. 10	Central Business District	Stability
23810	EAST CENTRAL METRO AC.#1	652E4	Roland / Loop 410	Loop 410/I.H. 37, Pecan Valley	Southeast	Stability
23900	SAN ANTONIO METRO AC.#4	683C3	S. Presa St. / SE Loop 410	S. Presa St. ,Roosevelt Ave./San Antonio Rver, Villamain	Central Business District	Stability
24030	SOMERSET NW/SWISD(2)	713B7	Medina River, Von Ormy Road/ Loop 1604	Pleasanton Road/ Loop 1604	Southwest	Stability

24040	STOLLE GROVE ADDN(SM)	748D4	I.H. 35, Loop 1604 / Bexar-Atascosa County line	Applewhite Road / IH-35	Southwest	Stability
24060	SOUTHSIDE RURAL DEVELOPMENT(SO)	683D4	South Loop 410/Loop 1604	Medina River/Pleasanton Road, U.S. Highway 281	Southwest	Stability
24080	SOUTHSIDE RURAL ACREAGE (SO)	784A4	loop1604 South to Atascosa county line / West from school boundary line to East	IH 37 south	Southwest	Stability
24090	SW IRRIGATED FARMS (SW)	711F7	MACDONA LACOSTE / IH35	LOOP 1604 / BEXAR MEDINA COUNTY	Southwest	Stability
24102	SOUTHWEST METRO ACREAGE	713D1	SOMERSET RD TO OLD PEARSALL RD	SW LOOP 410 TO SW MILITARY	Southwest	Stability
25000	MOBILE CITY EST(NS)	480B7	CEDAR LANE NORTH/CAMP BULLIS ROAD SOUTH	LEON CREEK EAST/ 1H10 ACCESS ROAD WEST	Southwest	Stability
25010	TRAYLOR SUB (NS)	479F5	IH-10 WEST	MILSA	Southwest	Stability
25020	HELOTES SPGS RANCH/SAN GERONIMO HLS(NS)	511A2	Bandera Rd	Hwy 211	Northwest	Stability
25021	WILDHORSE OVERLOOK (NS)	510E3	Bandera Rd (Hwy 16)	Hwy 211 (Texas Research Pkwy)	Northwest	Stability
25023	RETABLO RANCH U1 (NS)	510E6	Bandera Rd to the north / Culebra Rd to the south	Government Canyon State Natural Area to the east / Bexar County line to the west	Northwest	Stability
25111	COOLCREST MH (NS)	611E6	Eucalyptus Rd to the north and West Grosenbacher Rd to the south	Grosenbacher Rd to the west and the Dove Creek subdivision to the east	Northwest	Stability
25160	HELOTES RNCHAC III(NS)	512C7	Hwy 16 / Loop 1604	FM 1560	Northwest	Stability
25180	MAVERICK SPRINGS (NS)	479A7	Cielo Vista	Babcock	Northwest	Stability
25200	SHERWOOD / HILLS / OAK CLIFF (NS)	512C5	South Bandera Route 16	Scenic Loop	Northwest	Stability
25280	OAKHILL ACRES (BO)	446E1	IH-10 West / Windwood Estates	IH-10 West	Northwest	Stability
25290	INDIAN ACRES (NS)	447B5	IH-10	BUCKSKIN DR	Northwest	Stability
25320	LEON SPRGS MH VILLA(NS)	479E1	Ralph Fair Rd to the north / Aue Rd. to the south and east	IH-10 to the West	Northwest	Stability
25380	CITY OF GREY FOREST/BLUEHILL (NS)	512E1	Scenic Loop	Bandera Rd	Northwest	Stability
25401	SA RANCH U-3,5,6,7(NS)	511E2	Bandera Rd	Shadow Canyon Dr / Ranch Pkwy	Northwest	Growth - New Construction
25440	INDIAN HILLS (NS)	447C6	IH-10	Indian Hills	Northwest	Stability
25450	GERONIMO VILLAGE (MD)	576C2	Talley Rd	Cartwright Trail	Northwest	Stability

25451	LEGEND OAKS SUB (NS)	576B5	Tameron Valley	Tameron Pass / Bexas County Line	Northwest	Stability
25452	BECKER RANCH ESTATES (NS)	576C6	Talley Road	Talley Rd. / Tameron Subdivision.	Northwest	Stability
25453	HIDDEN OASIS/Silver leaf/Elm Valley	576F8	Talley Rd	Talley Rd	Northwest	Stability
25454	SADDLE CREEK ESTATES (NS)	576C5	Talley Road	Talley Rd. / Tameron Subdivision.	Northwest	Growth - New Construction
25630	HELOTES RNCH AC II(NS)	512C6	State Hwy 16 N.	State Hwy 16 N. / Los Reyes Canyons nbhd	Northwest	Stability
25650	LAKESIDE ACRES (BO)	446F2	IH-10	Tarpon Rd	Northwest	Stability
25651	BRIDLEWOOD (BO)	446B2	Boerne Stage Rd	Bridlewood Trail	Northwest	Stability
25762	PARK MOUNTAIN PUD (NS)	479A6	babcock	park mountain	Northwest	Stability
25765	CEILO RIDGE (NS)	479C6	Cielo Ridge	Cielo Vista	Northwest	Growth - New Construction
25820	PIONEER EST. SUB (MD)	644C5	Pioneer Estate	Hwy 90	Northwest	Stability
25830	SAN GERONIMO AIR PK (MD)	576B1	Geronimo Dr	FM 471	Northwest	Stability
25920	HIDDEN SPRGS EST.(NS)	480A1	Camp Bullis / North of Reserve @ Dominion	Camp Bullis / Aue Rd.	Northwest	Stability
25940	HALPENNY SUB (NS)	545F2	Government Canyon / vacant land	West of Beverly Hills nbhd/ Government Canyon	Northwest	Stability
26002	HIDDEN OAKS ESTATES(JD)	485C3	Hanging Oak	Evans / County Line	Northeast	Stability
26020	TIMBERLINE PARK (CM)	450E2	TIMBERLINE DR. (BETWEEN BLANCO RD & US HWY 281)	E. BORGFELD RD (BETWEEN BLANCO RD & US HWY 281)	Northeast	Stability
26030	OAK NORTH MH EST.(CM)	451A4	BORGFELD	SHAWNEE PASS	Northeast	Stability
26070	OAK VALLEY EST. (CM)	450F3	DAL-CIN DR	E. BORGFELD (BLANCO RD TO THE WEST, US HWY 281 TO THE EAST)	Northeast	Stability
26330	LOST MEADOWS (SC)	556A3	Lost Meadow Dr	Schaefer Rd	Northeast	Stability
26340	WINDY ACRES (SC)	555E6	Aranda Ln	Lower Seguin Rd	Northeast	Stability
26401	SCHERTZ FOREST	588B3	FM 1518	Ware Seguin Rd	Northeast	Growth - New Construction
26520	E. COMMERCE EST (EC)	586A8	Chloe/ Churchill/ Minnie	north off of IH-10- just west of FM 1516	Southeast	Stability
26561	LANTANA CROSSING SUB (SC)	589D4	FM2538	Bexar Bowling	Northeast	Stability
26590	SHERWOOD FOREST (CM)	450B5	BLANCO RD	W. BORGFELD RD	Northeast	Stability

26640	BAVARIAN HILLS (CM)	450E3	BONN MOUNTAIN DR	W. BORFELD RD (BLANCO RD TO THE WEST, US HWY 281 TO THE EAST)	Northeast	Stability
26670	OAKWOOD ACRES (CM)	450B5	BLANCO RD	W. BORGFELD RD	Northeast	Stability
26750	VALLEY ESTATES (CM)	452B3	WILDERNESS OAK	281 AND BULVERDE	Northeast	Stability
26790	WINDMILL RDG EST.(CM)	452D3	VOGEL VALLEY/RIATA RANCH	281 AND BULVERDE/	Northeast	Stability
26800	ABBOTT RD (SC)	588E5	Mesquite Woods	Abbott Rd	Northeast	Stability
26830	AIRPORT CITY (JD)	554F6	Kneupper	Loop 1604	Northeast	Stability
27010	WESTERN TRAILS (EC)	685C7	Sagebrush/Mustang	Mesquite Row	Southeast	Stability
27110	ELMENDORF AREA (EC)	720B5	CITY OF ELMENDORF	CITY OF ELMENDORF	Southeast	Stability
27111	ELMENDORF ESTATES	719F6	BORREGAS RD	FM 327	Southeast	Stability
27180	LONE OAKS ESTATES (EC)	655F4	James Ln/Loop 107	Billy Sames/Jim Daniel	Southeast	Stability
27220	TRIPLE OAKS (EC)	654A1	Triple Oaks/Triple Bend	Hwy 1516/Triple Trees Dr	Southeast	Stability
27230	VISTA AL LAGO (EC)	720F1	BERNHARDT RD/E LOOP 1604 S	STUART RD	Southeast	Growth - New Construction
27251	CORILLA / ANNABELLE RNCH(EC)	654D4	HWY 87 / NEW SULPHUR SPRINGS	BECK / CORRILLA	Southeast	Growth - New Construction
27420	KNOLL RIDGE (EC)	654F7	New Sulphur Springs to the south	Stuart / Crow	Southeast	Stability
27450	LAKE CALAVERAS FOREST	685E2	NEW SULPHUR SPRINGS/CALAVERAS LAKE	KNOWLTON RD/COVER RD	Southeast	Growth - New Construction
27490	JOE LOUIS RD (EC)	619E6	Foster	FM 1346	Southeast	Stability
27530	EAST COMMERCE EST. (EC)	586E7	Weichold / I-10	FM 1516 / Loop 1610	Southeast	Stability
27540	DANIEL SUB (EC)	619F5	Just north of FM 1346	West of FM 1516 in between Kiefer and Daniel	Southeast	Stability
27550	EASTVIEW TERRACE (EC)	621B6	Just south of FM 1346	in between Zigmont on east and Stuart on West	Southeast	Stability
27560	PALM PARK (EC)	719F2	PALM PARK/RICHTER RD	RAVEN/HIGHWAY 181	Southeast	Stability
27582	FARMVIEW MEADOWS (EC)	587F7	I-10 / Graytown	Freudenburg / Pfeil	Southeast	Stability
27621	MESQUITE TRAILS SUB(EC)	619E8	Tierra Bonita north of HWY 87	Fm1516 / Foster	Southeast	Stability
27622	TIERRA BONITA (EC)	619E8	Tierra Bonita norht of HWY 87	FM1516 / Foster	Southeast	Stability
27711	QUAIL RUN	654C5	Hwy 87/RIGSBY	BECK	Southeast	Stability
27840	RANCHVIEW ESTATES (EC)	720A6	FM 327/LOOP 1604	SCHULTZ/FM 327	Southeast	Stability
27841	BLUE LAKE ESTATES(EC)	719E6	Borregas Rd/Blue Horizon	Blue Breeze/Blue Horizon	Southeast	Stability
27860	ESTATES OF HOME PLACE(EC)	688A5	HOME CROSSING ST	BOLDT VIEW	Southeast	Stability

28000	CITY OF SOMERSET(SM)	747B2	Somerset Rd / FM 2790	Loop 1604	Southwest	Stability
28008	HICKORY HOLLOW SUB (SO)	783C1	Mogford	Hwy 281 / Campbellton	Southwest	Stability
28010	TWIN VALLEY TERR. (SM)	748E6	Hlghway 16	Twin Rise	Southwest	Stability
28015	KOOL OASIS SUB (SO)	782A3	Trumbo RD/PEACEFUL LN	PLEASANTON RD/APPLEWHITE	Southwest	Stability
28020	KINGS POINT SUB (SM)	748E7	Highway 16	Southern Trail	Southwest	Stability
28021	SAVANNAH HEIGHTS (SM)	748C7	Smith Rd	Savannah Heights	Southwest	Growth - New Construction
28025	HUNTERS FOREST(SM)	782A2	Trumbo Rd	Black Powder	Southwest	Stability
28030	PALO ALTO PARK (SM)	748E2	Hwy 16	Genevia Irene	Southwest	Stability
28170	WOODRIDGE PARK (SO)	783B3	South HWY 281 at Big Oak Dr.	Big Oak Dr.	Southwest	Stability
28210	BUENA VISTA (SO)	717C4	Blue Wing Road/RABLE RD	BLUE WING LAKE/US HWY 281	Southwest	Stability
28230	CARMEN (SO)	717D8	Martinez Losoya at FM 1937 north / and smaller part at Martinez Losoya at Leal	Road	Southwest	Stability
28250	HARDWICK (SO)	782F5	NORTH AND SOUTH OFF MOGFORD ROAD TO HUME ROAD WEST OF HWY	281 SOUTH	Southwest	Stability
28260	CRESTWOOD ACRES (SO)	783F1	MATHIS ROAD/RANCH TRAIL	IH-37/CAMPBELTON	Southwest	Stability
28261	HICKORY HAVEN ESTATES (SO)	752A7	CENIZO RD/MATHIS CIRCLE	IH-37/MATHIS RD	Southwest	Stability
28270	DIXIE HAIR SUB (SO)	783A5	EAST SIDE OF HWY 281 SOUTH	MOGFORD ROAD, MARTHA ROAD & HUME ROAD	Southwest	Stability
28280	GRAPELAND TERRACE (SO)	782D1	HALLMARK RD/PAX LAKE	PLEASANTON RD/TRUMBO RD	Southwest	Stability
28285	SPANISH GRANT SUB(SO)	751C3	LOOP 1604/LOSOYA	CAMPBLTON RD/US HWY 281	Southwest	Stability
28290	WATERWOOD (DEV.) (SO)	752E8		WILSON COUNTY LINE/MATHIS RD	Southwest	Stability
28291	WATERWOOD (UNDEV) (SO)	752F7	PRIEST RD/HARDY RD	WILSON COUNTY LINE/MATHIS RD	Southwest	Stability
28292	WATERWOOD PLATTED AC(SO)	752D7	PRIEST RD/HARDY RD	WILSON COUNTY LINE/MATHIS RD	Southwest	Stability
28295	BLUEBONNET RIDGE EST(SO)	751F7	CENIZO AT MATHIS	IH-37/CAMPBELTON	Southwest	Stability
28310	DUPONT RD (SO)	751A8	SOUTH OF LOOP 1604	WEST OF HWY US 281	Southwest	Stability
28330	MATTHEY ESTATES (SO)	751B1	MARTINEZ LOSOYA / LOOP 1604	LEAL / US HWY 281	Southwest	Stability

28350	OAK HILLS RANCH (SO)	782F2	ADDISON / MOGFORD	US HWY 281 / PLEASANTON	Southwest	Stability
28410	WHISPERING WINDS (SO)	783B6	EAST OF HWY 281 SOUTH	MOGFORD ROAD	Southwest	Stability
28420	WOODLAND FOREST (SO)	750F8	LOOP 1604 BIG OAK	US HWY 281 / PLEASANTON RD	Southwest	Stability
28430	SANDY HILLS (SO)	784E5	NICO TYME RD / HARDY ROAD	MATHIS / WILSON COUNTY LINE	Southwest	Stability
28440	PLEASANT OAKS (SO)	782D5	DUKE RD / BIG LEAF RD	PLEASANTON RD / TRUMBO RD	Southwest	Stability
28480	BRENTWOOD HILLS (SM)	780E1	Hwy 16 AT COUNTY LINE	Brentwood Dr	Southwest	Stability
28530	VON ARMY HT/HILTOP (SW)	713C2	QUARTER HORSE	VON ARMY	Southwest	Revitalization
28760	LOSOYA AC/SMMRHILL(SO)	750C3	TRUMBO ROAD NORTH / LOOP 1604	PLEASANTON RD / APPLEWHITE	Southwest	Stability
28780	MACDONA (SW)	678C3	LOOP 1604	MACDONA LACOSTE	Southwest	Stability
28790	MEADOWOOD ACRES (MD)	645C6	WT Montgomery	Cinco de Mayo	Southwest	Stability
28830	APPLEWHITE EST. (SM)	749E6	Applewhite Rd	Silver Mountain Dr	Southwest	Stability
28835	PALO ALTO VILLAS	714E8	State Hwy 16 S	S Loop 1604 W	Southwest	Revitalization
28870	TRUMBO/DBLE L RNCH(SO)	750A8	ENGLEHART / DUKE RD	PLEASANTON / APPLEWHITE	Southwest	Stability
28872	ESCONDIDO OAKS	749B4	S Jett Rd	Escondido Ln	Southwest	Stability
28873	TRUMBO FOREST SUB	750B6	LOOP 1604 / ENGLEHART	PLEASANTON RD / APPLEWHITE	Southwest	Growth - New Construction
28881	AJ'S PLACE SUB (SW)	681E4	TEAL AVE	SW LOOP 410	Southwest	Stability
28890	HIGHLAND OAKS ACRES(SO)	751A8	DUPONT / BIG OAK	CAMPBELTON / US HWY 281	Southwest	Stability
28990	MATHIS ESTATES (SO)	784A1	MATHIS ROAD SOUTH CORNER AT MATHIS CIRCLE WEST OF HWY 37	SOUTH	Southwest	Stability
28991	BRAVO ESTATES (SM)	712B7	Fowler Rd	Kinney Rd	Southwest	Stability
28992	SOUTH OAKS EST. (SO)	784D2	NEW MATHIS RD / HARDY RD	WILSON COUNTY LINE / IH - 37	Southwest	Stability
28994	TRUMBO RD #2 (SO)	782B1	ENGLEHART / DUKE RD	PLEASANTON / TRUMBO RD	Southwest	Stability
57000	VISTA VERDE SO. (SA)	616D6	San Fernando St. / Colima St.	I-35 / S. Frio St.	Central Business District	Stability
57001	OAK HILLS (SAISD)	581B3	Callaghan Rd. / Loop 410	Fredericksburg Rd. / Babcock Rd.	Central Business District	Stability

57002	HILLCREST-NORTH	581C4	Loop 410	Hillcrest Dr. / Babcock Rd.	Central Business District	Stability
57003	HILLCREST-SOUTH	581C5	Babcock Rd. / Sunshine	Hillcrest Dr. / Overbrook	Central Business District	Stability
57004	HIGH SIERRA	581B5	High Sierra	Clubhill	Central Business District	Stability
57005	MONTICELLO HEIGHTS	581D5	Balcones Heights Rd. / Babcock Rd.	Fredericksburg Rd. / Babcock Rd	Central Business District	Stability
57006	PARK TEN TH'S	581E3	Freiling Dr	Vance Jackson / I-10	Central Business District	Stability
57007	SUNSHINE	581C6	Sunshine / Bandera Rd.	Sutton / Hillcrest Dr.	Central Business District	Stability
57008	DONALDSON TERRACE	581C7	Sutton / Bandera Rd	St Cloud / Sutton	Central Business District	Stability
57009	FREEMAN	581A8	Repose Ln. Willard Dr. / W Woodlawn	Bandera Rd. / NW 36th Early Trail	Central Business District	Stability
57010	JEFFERSON TERRACE	581E8	Babcock Rd. / W Woodlawn	Wilson Blvd. / St Cloud	Central Business District	Stability
57010MF	JEFFERSON TERRACE	581E7	Babcock Rd. / W Woodlawn	Wilson Blvd. / St Cloud	Central Business District	Revitalization
57011	WOODLAWN TERRACE	582A8	Babcock Rd. / W Woodlawn	Fredericksburg Rd. / Wilson Blvd.	Central Business District	Revitalization

57013	LOS ANGELES-KEYSTONE	582A6	Hildebrand Ave. / Fredericksburg Rd.	I-10 / Brae	Central Business District	Stability
57014	UNIVERSITY PARK (SA/NS)	615C1	Havana, Woodlawn / St Marys Univ. Culebra	Bandera Rd. / W. Broadview	Central Business District	Stability
57015	WOODLAWN LAKE	615E1	W. Woodlawn / Culebra Rd.	I-10 / Bandera Rd.	Central Business District	Stability
57016	WOODLAWN TERR	581F8	West Huisache and West Woodlawn	Lake Blvd and Kampmann Blvd.	Central Business District	Stability
57018	26TH/ZARZAMORA	615F3	Culebra Rd. / W. Commerce St	N. Zarzamora St. / NW 24th St.	Central Business District	Stability
57019	CUPPLES/ZARZAMORA	615F6	Commerce St. / Hwy 90	S. Zarzamora / Cupples	Central Business District	Stability
57020	GREENLAWN TERRACE	581F4	CROESUS/ I-10	West Ave. / Vance Jackson	Central Business District	Stability
57021	TOBIN HILL EAST	616F2	N. St Marys / I-35	US 281 / N St Marys	Central Business District	Revitalization
57022	KENWOOD/ZILLA	582E6	Wildwood / Earl	McCullough / San Pedro	Central Business District	Revitalization
57023	BEACON HILL	582C8	W. Hildebrand / Fredericksburg Rd	UPRR tracks / I-10, UPRR tracks	Central Business District	Revitalization
57024	ALTA VISTA	582D8	W. Summit / Ashby Pl	San Pedro Ave. / UPRR tracks	Central Business District	Revitalization

57025	MONTE VISTA HISTORIC	582E7	Hildebrand on the north with Ashby and Huisache on the south	San Pedro on the west with McCullough, US 281 and Trinity University on the east.	Central Business District	Stability
57026	FIVE POINTS	616C2	Fredericksburg Rd. / I-35	Jackson / I-10	Central Business District	Stability
57027	TOBIN HILL NORTH	616F1	Magnolia / Dewey Pl.	N. St Marys / McCullough	Central Business District	Revitalization
57028	MONTICELLO PARK HISTORIC (SA)	581F7	Quentin Dr. / Mulberry, Donaldson	Fredericksburg Rd. / Kampman Blvd.	Central Business District	Revitalization
57029	MONTE VISTA II HISTORIC (SA)	582E8	Hildebrand on the north with Ashby and Huisache on the south	San Pedro on the west with McCullough, US 281 and Trinity University on the east.	Central Business District	Stability
57030	GOVERNMENT HILL HISTORIC	617B3	Grayson St. / I-35	Rogers Ave. / N. Olive St.	Central Business District	Revitalization
57031	GOVERNMENT HILL	617D2	Hood St, E. Carson / I-35	Hines St. / Austin St.	Central Business District	Revitalization
57032	RIVER ROAD	617A1	E. Huisache / E. Craig Pl.	San Antonio River / US 281	Central Business District	Revitalization
57033	ALTA VISTA II	582E7	Vassar / Summit	McCullough, San Pedro / UPRR tracks	Central Business District	Revitalization
57034	DELLVIEW SAISD	581E3	Beryl Dr / Freiling Dr.	Vance Jackson / I-10	Central Business District	Stability
57035	DOWNTOWN / TOBIN AREA	616E3	Dewey Pl. / I-35	N. St Marys / McCullough	Central Business District	Revitalization

57036	WHEATLEY HEIGHTS	618A7	I-10, Salado Creek / Rigsby Ave.	Salado Creek / Hampton St.	Central Business District	Stability
57036MF	WHEATLEY HEIGHTS MF	617F8	I-10, Salado Creek / Rigsby Ave.	Salado Creek / Hampton St.	Central Business District	Stability
57037	SKYLINE PARK	618C4	Gembler Rd. / I-10	N. WW White Rd. / Manhattan	Central Business District	Stability
57038	HENRY F. KLEIN	618E3	Deitrich Rd. / Aloha Dr.	Eddie Rd. / Branch	Central Business District	Stability
57039	WILLOW EST./MEADOWVIEW	618B3	Willowwood Dr. / Willow Springs Golf Course	Salado Creek / SBC Center Pkwy.	Central Business District	Stability
57040	FAIRFIELD MANOR	618D5	I-10 / Rosa Parks Way	WW White Rd. / Upland Dr.	Central Business District	Stability
57041	EASTWOOD VILLAGE	618D6	Rosa Parks Way / Martin Luther King Dr.	WW White Rd. / Upland Dr.	Central Business District	Stability
57042	CHERRY HILLS	618C5	Rosa Parks Way / Tamarak Dr.	Rambling / I-10	Central Business District	Stability
57043	RICE ROAD	618C8	Martin Luther King Dr. / Rigsby, Holmgreen, Rice Road	SE Loop 410 / Salado Creek	Central Business District	Stability
57044	HUNTLEIGH PARK	618E6	E. Houston St. / Lord Rd.	Sapphire / WW White	Central Business District	Stability
57045	ST. HEDWIG ADDN.	618E5	E. Houston St. / Lord Rd.	Creswell Dr. / Sapphire	Central Business District	Stability

57046	EAST HOUSTON EST.	618F5	E. Houston St. / Lord Rd.	Loop 410 / Flora Mae Dr.	Central Business District	Stability
57047	LAVACA HISTORIC DIST	616F7	E Durango to the north, carolina to the south	Labor and I-37 to the East, S Presa to the West	Central Business District	Revitalization
57048	CHESAPEAKE	618D8	Holmgreen/Seabreeze	S. WW White Rd. / Leesburg	Central Business District	Stability
57049	DELLCREST PARK	618E8	Holmgreen, Rice Rd. / Rigsby Ave.	Semlinger Rd. / S. WW White Rd.	Central Business District	Stability
57050	EASTGATE SUB	619A4	I-10 / Eunice	Peggy Dr. / Loop 410	Central Business District	Stability
57051	ROYAL VIEW	619B6	FM 1346 / Tree View Dr.	Saints Haven / Lawnview	Central Business District	Stability
57052	GREEN ACRES	653A1	Rigsby Ave. / Wineway	McNutt Dr. / Loop 410	Central Business District	Stability
57053	JUPE/MANOR TERRACE	652E2	Rigsby Ave. / Sinclair Rd.	Loop 410 / S. WW White Rd.	Central Business District	Stability
57054	ARSENAL HISTORIC/NON HISTORIC	616D7	W. Sheridan / W. Guenther St.	City St. / S. Main St.	Central Business District	Stability
57055	S. DURANGO/PROBANDT	616D8	W. Cevallos St. / I-10	Probandt St. / S. I-35	Central Business District	Stability
57056	KING WILLIAM HISTORIC (KW87)	616E6	Durango Blvd / Alamo St.	St Marys St. / San Antonio River	Central Business District	Stability

57057	DURANGO/ROOSEVELT	650F1	Durango / I-10	I-37 / Roosevelt St.	Central Business District	Revitalization
57058	VICTORIA CT TOWNHMS	617A7	Durango/Interstate Hwy 90	Interstate 37/Alamo Street	Central Business District	Growth - New Construction
57060	PALM HEIGHTS	650A2	Hwy 90 / Culberson	Nogalitos St. / S. Zarzamora	Central Business District	Revitalization
57061	BURKESHIRE	649F2	Frio City Rd. / Division	S. Zarzamora / Humble Ave.	Central Business District	Stability
57062	JUPITER NORTH	649F1	HWY 90 / FRIO CITY RD	FRIO CITY RD / GENERAL HUDNELL	Southwest	Stability
57063	MENEFEE	649E1	Hwy 90 / Thompson Pl	General Hudnell / SW 21st St.	Central Business District	Stability
57064	DIVISION W.-NOGALITOS	650B2	Hwy 90 / Division St.	I-35 / Nogalitos St.	Central Business District	Stability
57065	LINCOLNSHIRE/WILLOW PK	618A6	E. Commerce St. / Hampton St.	Robeson / I-10	Central Business District	Stability
57065MF	LINCOLNSHIRE/WILLOW PK	617F6	E. Commerce St. / Hampton St.	Robeson / I-10	Central Business District	Stability
57066	DENVER HEIGHTS East of New Braunfels	617D7	Aransas Ave. / I-10	UPRR tracks / I-37	Central Business District	Revitalization
57066MF	DENVER HEIGHTS	617D7	Durango / I-10	I-37 / Roosevelt St.	Central Business District	Stability

57067	CEVALLOS TOWNHOMES	616D7	S ALAMO / UNION PACIFIC RR	PROBANT ST / S FLORES	Central Business District	Growth - New Construction
57068	NEAR EASTSIDE	617C4	I-35 / E. Commerce St.	N. New Braunfels / N. Walnut St.	Central Business District	Stability
57069	DIGNOWITY HILL HIST DIST	617B4	SHERMAN ST/E COMMERCE ST	N CHERRY ST/N PALMETTO	Central Business District	Revitalization
57070	DIVISION E. OF IH35	650C3	I-10 / Division Ave.	S. Flores St. / I-35	Central Business District	Stability
57071	BEANVILLE	650D2	I-10 / Merrick St.	San Antonio River / S. Flores St.	Central Business District	Stability
57072	VILLAS DE ESPERANZA (SA)	649E2	Calle Del Sol / Calle Estrella	Frio City Rd. / General Hudnell	Central Business District	Stability
57073	CLAUDE W. BLACK SUB	617A6	Nevada St. / Iowa St.	Mesquite / S. Cherry	Central Business District	Stability
57074	CARRANZA SUBD	649E3	Carranza Street/Humble Avenue	W. Malone/Culberson Ave.	Central Business District	Growth - New Construction
57075	COLISEUM OAKS (SA)	617F6	E. Commerce St. / Martin Luther King Dr.	Spriggdale / UPRR tracks	Central Business District	Stability
57076	HIGHLAND PARKEST.	651D1	I-10 / Fair Ave.	Clark Ave. / I-37	Central Business District	Revitalization
57077	GEVERS TO CLARK	651D2	Vanderbilt / Fair Ave.	Clark / Gevers	Central Business District	Stability

57078	MISSION	651E3	Villareal St. / Fair Ave.	Southside Lions Park / Clark Ave.	Central Business District	Stability
57079	PASADENA HEIGHTS	651E1	Rigsby Ave. / Villareal St.	Salado Creek / Clark Ave.	Central Business District	Stability
57079MF	PASADENA HEIGHTS MF	652A1	Rigsby Ave. / Villareal St.	Salado Creek / Clark Ave.	Central Business District	Stability
57080	HIGHLAND HILLS	651E3	Fair Ave. Kashmir Pl. / Southcross Blvd	Pecan Valley Cir. / S. Gevers St.	Central Business District	Revitalization
57081	SOUTH TO PECAN VALLEY	651F4	Southcross Blvd. / Edge Ave.	Pecan Valley / Goliad Rd.	Central Business District	Revitalization
57082	PECAN VLY-FAIRLAWN(SA/EC	652A6	Southcross / SE Military Dr. I-37	Salado Creek / Pecan Valley Dr.	Central Business District	Stability
57083	KATHY & FRANCIS JEAN	651C3	Fair Ave. / Southcross Blvd	S. New Braunfels Ave. / S. Pine St.	Central Business District	Revitalization
57084	CONEY/CORNISH/JASPER	651E6	Coney Ave. / Lasses	Goliad Rd. / Clark Ave.	Central Business District	Revitalization
57085	HOTWELLS	651C5	E. Southcross Blvd / Wahrmund Ct. Koehler Ct.	Goliad Rd. / S. Presa St.	Central Business District	Revitalization
57086	FAIR TO SOUTHCROSS	651B3	Fair Ave. / Southcross Blvd.	S. Pine St. / S. Presa St.	Central Business District	Revitalization
57087	FAIR - NORTH	651A2	I-10 / Fair Ave.	I-37 / S. Presa St.	Central Business District	Stability

57088	S. PRESA W. TO RIVER	650F2	I-10 / Riverside Golf course	S. Presa St. / San Antonio River	Central Business District	Stability
57088MF	S. PRESA W TO RIVER MF	650F2	I-10 / Riverside Golf course	S. Presa St. / San Antonio River	Central Business District	Stability
57089	HIGHLAND HEIGHTS (SA)	652C6	Anton / SE Military Dr.	Alsbrook / Woodstock	Central Business District	Growth - New Construction
57090	GEORGIAN PLACE	683F3	S. Presa St. / SE Loop 410	Tarleton / Natchez Trail Dr.	Central Business District	Stability
57091	MCCREELESS MEADOWS	683F4	SE Loop 410 / Shane	Bobbie Allen / Richey Otis	Central Business District	Stability
57092	MAHNCKE PARK I (SA)	583C8	Claremont Ave. / Eleanor Place	Westgate / Broadway St.	Central Business District	Stability
57092MF	MAHNCKE PARK I (SA) MF	583C8	Claremont Ave/Eleanor Place	Westgate/Broadway St	Central Business District	Revitalization
57093	MAHNCKE PARK II (SA)	583C8	Burr Rd. / Parland	New Braunfels Ave. & Ft Sam Houston / Broadway St.	Central Business District	Revitalization
57093MF	MAHNCKE PARK II (SA) MF	583C8	Burr Rd. / Parland	New Braunfels Ave. / Broadway St.	Central Business District	Revitalization
57094	WESTFORT VILLAS (SA)	617B1	Mahncke Park / Cunningham Rd.	Broadway / Ft. Sam Houston	Central Business District	Growth - New Construction
57095	WESTFORT (SA)	617B1	BRACKENRIDGE / CUNNINGHAM	BRACKENRIDGE golf course / FT. SAM HOUSTON	Central Business District	Revitalization

57096	DOWNTOWN AREA TOWNHOMES IDZ	616F3	NEWELL AVE / IH 35	US HWY 281 / ST MARYS	Central Business District	Growth - New Construction
57097	BROADWAY AREA TOWNHOMES	583C7	E HILDEBRAND AVE / E MULBERRY AVE	BROADWAY / N NEW BRAUNFELS AVE	Central Business District	Growth - New Construction
57098	SAISDRMS	683D2	E. Pyron Ave. / Dale Erwin Dr.	Old Corpus Christi Rd. / Padre Dr.	Central Business District	Stability
57099	MISSION CREEK	683F2	Dale Erwin Dr. / S. Presa St.	Mission Pass	Central Business District	Stability
57100	TOBIN AREA TOWNHOMES IDZ	616E2	ASHBY / EVERGREEN	N ST MARYS / N MAIN	Central Business District	Growth - New Construction
57101	S. OF COMMERCE TO M.L.K. (SA)	617B6	Commerce St., Hedges St. / Martin Luther King Dr.	Rio Grande / S. Cherry	Central Business District	Revitalization
57101MF	S.COMMERCE TO M.L.K. (SAMF)	617B6	Commerce St., Hedges St. / Martin Luther King Dr.	Rio Grande / S. Cherry	Central Business District	Revitalization
57102	Denver Heights West of New Braunfels	617B7	Martin Luther King Dr. / Aransas Ave.	Anita St. / S. Walnut	Central Business District	Revitalization
57103	E. HOUSTON SO. TO HEDGES(SA)	617D5	E. Houston St. / Hedges St.	UPRR Tracks / N. New Braunfels Ave.	Central Business District	Revitalization
57104	I35 SO. TO E. HOUSTON (SA)	617E4	I-35 / E. Houston St.	UPRR Tracks / N. New Braunfels	Central Business District	Stability
57105	SPRINGVIEW	617E6	Del Rio St. / Hedges St.	Garcia St. / Rio Grande	Central Business District	Stability

57106	CORNERSTONE VILLAGE SUBD	649E1	THOMPSON PL / FRIO CITY RD	FRIO CITY RD / GENERAL HUDNELL DR	Central Business District	Stability
57108	Urban Townhomes on Olive	617B4	Olive	Burleson	Central Business District	Growth - New Construction
57109	CLAY STREET TOWNHOMES	616D7	CLAY	PROBANDT	Central Business District	Growth - New Construction
57110	Pearl District Townhomes	617B2	JOSEPHINE/IH35	PINE/IH37	Central Business District	Growth - New Construction
57111	ST. PHILLIPS SUB (SA)	617D6	Hedges St. / Dakota	S. Gevers St. / Polaris	Central Business District	Stability
57112	Townhomes on Presa	616F7	CLAUDIA / LOTUS	PRESA / ST MARY'S	Central Business District	Growth - New Construction
57113	CEDAR STREET TOWNHOMES	616F7	ALAMO ST	PEREIDA ST	Central Business District	Growth - New Construction
57114	THE DISTRICT LOFTS	617B3	MASON/IH35	OLIVE/HACKBERRY	Central Business District	Growth - New Construction
57115	SOHO COMMONS	616F2	N St. Marys St.	W Grayson St.	Central Business District	Growth - New Construction
57200	ROSILLO CREEK	619C5	N Foster Rd.	FM 1346	Southeast	Growth - New Construction
57201	KATY WAY SUB'D	619C5	N Foster Rd.	FM 1346	Southeast	Growth - New Construction
57202	ROSILLO RANCH	619D4	N FOSTER RD	I 10 E	Southeast	Growth - New Construction

57210	LOS ANGELES HTS-CENTRAL (SA)	582B5	Basse Rd. / Hildebrand	Blanco Rd. / I-10, West Ave	Central Business District	Stability
57211	OLMOS/SAN PEDRO PLACE (SA)	582D5	Basse Rd. on the North, Hildebrand Ave. on the South	San Pedro Ave. on the East and Blanco Rd. on the West	Central Business District	Revitalization
57212	OLMOS PARK TERRACE (SA)	582E5	W. Contour Dr. / Horace St.	McCullough Ave. / San Pedro	Central Business District	Revitalization
57213	PASADENA HEIGHTS I (SA)	582C6	Santa Anna / Pasadena	Blanco Rd. / Michigan Ave.	Central Business District	Stability
57214	OLMOS PK TERR HISTORIC	582E4	W. Contour Dr. / Horace St.	McCullough Ave. / San Pedro	Central Business District	Revitalization
57300	ACEQUIA MADRE NAT/LOC HIST (SA)	616E7	Alamo St.	S. St Marys St. / San Antonio River	Central Business District	Revitalization
57305	MADISON ST TWNHMS HISTORIC	616E7	BEAUREGARD ST / S ALAMO	S ALAMO / SAN ANTONIO RIVER	Central Business District	Stability
57315	LOS ANGELES HTS/KEYSTONE HISTORIC DISTRICT	582A7	1400-1500 block of W Rosewood and W Lynwood	I-10 / Brad	Central Business District	Revitalization
57320	TOBIN HILL HISTORIC DIST	616F2	Ashby/IH 35	N. St. Marys/McCullough	Central Business District	Revitalization
57321	BROWNSTONE TOWNHOMES	616F2	Dewey Pl. / I-35	N. St Marys / McCullough	Central Business District	Stability
57322	MISTLETOE BUNGALOW (SAISD)	616F1	MISTLETOE/MAGNOLIA	MCCULLOUGH/US281N	Central Business District	Growth - New Construction

57326	POPLAR PLACE CONDO (SA)	616E3			Central Business District	Growth - New Construction
57399	JT BRACKENRIDGE SUBD	616C6	GUADALUPE/LAREDO	COLORADO/BRAZOS	Central Business District	Growth - New Construction
57400	FRIO CITY RD S.E. TO IH35/90(SA)	616B8	Pendleton / Hwy 90	I-35 / Frio City Rd.	Central Business District	Stability
57401	S. LAREDO S.E. TO FRIO CITY RD(SA)	616A8	S. Laredo St. / Frio Ciy Rd.	S. Brazos St. / S. Calaveras, S. Navidad	Central Business District	Stability
57402	GUADALUPE S. TO LAREDO ST(SA)	616A6	Guadalupe Street on the north, S. Laredo Street on the south	S. Zarzamora on the west and IH-35 on the east	Central Business District	Stability
57403	COMMERCE S. TO GUADALUPE (SA)	616A5	W. Commerce St. / Guadalupe St.	N. Comal St. / S. Zarzamora	Central Business District	Stability
57404	W. MARTIN S. TO W. COMMERCE (SA)	616B4	W. Martin St. / W. Commerce St.	N. San Marcos / N. Zarzamora St.	Central Business District	Stability
57405	DELGADO S. TO W. MARTIN (SA)	616B3	Delgado St. / Martin St.	N. San Marcos / N. Zarzamora	Central Business District	Stability
57406	CULEBRA S. TO DELGADO (SA)	616A3	Culebra Rd. / Delgado St.	Colorado St. / N. Zarzamora St.	Central Business District	Stability
57407	UTOPIA HEIGHTS	651F6	IH 37 /Utopia	Goliad/Pecan Valley	Central Business District	Growth - New Construction
57500	CHERRY MODERN SUBD	617A4	LAMAR ST / NOLAN ST	N HACKBERRY / UNION PACIFIC RR	Central Business District	Growth - New Construction
80008	BIG OAKS MHP	714E3	LOOP 410 / MEDINA RIVER	HWY 16 / SOMERSET RD	Southwest	Stability

80009	OAKCREST POINTE MHP	553D6	S WEIDNER RD	CRESTWAY RD	Northeast	Stability
80010	ZARZAMORA MHP, LLC	649F3	S ZARZAMORA	CULBERSON	Central Business District	Stability
80016	AZTEC ESTATES MHP	685B6	US HWY 181 S.	FOSTER RD	Southeast	Stability
80018	WESTWOOD ESTATES # 2 MHP	613F6	SHADY GROVE / MARBACH RD	PINN RD / MILITARY DR	Northwest	Stability
80019	A-1 MHP # 2	553B5	N WEIDNER RD	I-35	Northeast	Stability
80020	WESTHILL TRAILER PARK	613F6	NORTH MARBACH ROAD	WEST W. MILITARY DR. / EAST PINN RD	Southwest	Stability
80022	LAKESIDE MHP	648C8	OLD PEARSALL RD / UNION PACIFICRR	PEARSALL PARK / SW LOOP 410	Southwest	Stability
80027	LUNA MHP	648D8	DEMPSEY DR	HAYDEN DR	Southwest	Stability
80028	CAMINO CREEK MHP	646E2	KRIEWALD RD / HWY 90	MEDIO CREEK / PUE RD	Southwest	Stability
80031	NORTH BREEZE MHP	548A7	ECKHERT RD / MAVERICK OAK	BORDER MIST / ECKHERT RD	Southwest	Stability
80033	GARZA MHP	555F4	FM1518	FM78	Northeast	Stability
80034	COUNTRY OAKS MHP	576E1	NORTH OLD FM 471 AND CULEBRA ROAD	FM 471 AND TALLEY	Southwest	Stability
80036	BUCKINGHAM VILLAGE MHP	554C1	IH 35 N AND LOOP 1604	PAT BOOKER RD	Northeast	Stability
80037	ABC RV & MHP	554E2	LOOKOUT	TOEPPERWEIN RD	Northeast	Stability
80039	RUSTIC OAKS PARK	751F3	S LOOP 1604	CAMPBELLTON	Southwest	Stability
80042	APPLEWHITE MHP	681D6	APPLEWHITE RD	HWY 16 S	Southwest	Stability
80043	MEDINA MOBILE ESTATES MHP	751B1	MARTINEZ LOSOYA // S LOOP 1604	LEAL RD.	Southwest	Stability
80044	DELGADO'S MHP	685E5	S FOSTER RD	HWY 181/HILDEBRANDT	Southeast	Stability
80046	PECAN GROVE MHP	555E2	FM1518 / FM 3009	FM78	Northeast	Stability
80049	COUNTRY AIR MHP	653D1	S FOSTER RD	HWY 87	Northeast	Stability
80053	COZY COVE MHP	553A6	RANDOLPH BLVD	CRESTWAY RD	Northeast	Stability
80054	KIRBY MHP	585A6	FM 78 / KIRBY HTS	GIBBS-SPRAWL RD	Northeast	Stability
80058	WESTWOOD ESTATES # 1 MHP	613F7	NORTH/ MARBACH RD,	WEST / W. MILITARY DR. EAST / PINN RD.	Southwest	Stability
80060	ROOSEVELT AVE MHP	650F4	ROOSEVELT AVE	E SOUTHCROSS BLVD	Central Business District	Stability
80062	PLACID MHP	586D2	UPPER SEGUIN RD /	F.M. 1516 - MARTINEZ-	Northeast	Stability

			CRESTWAY	CONVERSE		
80064	TRAVELER'S WORLD RV PARK	650F4	RIVERSIDE / E SOUTH CROSS BLVD	ROOSEVELT AVE / MISSION RD	Southwest	Stability
80066	RAMADA MHP	650F6	KELLY / E WHITE AVE	MISSION RD	Southwest	Stability
80067	MISSION TERRACE MHP	650F5	BELDEN AVE / E SOUTH CROSS BLVD	MISSION RD	Southwest	Stability
80068	RIVERSIDE TERRACE MHC	650F4	MISSION RD/ ROOSEVELT	STEVES AVE/ SOUTH CROSS	Southwest	Stability
80071	JOHN MARSHALL MHP	548A8	MAVERICK OAK DR	ECKHERT RD	Southwest	Stability
80073	HARMONY VILLAGE MHP	685B8	DONOP DR	OLD CORPUS CHRISTI RD	Southeast	Stability
80078	BOSQUE DE LAS LOMAS COMMUNITY MHP	584B2	HARRY WURZBACH	RITTIMAN RD	Northeast	Stability
80081	MILITARY DR MHP # 2	649B6	PRICE / SW MILITARY DR	NEW LAREDO HWY / BYNUM AVE	Southwest	Stability
80083	CASTROVILLE RD MHP	615A7	MARBAUCH AVE / CASTROVILLE RD	SW 36TH ST / SW 37TH ST	Southwest	Stability
80084	DUNROVIN MHP	650F8	WARE BLVD	S FLORES ST	Southwest	Stability
80087	INDIAN HILLS II MHP	684B2	IH 37	GOLIAD RD	Southeast	Stability
80089	SADDLE CREST MHP	652F4	NEW SULPHUR SPRINGS RD	SOUTH CROSS RANCH RD	Southeast	Stability
80094	PIERCE RV & MOBILE HOME PARK	618D2	NWW WHITE RD	GEMBLER RD	Central Business District	Stability
80100	OAK TREE MOBILE HOME PARK	649C7	SW MILITARY DR / BRIGGS AVE	KELSEY AVE.	Southwest	Stability
80103	VAIL'S MHP # 8	649B7	SW MILITARY RD / NEW LAREDO HY	NEW LAREDO HY / BYNUM AVE	Southwest	Stability
80110	VAIL'S MHP # 6	649A7	SW MILITARY DR	QUINTANA RD	Southwest	Stability
80111	LAZY ACRES TRAILER PARK	680F1	QUINTANA RD	NEW LAREDO HWY/IH 35 S	Southwest	Stability
80113	MC MULLEN MHP	649C1	WEIR AVE	S GENERAL MCMULLEN	Southwest	Stability
80115	PARK A HOME TRAILER PARK	649C7	BRIGGS AVE	KELSEY AVE	Southwest	Stability
80116	RANCHO SUNRISE LLC	685E4	HILDEBRANDT	S FOSTER RD	Southeast	Stability
80121	PURPLE SAGE MHP	584C1	AUSTIN HWY	LANARK DR	Northeast	Stability
80124	CRESTVIEW MH VILLAGE	580D4	EVERS/WURZBACH	NW LOOP 410	Southwest	Stability
80127	SHADY ACRES MHP	553A5	WEIDNER RD	RANDOLPH BLVD	Northeast	Stability
80132	TWIN LANE ENTERPRISES RV PARK	581D4	FREDERICKSBURG RD/HILLCREST	BABCOCK	Central Business District	Stability

80137	CIRCLE B MHP	584B2	NORTH COMMERCIAL RENTAL BUSINESS/SOUTH EISENHAUER	EAST VACANT LAND IN FLOOD ZONE/ WEST CORINNE ROAD	Northeast	Stability
80140	RIVER CITY MHP	684E5	HWY 181/IH 37	S BLUE WING RD	Southeast	Stability
80141	STONEGATE MHP	684B1	SW LOOP 410/W MILITARY DR	MARBACH RD/HWY 90	Southwest	Stability
80144	BEYER MHP	650E5	BRISTOL AVENUE / COMPTON AVENUE	BRISTOL AVENUE	Southwest	Stability
80146	281 MHP	717B5	S HWY 281	FM 2537 // GUEST RD.	Southwest	Stability
80150	RIVERSIDE MHP	651A4	ROOSEVELT/PRESA	E SOUTHCROSS	Central Business District	Stability
80151	LAMPLIGHTER MHP	584E5	IH 35	RITTIMAN RD	Northeast	Stability
80152	LITTLE JOE'S MHP	679D4	OLD PEARSALL RD. ON THE SOUTH	OLD PEARSALL RD. / COVEL RD.	Southwest	Stability
80154	MOBILE HOME SERVICE	654E7	CROW RD	NEW SULPHUR SPRINGS RD	Southeast	Stability
80155	VAIL'S MHP # 3	680F3	IH 35 S. ACCESS RD.	CASSIN RD/SOMERSET RD	Southwest	Stability
80161	CIRCLE LANE MHP	647D1	SW LOOP 410	US HWY 90 W	Southwest	Stability
80163	SPRINGFIELD MEADOWS MHP	618E1	410/SPRNGFIELD RD	410/CORNER PKWY	Northeast	Stability
80166	DEEP ROCK MHP	651A7	LORITA DR. / E. HARDING DR.	ROOSEVELT AVE	Southwest	Stability
80172	RANCH HOUSE MHP	683A2	ASHLEY RD. / SAMS DR.	ROOSEVELT AVE.	Southwest	Stability
80174	BELAIRE PARK	650D8	PLEASANTON RD	WARE BLVD	SOUTHWEST	Stability
80180	GREEN TREE VILLAGE NORTH MHP	553A3	O'CONNOR RD	WURZBACH PKWY	Northeast	Stability
80190	HILLSIDE ACRES MHP	648C7	OLD PEARSALL RD.	HILLBURN DR.	Southwest	Stability
80194	MUNDAHL MHP	584C1	NORTH AUSTIN HWY	EISENHAUER RD	Northeast	Stability
80197	RAMSEY MHP	512C6	BANDERA RD	ANTONIO DR	Northwest	Stability
80199	NORTH VALLEY MHP	579E2	BANDERA RD	GRISSOM RD	Southwest	Stability
80203	ECKHERT RD MHP	548A8	ACCESS FROM ECKHERT RD.	ACCESS FROM ECKHERT RD.	Southwest	Stability
80210	HORSESHOE BEND PARK	580D6	NORTH /OAK KNOLL, SOUTH /INGRAM ROAD	WEST / CALLAGHAN ROAD	Southwest	Stability
80217	TRAILER CITY SOUTH MHP	682D5	SW LOOP 410 / Moursund Blvd	Moursund Blvd	Southwest	Stability
80220	HAYDEN MHP	648C8	HAYDEN DR. / SHERRY	VAN STREET	Southwest	Stability
80225	LAZY DAYS MHP	613C7	SW LOOP 410	US HWY 90 W	Southwest	Stability
80227	KNOX MHP	613C8	IH90 SOUTH BOUNDARY	410 WEST BOUNDARY	Southwest	Stability

80235	L & L ENTERPRISES MHP	747B2	SOMERSET RD	JAMES ST	Southwest	Stability
80236	LAS SOMBRAS MHP	553A5	N WEIDNER RD	I-35	Northeast	Stability
80237	GUNN MHP	611D4	GROESENBACHER RD	POTRANCO RD	Southwest	Stability
80239	SERRANO MHP	652D2	S WW WHITE RD	RIGSBY AVE	Central Business District	Revitalization
80241	WENZEL MHP	553C1	TOEPPERWEIN AND JUDSON RD	LOOKOUT RD	Northeast	Stability
80243	RUNNING SPRINGS MHP	618C7	S WW WHITE RD/ I10 E	E HOUSTON ST/ MARTIN LUTHER KING DR	Central Business District	Stability
80244	SPRING CROSSING MHP	653F7	S FOSTER RD	NEW SULPHUR SPRINGS RD	Southeast	Stability
80248	HIDDEN LAKE MHP	619B6	N FOSTER RD	FM 1346	Central Business District	Stability
80250	LAKE VILLAGE MOBILE HOME COMMUNITY	684F5	HWY 181 S/SPUR 122	GREEN LAKE DR	Southeast	Stability
80251	SOUTHTON RD MHP	684D8	HWY 37	S BLUE WING RD/ DONOP RD	Southeast	Revitalization
80252	MARETH'S SUBD MHP	655F3	HWY 87/ LAVERNIA RD	FM 3465/ RAKOWITZ RD	Southeast	Stability
80253	RIDGECREST MHP	713B2	IH35	SWISD ACREAGE/ PRIVATE ROAD	Southwest	Stability
80254	ADKINS COUNTRY VILLAGE	655A4	KIRKNER RD/HWY 87	STUART RD	Southeast	Stability
80255	SPEER SUBD	656A5	LOOP 107	LONE OAK LN/ FM 3465	Southeast	Stability
80280	LACKLAND MH VILLAGE & RV PARK	647D1	HWY 90 WEST IS TO THE SOUTH; SKOLOUT ST IS TO THE NORTH	GUNSMOKE DR IS TO THE WEST AND COLT DR IS THE EAST	Southwest	Stability
80285	GARDEN VALLEY MHP	681F2	W ACKARD PL./ W. ANSLEY BLVD.	ROCKWELL BLVD./ S. ZARZAMORA ST.	Southwest	Stability
80290	COVER RIDGE RANCH MHP	686D1	NEW SULPHUR SPRINGS RD	GARDNER RD/KNOWLTON RD	Southeast	Stability
80295	LAS PENITAS RAMIREZ MHP	713B1	QUINTANA/ IH 35 S	W LOOP 1604 S/ BENTON CITY	Southwest	Stability
80296	VALLEY RIDGE MHP	679E1	LOOP 410	OLD PEARSAL RD	Southwest	Stability
80297	VAIL'S MHP # 7	650D3	Pleasanton Rd	Unity Ct	Southwest	Stability
80298	REGENCY VILLAGE MHP	553E8	NEW WORLD	MONTGOMERY DR	Northeast	Stability
80300	ELM VALLEY	576F8	Ray Lieck Road is to the north and Turtle Cross Road is to	Talley Road is to the east and Turtle Cross Rd and Medio	Southwest	Stability

			the south	Creek are to the west		
80301	CRESTON RIDGE MHP	553D1	JUDSON RD	INDEPENDENCE AVE	Northeast	Stability
80302	STONEBRIDGE MHP	578A2	Culebra Creek Park is to the north; Culebra Road/Taft High School is to the south	FM 1560 is to the west and Westwood Loop/Loop 1604 is to the east	Southwest	Stability
80303	BANDERA PASS MHP	579F2	ECKHERT ROAD IS TOO THE NORTH; REINDEER TRAIL IS TO THE SOUTH	BANDERA ROAD TO THE EAST; PENGUIN TRAIL TO THE WEST	Southwest	Stability
80304	SNOWFLAKE MHP	579E2	ECKHERT DRIVE TO THE NORTH AND SETTLERS RIDGE TO THE SOUTH	LEON CREEK TO THE WEST AND NORTHERN LIGHTS DRIVE TO THE EAST	Southwest	Stability
80305	WOODLAKE ESTATES	585D3	WALZEM RD	GIBBS SPRAWL RD	Northeast	Stability
80306	WOODLAKE TRAILS	585F6	SEGUIN RD/BINZ-ENGLEMAN RD	N FORSTER RD	Northeast	Stability
80307	SUMMIT RIDGE	554A6	CRESTWAY RD/TOEPPER WEIN RD	KITTY HAWK RD	Northeast	Stability
80308	SOUTHERN STAR MHP	650F7	ROOSEVELT AVE	SW MILITARY DR	Southeast	Stability
80309	ROAD RUNNER MHP	720E4	HWY 181/ FM 327	LOOP 1604/KILOWATT RD	Southeast	Stability
80310	HIDDEN VALLEY MHP	714A1	Somerset Rd	Fischer Rd	Southwest	Stability
80312	NORTHWEST TRAILS MHP	578B1	NORTH CRESTON GATE, SOUTH WESTWOOD LOOP AND CULEBRA	EAST LOOP 1604	Southwest	Stability
80314	WALZEM PARK	586A1	WALZEM RD	FM 1976/ SEGUIN RD	Northeast	Stability
80316	CRESCENT PLACE	653A3	RIGSBY AVE/NEW SULPHUR SPRINGS RD	S FOSTER RD/ SE LOOP 410	Southeast	Stability
80317	EASY ACRES MHP	621C6	FM 1346/ LAVERNIA RD	STUART RD/ S ABBOTT RD	Southeast	Stability
80318	CRESTWOOD ESTATES MH COMMUNITY	681E8	APPLEWHITE ROAD	MAUERMANN ROAD	Southwest	Stability
80319	SANDSTONE MHP	685C8	HWY 181 / OLD CORPUS CHRISTI RD	DONOP RD	Southeast	Stability
80320	NEJON MHP	512E3	TOEPPERWEIN RD/ LOOP 1604	FM2252/ IH35 N	Northeast	Stability
80321	SANDS MHP	751A8	LOOP 1604/DUPONT RD	HWY 281/CAMPBELTON RD	Southwest	Stability
80322	RAMIREZ MHP	713C1	LOOP 1604	IH 35	Southwest	Stability
80324	PALOMINOS MHP	614C6	151 FRWY/ OLD US HWY 90 WEST	S CALLAGHAN RD	Southwest	Stability

80326	HARVEST RIDGE MHP #326	556A4	E FM 1518 1	SCHAEFER RD	Northeast	Stability
85070	CONCEPT THERAPY IMP ONLY	447A7	Leon Creek is to the south and Basic Lane is to the north	Scenic Loop Road is to the west and Breeze Oak Lane is to the east	Northwest	Stability
90001	ARCADIA PLACE CONDO(AH)	583C5	GRANDVIEW PLACE/ARCADIA PLACE	CLEVELAND CT./ BROADWAY	Northeast	Revitalization
90002	ASPEN VILLAGE CONDO (NS)	549B8	Datapoint Dr / Louis Pasteur Dr	Fredericksburg Dr / IH 10	Northwest	Stability
90003	BANDERA LANDING CONDO(NS)	579C1	Mainland	Oak Island Dr	Northwest	Stability
90004	BARCELONA CONDO (AH)	583D3	Eisenhaur Rd	Greenwich Blvd/Emporia	Northeast	Stability
90005	BARRINGTON CONDO (NE)	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
90006	BITTERS BEND CONDO (NE)	516C6	BITTERS/STARCREST	HEIMER	Northeast	Stability
90007	BRIDGES CONDO (NS)	549B3	Vance Jackson Rd	Orsinger Ln	Northwest	Stability
90008	BRIGHTON SQUARE CONDO(AH)	583C5	Eaton/Ausway	Austin Hwy/Fenimore	Northeast	Stability
90009	BRIGHTWOOD PL CONDO(AH)	583C2	Calumet/Claywell	N.New Braunfels/Broadway	Northeast	Revitalization
90011	CALAIS VILLAS CONDO (NE)	550C3	BLANCO RD	PARLIAMENT DR	Northeast	Stability
90012	MIDWAY ON BABCOCK CNDO	548A3	BABCOCK RD	SPRING TIME DR	NW	Growth - New Construction
90013	CALLAGHAN PL CONDO (SA)	581A3	Callaghan Rd.	NW Loop 410	Northwest	Stability
90014	CAMBRIDGE CONDO(AH)	583B5	Ogden Ln/Morse	Townsend/Arbustus	Northeast	Stability
90015	CAMBRIDGE PARK CONDO(NE)	550C2	BLANCO RD.	SIR WINSTON	Northeast	Stability
90016	CANYON CK VILL. CONDO(NE)	516C4	BLANCO RD.	LOOP 1604	Northeast	Stability
90017	CAPISTRANO CONDO (NE)	516B8	BLANCO RD.	CHURCHILL ESTATES BLVD.	Northeast	Stability
90018	CARLYLE CONDO(AH)	583B2	Broadway	Corita	Northeast	Revitalization
90019	CASTLEWOOD CONDO (NS)	549B8	Fairhaven St	Medical Dr	Northwest	Stability
90020	CEDAR POINT CONDO (NS)	513E6	Loop 1604	Babcock Rd	Northwest	Stability
90021	CHARTER OAKS CONDO (NS)	549D5	Vance Jackson Rd	Wurzbach Pkwy	Northwest	Stability
90022	CHARTWELL CONDO (NS)	549C6	IH-10 / Powhatan	Colony Dr / Tioga	Northwest	Stability
90023	CHATEAU DIJON (AH)	583B2	North:Lorenz; South:Nottingham	East:Broadway; West:Peter Baque	Northeast	Revitalization
90024	CHERBOURG SQ CONDO (AH)	583C1	Knibbe Ave./Hilers	Peter Baque/Broadway	Northeast	Stability
90025	CHESAPEAKE CONDO (NE)	550B1	BLANCO RD	VISTA DEL NORTE	Northeast	Stability
90026	122 CHESTER (AH)	583C6	Hubbard/Pocco	Encino Ave./Broadway	Northeast	Stability
90027	CHICHESTER HILL (AH)	583C5	Bartlett/Grandview	Cleveland/N.New Braunfels	Northeast	Revitalization

90028	CHICHESTER PL CONDO (AH)	583C5	Ellwood/Grandview Pl	Austin Hwy/Cleveland Ct.	Northeast	Stability
90029	CHRISTOPHER HILL CNDO(AH)	583C5	Broadway/Arcadia Place	Cleveland/New Braunfels	Northeast	Stability
90030	CIRCLE STREET CONDO (AH)	583C5	Montclair Av./Circle st.	Austin Hwy/Broadway	Northeast	Stability
90031	COLONIES VILLAGE (NS)	549C6	Powhatan	Hopecrest / Turtle Village	Northwest	Stability
90032	COPPERTREE CONDO (NS)	578F4	Timber Path / Culebra Rd	Village Park	Northwest	Stability
90033	COUNTRY HOLLOW CONDO (NE)	550F1	US 281 ACCESS ROAD	BITTERS RD	Northeast	Stability
90034	COVINGTON OAKS CONDO(NS)	514F8	De Zavala Rd	Brandeis / Railroad Tracks	Northwest	Stability
90035	CRAIG PLACE CONDO (SA)	616E1	Woodlawn/Russell	St. Mary's/McCullough	Central Business District	Stability
90036	CRAIG PLACET/H CONDO(SA)	616E1	Woodlawn / Craig	Howard / Belknap	Central Business District	Stability
90037	CROFTON CONDO (SA)	616E7	S Alamo/Stieren.	Wickes/Crofton	Central Business District	Stability
90038	CROWN MEADOWS W CONDO(NS)	579C8	Reed Rd / Ingram Rd	Micron Rd	Northwest	Stability
90039	DEER OAKS CONDO (NS)	580E1	Babcock Rd	Rowley Rd / Wurzbach Rd	Northwest	Stability
90040	DEVONSHIRE CONDO (NE)	550A3	PHIL HARDBERGER PARK/ BRAESVIEW	LARKSPUR DR. / N.W. MILITARY HWY.	Northeast	Stability
90041	DIAMONDHEAD CONDO (NS)	580E1	Babcock Rd	Rowley Rd	Northwest	Stability
90042	DIJON NORTH CONDO (AH)	583B2	Lorenz/Nottingham	BROADWAY/Peter Baque rd.	Northeast	Stability
90043	EDGECLIFF CONDO (NS)	549A3	Vance Jackson Rd	Huebner Rd / Hobby Middle School	Northwest	Stability
90044	DEL DONORE CONDO (NS)	549B8	Donore Pl / Chambers	Oak Garden	Northwest	Stability
90045	SECLUDED OAK VILLAS CONDOS	549A7	Fredericksburg Rd / Gardendale	Wurzbach Rd	Northwest	Stability
90046	ELMWOOD CONDO (SA)	616E1	Magnolia/Mistletoe	McCullough/San Pedro	Central Business District	Stability
90047	ENCHANTED VILL CONDO(NE)	550D3	WEST AVE	W. RHAPSODY	Northeast	Stability
90048	EXETER HOUSE CONDO (NS)	581B1	Fredericksburg Rd	Callaghan Rd	Northwest	Stability
90049	ECKHERT PLACE CONDO	548B7	Huebner Rd / Eckhert Rd	Prue Rd	Northwest	Growth - New Construction

90050	FRMINGTN CMMNS CONDO(NE)	583D2	NORTH ROBINHOOD PLACE/ SOUTH EISENHAUER	EAST CITY PARK / WEST SINGLE FAMILY HOUSES ON KENILWORTH	Northeast	Stability
90051	FOUNTAINS CONDOS (NS)	581A3	Babcock Rd	Callaghan Rd	Northwest	Stability
90052	4001 N. NEW BRAUNFELS(SA)	583C7	Hildebrand/Allensworth	New Braunfels/Broadway	Central Business District	Stability
90053	GALLERY CONDOS (AH)	583C1	Nacogdoches/Oakleaf	Woodbridge/New Braunfels	Northeast	Revitalization
90054	GDN CENTER MED. CONDO(NS)	548E7	Hamilton Wolfe	Cinnamon Hill / Cinnamon Creek	Northwest	Stability
90055	GEORGIAN CONDOS (NE)	551C8	BROADWAY AND N NEW BRAUNFELS	LOOP 410	Northeast	Stability
90056	GROVE PLACE CONDOS (AH)	583C6	Grove Place/Cleveland Ct.	New Braunfels/Broadway	Northeast	Stability
90057	HAMPSHIRE HOUSE (AH)	583B2	Corita/Lorenz	Broadway/Dijon Ct.	Northeast	Revitalization
90058	HAMPTON HILL CONDO (NE)	551B2	JONES MALTSBERGER	STARCREST DR	Northeast	Stability
90059	HARMONY HILLS CONDO (NE)	550E4	WEST AVE	W. SILVER SANDS	Northeast	Stability
90060	HEATHER CONDO (NE)	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
90061	HEIGHTS CONDOS (AH)	583C6	Kennedy/Hubbard	Broadway/Mayflower	Northeast	Stability
90062	HIDDEN CREEK CONDOS (NS)	549D7	Castledale Dr / Powhatan	Swandale / Turtle Village	Northwest	Stability
90063	SNOWDEN HGTS CONDO	580E1	Babcock Rd	Wurzbach Rd	Northwest	Stability
90064	IDLEWOOD CONDO (NE)	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
90065	IRA TOWNHOMES CONDO (SA)	617B1	Broadway St	Brackenridge	Central Business District	Revitalization
90066	KENSINGTON ROW CONDO(NS)	549A7	Wurzbach Rd	Fredericksburg Rd	Northwest	Stability
90068	166 LA QUINTA CONDO (AH)	583C6	N New Braunfels Ave	Elizabeth	Northeast	Stability
90069	185 LA QUINTA CONDO (AH)	583C6	N New Braunfels Ave	Terrell Rd	Northeast	Stability
90070	LA SOMBRA CONDO (AH)	583C3	Broadway St	Nacogdoches	Northeast	Revitalization
90071	LAS SOMBRAS CONDO (NE)	552A7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
90072	LAFAYETTE PL CONDO (NE)	581C1	CALLAGHAN RD	FREDERICKSBURG RD	Northeast	Stability

90073	LEFT BANK CONDO (SA)	616E4	St Mary's	E Martin	Central Business District	Stability
90074	LES CHATEAUX CONDO (AH)	583C1	Broadway St	N E Loop 410	Northeast	Stability
90075	MACARTHUR TH CONDO (NE)	551F6	NACOGDOCHES	BITTERS	Northeast	Stability
90076	MARK TWAIN CONDO (SA)	582D8	Blanco Rd	W Hildebrand Ave	Central Business District	Stability
90077	MEADOW POINTE CONDO (NS)	578E1	Dover Ridge	Gallery Ridge	Northwest	Stability
90078	MOCKINGBIRD POND CONDO (NS)	581C1	Herizon Hill	Callaghan Rd	Northwest	Stability
90079	N. NEW BRNFLS CONDO (AH)	583C5	N New Braunfels Ave	Austin Hwy	Northeast	Stability
90080	NORTHERN HILLS CONDO (NE)	552D2	WETMORE & O'CONNOR RD/THOUSAND OAKS	NACOGDOCHES RD/UHR	Northeast	Stability
90081	N. POINTE VISTA CONDO (SA)	581B3	Babcock Rd	N W Loop 410	Central Business District	Stability
90082	NORTHVIEW TOWER CONDO (NE)	582D1	SAN PEDRO	OBLATE DR	Northeast	Stability
90083	OAK COURT CONDO (AH)	583C1	N New Braunfels Ave	N E Loop 410	Northeast	Stability
90084	OAK PARK CONDO (AH)	583C1	N New Braunfels Ave	N E Loop 410	Northeast	Stability
90085	OAKDELL MANOR CONDO (NS)	581A2	Louis Pasteur	Babcock Rd	Northwest	Stability
90086	CRAIG PLACE CONDO	616C1	BLANCO RD	W CRAIG PL	Northwest	Growth - New Construction
90087	OAKS CONDO (AH)	551D8	NACOGDOCHES	LOOP 410	Northeast	Revitalization
90088	OLMOS PARK TH CONDO (SA)	582E6	NORTH OF E. HILDEBRAND/ SOUTH OF BASSE RD.	WEST OF MC CULLOUGH ON VASSAR ST.	Central Business District	Stability
90089	OLMOS PARK GDNS CONDO (AH)	582F7	NORTH OF E. HILDEBRAND	EAST OF MC CULLOUGH ON SHOOK ST.	Northeast	Stability
90090	PARK GARRATY TH CONDO (NE)	583F6	NORTH GARRATY / SOUTH APARTMENTS ON TUTTLE	EAST HARRY WURBACH (FORT SAM HOUSTON GOLF COURSE)/WEST	Northeast	Stability
90091	GRANDVIEW CONDO	583C5	GRANDVIEW PLACE/ARCADIA PLACE	NEW BRAUNFELS/CLEVELAND	Northeast	Growth - New Construction

90092	ECO LOFTS CONDOMINIUM	618A5	Commerce St.	Coco-Cola Place	Central Business District	Growth - New Construction
90093	PASEO DEL RIO CONDO (SA)	616F5	NORTH OF E. COMMERCE/ SOUTH OF E. HOUSTON	EAST OF N. MAIN ON LOSOYA ST(DOWNTOWN)	Central Business District	Stability
90094	POINTE NORTH CONDO (NS)	549A7	Wurzbach Rd / Datapoint	Fredericksburg Rd	Northwest	Stability
90095	POST OAK CONDO (NS)	549D4	Vance Jackson Rd	Wurzbach Pkwy	Northwest	Stability
90096	100 EL PRADO CONDO (AH)	582E6	NORTH OF E. HILDEBRAND	EAST OF MC CULLOUGH ON W. EL PRADO	Northeast	Revitalization
90097	PROMENADE CONDO (NE)	583F2	LOOP 410/AUSTIN HWY	N NEW BRAUNFELS/HARRY WURZBACH RD	Northeast	Stability
90098	RAMPART CRSSNG CONDO(NE)	550E8	SAN PEDRO	W. RAMPART	Northeast	Stability
90101	STEEL HOUSE LOFT CONDOS	616D7	FLORES ST	PEDEN ALLEY	Central Business District	Stability
90102	RIVERVIEW CONDO (SA)	616E4	SOUTH OF N. PANAM EXPRESSWAY	WEST OF MC CULLOUGH ON NAVARRO ST (DOWNTOWN)	Central Business District	Stability
90103	ROYAL GEORGE CONDO (AH)	583C1	NORTH OF NACOGDOCHES/SOUTH OF N.E. LOOP 410.	EAST OF BROADWAY ON N. NEW BRAUNFELS	Northeast	Stability
90104	ENCLAVE AT ELM CREEK	549C4	Vance Jackson	WURZBACH RD	Northwest	Stability
90105	SHADY OAKS CONDO (NE)	551E6	BROADWAY / NACOGDOCHES	BITTERS RD	Northeast	Stability
90106	SHENANDOAH TH CONDO (NS)	549B4	Vance Jackson / I-10	Wurzbach / Huebner	Northwest	Stability
90108	SPRINGTREE TH CONDO (AH)	583C5	NORTH OF E. HILDEBRAND AVE.	WEST OF AUSTIN HWY EAST OF BROADWAY ON FENIMORE	Northeast	Stability
90109	SPYGLASS HILL CONDO (NS)	549B8	Fredericksburg Rd / Medical & Datapoint	Fredericksburg Rd / Donor Place	Northwest	Stability
90110	ST. DENNIS CONDO (AH)	583C5	NORTH OF E. HILDEBRAND	WEST OF BROADWAY ON ST. DENNIS AVE	Northeast	Stability
90111	ST DENNIS PRIV CONDO(AH)	583C5	NORTH OF E. HILDEBRAND	WEST OF BROADWAY ON ST. DENNIS AVE.	Northeast	Stability
90112	STEEPLECHASE CONDO (NE)	552C5	NACO-PERRIN/WURZBACH PKWY	PERRIN BEITEL/NACOGDOCHES &	Northeast	Stability

				WURZBACH PKWY		
90113	STONERIDGE TH CONDO (NE)	551F1	JONES MALTSBERGER AND WETMORE RD	THOUSAND OAKS	Northeast	Stability
90114	STRATFORD CONDO (AH)	583C6	NORTH OF E. HILDEBRAND AVE	WEST OF BROADWAY ON PATTERSON AVE	Northeast	Revitalization
90115	SUNBURST TH CONDO (NS)	549B2	UP RR / Vance Jackson Rd	Orsinger Ln / Huebner Rd	Northwest	Stability
90116	SUTTON PLACE CONDO (NE)	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
90117	TERRELL RD TH CONDO (AH)	583C6	NORTH OF HILDEBRAND/ SOUTH OF ELIZABETH PL.	WEST OF N. NEW BRAUNFELS/ EAST OF BROADWAY	Northeast	Stability
90118	1000 OAKS RCQT CLUB (NE)	517D5	THOUSAND OAKS / LOOP 1604	JONES MALTSBERGER / US HWY 281	Northeast	Stability
90119	TOWNSEND CONDO (AH)	583B5	ABISO AVE / NORMANDY AVE	JONES MALTSBERGER / BROADWAY	Northeast	Stability
90121	200 PATTERSON CONDO (AH)	583B6	OGDEN LN / E HILDEBRAND AVE (University of the Incarnate Word)	BROADWAY / US 281	Northeast	Revitalization
90122	VERSAILLES CONDO (AH)	583C2	KNIBBE AVE / E NOTTINGHAM	N NEW BRAUNFELS / BROADWAY ST	Northeast	Stability
90123	VILLA BORDEAUX CONDO(SA)	581E5	Fredericksburg Rd / Babcock Rd.	Williamsburg / Coyle Pl	Northwest	Stability
90124	VILLA DEL SOL CONDO (SA)	581E5	Vance Jackson/I-10	Gardina St.	Northwest	Stability
90125	VILLA PAREE CONDO (AH)	583C6	GARRATY RD / ELIZABETH RD	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90126	VILLA TANGLEWOOD (AH)	583D3	Eisenhauer Rd / Austin Hwy	Greenwich Blvd / N New Braunfels	Northeast	Stability
90127	VILL AT WOODLAKE C.C.(JD)	585F5	Seguin Rd / Golf Vista Blvd	Walzem Rd / Rittiman Rd	Northeast	Stability
90128	WHISPER HOLLOW CONDO(NS)	549C4	UP Railroad / Tioga	Wellsprings Dr / Yorktown	Northwest	Stability
90129	WINDSOR COURT CONDO(AH)	583C1	E SUNSET / E TERRA ALTA	N NEW BRAUNFELS / BROADWAY	Northeast	Revitalization
90130	WINDMILL OAKS CONDO(NS)	549A3	Huebner Rd	Expo Blvd / Vance Jackson	Northwest	Stability
90131	WILLIAMSBURG SQ CONDO(AH)	583C1			Northeast	Revitalization
90132	WOODBRIIDGE CONDO (NE)	583F3	KNIGHT ROBIN / AUSTIN HWY	HARRY WURZBACH / N VANDIVER	Northeast	Stability
90133	WOODSIDE CONDO (NS)	548F7	FREDERICKSBURG RD / FLOYD CURL	CINNAMON CREEK / TOM SLICK	Northwest	Stability

90134	WOODBURY SQ CONDO (NE)	551E7	BITTERS RD / LOOP 410	NACOGDOCHES / BROADWAY	Northeast	Stability
90136	WOODMONT TH CONDO (NE)	552B6	WURZBACH PKWY / LOOP 410	PERRIN BEITEL / NACOGDOCHES RD	Northeast	Stability
90137	WOODS CONDOS (NS)	549B7	IH 10 / Fredericksburg Rd.	Wurzbach / Medical Dr.	Northwest	Stability
90138	7701 WURZBACH CONDO (NS)	580F1	Fredericksburg Rd / Babcock Rd	Hamilton Wolfe / Medical Dr	Northwest	Stability
90139	6721 BROADWAY CONDOS (AH)	583B3	CASTANO AVE / LAMONT AVE	BROADWAY / ALAMO HEIGHTS 2	Northeast	Stability
90140	ROANOKE CONDO (NS)	548D8	HAMILTON WOLFE / MEDICAL DR	BABCOCK RD	Northwest	Stability
90141	ONE TOWER PARK LN (SA)	583E7	RITTIMAN RD / HARRY WURZBACH	E HATHAWAY DR / HARDEE	Central Business District	Stability
90142	HIGHLANDS CONDOS (NE)	519C8	NACOGDOCHES RD / LOOKOUT RD	TOEPFERWEIN / O'CONNOR RD	Northeast	Stability
90143	CHICHESTER-CLEV CT. (AH)	583C5	AUSTIN HWY / E HILDEBRAND	N NEW BRAUNFELS / BROADWAY ST	Northeast	Stability
90144	ROANOKE VILLA CONDO	548D8	Babcock Rd / Celtic	Hamilton Wolfe / Medical Dr	Northwest	Growth - New Construction
90145	WYNNWOOD CONDOS (NS)	548D7	Babcock Rd	Eckhart Rd	Northwest	Stability
90146	CHARLES COURT CONDO (AH)	616F5	Market St / Commerce St	Navarro St	Central Business District	Stability
90147	VILLAS SANTIAGO	548C7	HEB ON BABCOCK / WHITBY	HEB ON BABCOCK / CLIFFS ON WHITBY APARTMENTS	Northwest	Stability
90149	KATHERINE CT (AH)	583C6	Harrigan Ct / Burr Rd	N New Braunfels Ave / Broadway St	Northeast	Stability
90151	LA VILLITA HEIGHTS (AH)	583C5	N NEW BRAUNFELS AVE / BROADWAY ST	AUSTIN HWY	Northeast	Stability
90152	133 TERREL ROAD CONDO (AH)	583C6	AUSTIN HWY / E HILDEBRAND	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Growth - New Construction
90153	CLAY STREET HOMES CONDO	616E8	S Alamo St / UP RR	Probandt St / S Flores St	Central Business District	Stability
90154	ELLWOOD PLACE (AH)	583C5	AUSTIN HWY / E HILDEBRAND AVE	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability

90155	LOS ENCINOS CONDOS(AH)	583C5	OGDEN LN / PATTERSON AVE	BROADWAY ST / JOLIET	Northeast	Stability
90156	OLMOS TOWER CONDOS (SA)	583A7	E Hildebrand Ave / N St Mary's	US-281 / McCullough Ave	Northeast	Stability
90157	CLOISTERS (AH)	583C6	BROADWAY ST / US-281	OGDEN LN / PATTERSON AVE	Northeast	Stability
90158	LAS ESTANCIAS (AH)	583C6	BARILLA PL / TERRELL RD	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90159	SONTERRA VILLAS (NE)	516E1	HUEBNER RD / LOOP 1604	STONE OAKS PKWY / BLANCO RD	Northwest	Stability
90160	MAYFAIR CONDOS (SA)	616E1	W Hildebrand Ave / IH-35	N St Mary's / San Pedro Ave	Northeast	Stability
90161	LOS ARBOLES OAK PARK CONDOS (AH)	583C1	Loop 410 / Nacogdoches Rd.	N New Braunfels Ave / Broadway St	Northeast	Stability
90162	KING WILLIAM LOFTS CONDOS (SA)	616E6	Cesar Chavez / Guenther St	S St Mary's / S Flores St	Central Business District	Stability
90163	CLAY STREET COMPOUND(SA)	616E8	S Alamo St / UP RR	Probandt St / S Flores St.	Central Business District	Stability
90164	TERRELL HEIGHTS	583C6	AUSTIN HWY / E HILDEBRAND AVE	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90165	ANDALUSIA CONDOS	616E4	Lexington Ave.	Augusta Ave	Central Business District	Stability
90166	ELIZABETH PLACE CONDOS	583C6	BARILLA PL / TERRELL RD	N NEW BRAUNFELS AVE / BROADWAY ST	Northeast	Stability
90167	TERRA ALTA TOWNHOUSES	583B2	W Sunset Rd / W Nottingham	Broadway St / US-281	Northeast	Stability
90168	VILLA MONTE VISTA CONDOS	582E8	Hildebrand Ave / Woodlawn	McCullough Ave / Belknap	Northeast	Stability
90170	HUBBARD PLACE CONDOS (AH)	583C6	BROADWAY ST / US-281	OGDEN LN / PATTERSON AVE	Northeast	Stability
90171	TRAVIS PARK LOFTS	616E5	E Martin St / E Commerce St	St. Mary's St. / Navarro St.	Central Business District	Stability
90172	KING WILLIAM TOWNHOMES	616E7	Cesar Chavez / S Alamo St	S Flores St / S St Mary's St	Central Business District	Stability
90174	CASA LINDA	583C5	N New Braunfels Ave / Austin Hwy	Rouff St / Chichester Pl	Northeast	Stability

90175	LA CASCADA	616E6	W Market St / Cesar E Chavez Blvd	S Alamo St / S Main St	Central Business District	Stability
90176	CAMP STREET	616D7	Cesar E Chavez Blvd / S Alamo St	S Flores St / IH-10/35	Central Business District	Stability
90179	CHARTER OAKS B	549D4	UP RR / Vance Jackson Rd	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90180	TERRELL VIEW CONDOS	583F3	Woodcrest / Austin Hwy	Harry Wurzbach Rd / N Vandiver Rd	Northeast	Stability
90181	MADISON CONDOS	616E6	Cesar Chavez / S Alamo St	S St Mary's / S Flores St	Central Business District	Stability
90184	PINNACLE AT OAK HILLS	581A2	Floyd Curl / Babcock Rd	Louis Pasteur / Oak Manor	Northwest	Stability
90185	TOWER POINT CONDOS	581B1	IH-10 / Fredericksburg Rd	Callaghan Rd / Medical Dr	Northwest	Stability
90186	JOLIET LOFTS CONDOMINIUMS	583C5	Broadway	Joliet St.	Northwest	Stability
90187	AMOROSA CONDOMINIUMS (JD)	484E3	Amorosa Way / Evans Rd	TPC Parkway / Fossil Ridge	Northeast	Growth - New Construction
90190	TURTLE CREEK VILLAGE PHASE 1	549D7	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90191	TURTLE CREEK VILLAGE PHASE 2	549C6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90192	TURTLE CREEK VILLAGE PHASE 3	549C6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90193	TURTLE CREEK VILLAGE PHASE 4	549D6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90194	TURTLE CREEK VILLAGE PHASE 5	549C6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90195	TURTLE CREEK VILLAGE PHASE 6	549C6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90196	TURTLE CREEK VILLAGE PHASE 7	549C6	Vance Jackson Rd / IH-10	Callaghan Rd / Wurzbach Rd	Northwest	Stability
90197	202 CHICHESTER PLACE CONDOS	583C5	AUSTIN HWY / E HILDEBRAND	N NEW BRAUNFELS / BROADWAY ST	Northwest	Stability
90198	VILLAS AT SUNSET PLACE CONDOS	583C1	E Lawndale Dr / E Terra Alta	N New Braunfels / Broadway St	Northwest	Stability
90199	SOUTH END LOFT CONDO	616D7	Flores	W Penden Alley	Central Business District	Growth - New Construction
90200	ALTEZA RESIDENCE CONDO	616F5	COMMERCE / CESAR E CHAVEZ	US 281 / ALAMO ST	Central Business District	Stability

90201	LA CASCADA RESORT	616E6	W Market St / Cesar E Chavez Blvd	S Alamo St / S Main St	Central Business District	Stability
90202	PARKWOOD NORTH CONDO	550E8	W Rector / Oblate Dr	McCullough Ave / San Pedro Ave	Northeast	Stability
90203	VIDORRA CONDO	617A5	E HOUSTON ST / E COMMERCE ST	S HACKBERRY ST / HWY-281	Central Business District	Stability
90205	VILLAS DIJON CONDO	583B2	LOOP 410 / E BASSE RD	BROADWAYST / HWY 281	Northwest	Stability
90207	RESIDENCE AT HARRIGAN CT	583C6	AUSTIN HWY / E HILDEBRAND AVE	N NEW BRAUNFELS AVE / BROADWAYST	Northeast	Stability
90209	CALDER'S PARK CONDOS	517E4	Thousand Oaks / Starcrest Dr	Jones Maltsberger Rd / Bulverde Rd	Northeast	Stability
90210	THE BROADWAYS A CONDO	583C7	Geneseo Rd / Pershing Ave	N New Braunfels Ave / US-281	Central Business District	Stability
90211	LAS HACIENDAS TWNHS CONDO	483A3	Wilderness Oak / Stone Oak Pkwy	US-281 / Canyon Golf Rd	Northeast	Stability
90212	210 ARCADIA CONDO	583C6	AUSTIN HWY / E HILDEBRAND AVE	N NEW BRAUNFELS AVE / BROADWAYST	Northeast	Stability
90213	ST BENEDICT'S CONDOS (SA)	616E7	W Cesar E Chavez Blvd / S Alamo St	S Alamo St / S Flores St	Central Business District	Stability
90214	FLORENCE TNHM CONDO	616D7	Cesar E Chavez Blvd / S Alamo St	S Main Ave / S Flores St	Central Business District	Stability
90215	REFLECTION LAKE CONDO	552C1	UP RR / Thousand Oaks Dr	Perrin Beitel / Wetmore Rd	Northeast	Stability
90216	SONOMA VERDE CONDO	513C2	Plum Valley Dr / Sonoma Ridge	Babcock Rd / Kyle Seale Pkwy	Northwest	Stability
90217	BURR ROAD CONDO	583C7	Austin Hwy / E Hildebrand Ave	N New Braunfels Ave / Broadway St	Northeast	Stability
90218	DURANGO MIDRISE CONDO	616F6	E Cesar E Chavez Blvd / Carolina St	IH-37 / S Alamo St	Central Business District	Stability

90219	Judson Candy Factory Condo	616D6	W Cesar E Chavez Blvd / S Alamo St	S Flores St / IH-35	Central Business District	Stability
90220	LA NORMANDIE CONDO	580D1	Babcock Rd / Evers Rd	Hamilton Wolfe / Wurzbach Rd	Northwest	Stability
90221	PARK PLACE CONDO(SA)	616F2	E Ashby Pl / IH-35	N St Mary's / McCullough Ave	Central Business District	Stability
90222	Shavano Park Villas Condo	549B1	Lockhill Selma	Huebner Rd	Northwest	Stability
90223	1109 SOUTH CONDOS	616D7	W Cesar E Chavez Blvd / S Alamo St	S Alamo St / S Flores St	Central Business District	Stability
90224	SIMEON OF OLMOS PARK	582E7	E OLMOS DR / E HILDEBRAND AVE	HWY 281 / SAN PEDRO AVE	Northwest	Stability
90225	EATON ST RESIDENCES CONDO	583C5	MONTCLAIR AVE	AUSTIN HWY / BROADWAY ST	Northeast	Decline
90226	BELLA FONTANA CONDOS	583C5	MONTCLAIR AVE	AUSTIN HWY / BROADWAY ST	Northeast	Growth - New Construction
90227	Tradition at Katherine Crt Condos	583C6	Terrell Rd/ Hildebrand Ave	New Braunfels/Broadway	Northeast	Growth - New Construction
90229	SOJO CONDOMINIUMS (SA)	617A2	E Josephine / E Grayson	Karnes / Avenue A	Central Business District	Stability
90230	EAST MEADOW CONDO (SA)	617D4	Lamar/Hays	St. Martin/Gevers	Central Business District	Growth - New Construction
90231	Farmers Building Condo (SA)	616E6	South St. Mary's Street	E. Nueva / E Cesar Chavez Blvd	Central Business District	Stability
90232	CASA BLANCA LOFTS CONDOS (SA)	617A3	ALAMO ST	CASA BLANCA	Central Business District	Growth - New Construction
90233	LUMA CONDOS (SA)	617B1	Broadway	Mulberry/Brackenridge	Central Business District	Growth - New Construction

90234	COTTAGES AT CASTLE HILLS CONDOS	550A4	NW Military HWY	West Ave.	Northwest	Growth - New Construction
90235	ECKHERT CONDOS (NS)	548D8	Huebner/Babcock	Eckhart Blvd.	Northwest	Growth - New Construction
90236	MARICA PLACE (AH)	583C6	Grove Pl./Elizabeth Pl.	Broadway/New Braunfels	Northeast	Growth - New Construction
90237	ARTS CONDOS (SAISD)	616F4	N St Mary's/SA River	Lexington/Richmond	CENTRAL BUSINESS DISTRICT	Growth - New Construction
90238	THE GARRISON (NS)	548F5	FREDERICKSBURG RD	USAA BLVD	Northwest	Growth - New Construction
90239	ENCLAVE AT WHITBY	548C7	BABCOCK RD	HUEBNER RD	NORTHWEST	Growth - New Construction
90240	CREST AT ELM CREEK CONDO	549C4	VANCE JACKSON	WURZBACH	NORTHWEST	Growth - New Construction
90241	TERRAZAS AT ALAMO HEIGHTS (AH)	583B1	BROADWAY	W LAWNDALE DR	CENTRAL BUSINESS DISTRICT	Growth - New Construction
90242	EVERGREEN CONDOS (SAISD)	616E2	PARK AVE/EVERGREEN ST	MCCULLOUGH AVE/PARK AVE	Central Business District	Growth - New Construction
90243	CYPRESS TRAILS CONDO (NISD)	548A4			Northwest	Growth - New Construction
90244	OAKS AT DIAL IKE CONDO (NEISD)	585C1			Northeast	Growth - New Construction
90245	SOUTHLAKE CONDOS (SA)	683E1	KENNEDY HILL	SIDNEY BROOKS	Central Business District	Growth - New Construction
90246	THE DECO CONDO (SA)	582A8	DONALDSON/GRAMMERCY	ELMENDORF/FREDRICKSBURG	NE	Growth - New Construction
90247	IRA AVE LOFT CONDO (SA)		NULL	NULL	Central Business District	Growth - New Construction
90300	RICCHI LUXURY CONDOS	514D2	AT THE RIM IH10	IH10	Northwest	Stability

90302	RIDGEVIEW HEIGHTS (JISD)	553E6	CONVERSE RIDGE/ KITTY HAWK	APPLE RIDGE/ O'CONNER	NE	Growth - New Construction
92201	ALAMO HEIGHTS AREA 1	583B5	TUXEDO/PATTERSON	JONES MALTSBERGER/BROADWAY	Northeast	Revitalization
92202	ALAMO HEIGHTS AREA 2	583B4	Alamo Heights Blvd., NS Inslee, NS Rosemary/SS Blue Bonnet, Ogden Viesca	New Braunfels/Alamo Heights Blvd., Viesca	Northeast	Revitalization
92203	ALAMO HEIGHTS AREA 3(AH)	583C3	BRIGHTWOOD PL / CASTANO AVE	NEW BRAUNFELS / BROADWAY	Northeast	Revitalization
92204	ALAMO HEIGHTS AREA 4(AH)	583C5	NS Albany/Burr	New Braunfels/Broadway	Northeast	Revitalization
92206	KATHERINE COURT TNHMS	583C6	Terrell Rd/ Hildebrand Ave	New Braunfels/Broadway	Northeast	Stability
92211	MONTCLAIR TOWNHOMES	583C5	NS Albany/Burr	New Braunfels/Broadway	Northeast	Stability
92212	ELIZABETH PL TOWNHOMES	583C6	Hildebrand Ave/ Barilla Pl	Broadway/New Braunfels	Northeast	Stability
92213	MADELLENE TERRACE TNHM	583C6	NS Albany/Burr	New Braunfels/Broadway	Northeast	Stability
92214	COUNTRY CLUB HTS	583C6	NS Albany/Burr	New Braunfels/Broadway	Northeast	Stability
92300	BALCONES HEIGHTS (SA/NE)	581D4	Gentleman Road/Babcock Road, Balcones Heights Road	Fredericksburg Road/Hillcrest Drive	Northeast	Stability
92401	CASTLE HILLS SEG 1 & 2	550B6	LOCKHILL SELMA RD / JACKSON KELLER	BLANCO RD/ T & NORR TRACKS	Northeast	Stability
92403	CASTLE HILLS SEG 3	550C8	N.W. LOOP 410	BLANCO RD./ JACKSON KELLER	Northeast	Stability
92404	CASTLE HILLS SEG 4	550B8	N. W. LOOP 410	JACKSON KELLER RD/ HONEYSUCKLE LANE	Northeast	Stability
92405	CASTLE HILLS SEG 5	582C1	JACKSON KELLER ROAD	BLANCO RD,	Northeast	Stability
92406	CASTLE GARDENS	550B5	WEST AVE.	N.W. MILITARY HWY / LOCKHILL-SELMA RD.	Northeast	Stability
92409	LUNDBLADE LANE	550C8	BLANCO ROAD	LUNDBLADE LANE	Northeast	Stability
92410	CASTLE HILLS NORTH (NE)	550A5	OFF FOX HALL LANE TO N.W MILITARY HWY.	WEST AVE.	Northeast	Stability
92411	WEST OAKS AT CASTLE HILLS	550A6	HIBISCUS / NW LOOP 410	FOX HALL LN. / WEST AVE.	Northeast	Stability
92412	OAKS OF CASTLE HILLS(NE)	582C1	BLANCO ROAD	JACKSON KELLER ROAD	Northeast	Stability
92602	CONVERSE - OLD TOWN (JD)	554D7	1604E	FM78	Northeast	Decline
92603	CONVERSE -WILLOW DR.(JD)	554D8	W LEGION DR / SCHOOL ST	FM 78 /	Northeast	Revitalization
92604	RANDOLPH VALLEY EST.(JD)	586E1	just east of FM 1516	South of Schaefer	Northeast	Stability
92605	LAKEAIRE AREA (JD)	586E2	just east of FM 1516	North of Donalan	Northeast	Stability
92606	PLACID PARK AREA (JD)	586D2	just east of HWY 78 /	FM 1516 / CRESTWAY	Northeast	Stability

			CRESTWAY			
92607	MEADOW HLL/CIMRRN VLY(JD)	554C6	E Loop 1604 N	FM 1976	Northeast	Stability
92608	QUAIL RDG/CONVR S HLLS(JD)	554C7	KITTY HAWK RD/FM 1976	TOEPPERWEIN RD/CRESTWAY RD	Northeast	Stability
92609	ROLLING CREEK (JD)	554C6	TOEPPERWEIN RD & OLD CIMARRON TRAIL	KITTY HAWK RD & MF 1976	Northeast	Growth - New Construction
92610	JUDSON VALLEY	586E2	FM1516	FM 78	Northeast	Growth - New Construction
92611	HANOVER COVE UT 1&2	554E6	1604 & JOHN E PETERSON BLVD	ROCKET LN & FM 78	Northeast	Growth - New Construction
92612	COPPERFIELD (JD)	586F1	Schaefer - Rocket Lane	Lowr Seguin - Thorton - Loop 1604	Northeast	Stability
92613	AUTUMN RUN (JD)	586F2	Loop 1604	northwest of Graytown road - Autumn Run off 1604	Northeast	Stability
92615	SHADOW CREEK (JD)	554E8	FM 1976/ ROCKET LN	FM 78/ LOOP 1604	Northeast	Stability
92617	MEADOWS OF COPPERFIELD	586F2	Coppergate just west of Loop 1604	Thornton	Northeast	Growth - New Construction
92618	BRIDGEHAVEN/HIGHTOP RIDGE	586D2	FM 1516 N	FM 78	Southeast	Growth - New Construction
92619	CIMARRON LANDING	554D6	FM 1976	LOOP 1604	Northeast	Growth - New Construction
92620	CIMARRON II (JD)	554B6	TOEPPERWEIN RD/CRESTWAY RD	KITTY HAWK RD/FM 1976	Northeast	Stability
92621	CIMARRON COUNTRY (JD)	554A6	TOPPERWEIN RD & CRESTWAY RD	KITTY HAWK RD	Northeast	Stability
92622	CIMARRON TRAILS(JD)	554A5	TOPPERWEIN RD	IH 35 N	Northeast	Stability
92623	SILVERTON VALLEY (JD)	554A5	TOEPPERWEIN RD/CRESTWAY RD	KITTY HAWK RD/FM1976	Northeast	Stability
92625	MEADOW RIDGE	554C7	Kitty Hawk Road to the north and Gibbs-Sprawl Road to the south	Right of of Toepperwein Road	Northeast	Stability
92626	MIRAMAR	554F7	LOOP 1604	ROCKET LANE & FM 78	Northeast	Stability
92627	GARDENS OF CONVERSE	554C7	TOEPPERWEIN RD/ CRESTWAY RD	KITTY HAWK RD/ FM 1976	Northeast	Growth - New Construction

92628	MACARTHUR PARK	587B2	Loop 1604	Lower Seguin Rd	Northeast	Growth - New Construction
92630	LOMA ALTA ESTATES	554B6	TOEPPERWEIN RD.	KITTY HAWK RD	Northeast	Growth - New Construction
92631	JUDSON HEIGHTS	586D2	SEGUIN RD	FM 1516 TO EAST & WALZEM TO WEST	Northeast	Growth - New Construction
92905	HILL CNTRY VILL (NE)	516E5	Hollywood Park north border / Bitters Rd. south border	281 east border / Blanco west border	Northeast	Stability
93001	HOLLYWOOD PARK AREA 1	516F4	US HWY 281 / VOIGHT DR.	MECCA DR. / DONELLA DR.	Northeast	Stability
93002	HOLLYWOOD PARK AREA 2	517A3	US HWY 281 / VOIGHT DR.	MECCA DR. / DONELLA DR.	Northeast	Stability
93003	HOLLYWOOD PARK AREA 3	516E3	LOOP 1604/RUA DE MATA (HOLLYWOOD PARK AREA 3)	US HWY 281/CANADA VERDE (THE CLUB AT SONTERRA GOLF COURSE)	Northeast	Stability
93004	GARDENSOF HOLLYWOOD PARK	517A4	US HWY 281	MECCA DR. / THOUSAND OAKS DR.	Northeast	Stability
93005	THE ENCLAVE/HLLYWD PK(NE)	517A5	US HWY 281	THOUSAND OAKS DR. / BITTERS RD.	Northeast	Stability
93101	KIRBY TERRACE (JD)	619A1	East of Loop 410- West of Ackerman	South of Binz Engleman - North of IH-10	Northeast	Revitalization
93102	KIRBY - OLD TOWN (JD)	585A6	FM 78	ACKERMAN RD	Northeast	Revitalization
93103	SPRINGFIELD MANOR (JD)	584F8	Buzz Aldrin / Ackerman Road	Binz Engleman --just east of Loop410/HWY 78 split	Northeast	Revitalization
93104	KIRBY/HICKORY HILL (JD)	585B6	BINZ-ENGLEMAN RD	ACKERMAN RD	Northeast	Stability
93105	KIRBY MANOR (JD)	585A7	OLD SEQUIN RD	BINZ ENGLEMAN	Northeast	Stability
93110	SPRINGFIELD MANOR DPLX	584E8	BINZ ENGLEMAN	SPRINGFIELD	Northeast	Stability
93201	SENECA ESTATES (NS)	580B3	Poss Rd/Wurzbach Rd	Evers Rd/Bandera	Northwest	Revitalization
93202	LEON VALLEY/CANTERFIELD	580B1	Huebner Rd/Poss Rd	Evers Rd/Bandera Rd	Northwest	Stability
93203	LEON VALLEY/LINKWOOD	579F1	Eckhart Rd/Huebner Rd	Linkway/Bandera Rd	Northwest	Stability
93205	OLD MILL (TU56)	579F3	Leon Creek / Grissom Rd	Bandera Rd / Timberhill Dr	Northwest	Revitalization
93206	LEON VALLEY RMNS(NS)	580E5	Eckhart Rd / NW Loop 410	Eckhart Rd / Leon Creek	Northwest	Stability
93207	FOREST MEADOWS (NS)	580C2	Huebner Rd/Wurzbach Rd	Babcock Rd/Evers Rd	Northwest	Stability
93208	CANTERFIELD II (NS)	580B1	Huebner Rd/Wurzbach Rd	Babcock Rd/Evers Rd	Northwest	Stability
93209	LEON VALLEY TH'S (NS)	580B4			Northwest	Stability
93210	LEON VALLEY/GRASS VALLEY SUB	580A2	Heubner Rd	Evers	Northwest	Stability
93211	LEON VALLEY/SUN VALLEY SUB	580B2	Fernmoss	Evers	Northwest	Stability

93212	SENECA ESTATES II	580B4	SENECA DR / THISTLE	BANDERA RD / SAMARITAN DR	Northwest	Stability
93213	LEON VALLEY/SHADOW MIST SUB'D	579F4	Grissom rd on the north and Wurzbach rd to the far south	Bandera rd on the east and Timberhill dr. to the west	Northwest	Stability
93214	RIDGE AT LEON VALLEY	580B4	Grass Hill Dr / Wurzbach Dr	Bandera Rd / Crystal Bow	Northwest	Growth - New Construction
93215	LEON VALLEY/BRISA EST	580B4	WATERCRESS	BLACKBERRY DR	Northwest	Growth - New Construction
93301	TRUMBAL TOWNHOMES	554A1	E LOOP 1604 N	PAT BOOKER RD	Northeast	Growth - New Construction
93302	LIVE OAK VILLAGE (JD)	554A3	PAT BOOKER RD/KITTY HAWK RD	IH 35 NORTH/TOEPPERWEIN RD	Northeast	Revitalization
93303	BRENTWOOD OAKS (NE)	553F3	JUDSON RD/TOEPPERWEIN RD	RANDOLPH BLVD	Northeast	Stability
93304	BRENTWOOD OAKS TH (NE)	553F3	JUDSON RD	TOEPPERWEIN RD	Northeast	Stability
93305	WOODCREST 1	553F4	Judson/O'Conner	Toepperwein/RandolphBlvd	Northeast	Stability
93306	HIDDEN VILLAGE (JD)	554A1	Pat Booker Rd/Toepperwein Rd	Loop 1604/IH 35 N	Northeast	Stability
93307	MIRCOM SUB (NE)	553E3	JUDSON	FIDDLERS GREEN	Northeast	Stability
93309	RETAMA HOLLOW (NE)	553E3	JUDSON RD/TOEPPERWEIN RD	RANDOLPH BLVD	Northeast	Stability
93310	WOODCREST / AUBURN HILLS @	553E4	Judson/O'Conner	Toepperwein/RandolphBlvd	Northeast	Stability
93311	VISTA RIDGE	553E3	Judson Rd.	O'Connor Rd.	Northeast	Growth - New Construction
93312	LIVE OAK TOWNHOMES	553F3	Toepperwein Rd.	Avery Rd.	Northeast	Growth - New Construction
93313	SKYBROOKE	553E4	IH35 N	O'CONNOR RD	Northeast	Growth - New Construction
93401	OLMOS PARK AREA 1(AH/SA)	582F6	East Contour Drive, Park Drive/Hildebrand Avenue	East Contour Drive, US 281/McCullough Avenue	Northeast	Revitalization
93402	93402 OLMO PARK AREA 1(AH)	582E6	Olmos Dr/Hildebrand Rd	McCullough/IH37	Northeast	Stability
93403	PARK PLACE II (TH)	582F6	McCullough Avenue - Shook Avenue	E. Olmos Drive - E. Hildebrand Avenue	Northeast	Growth - New Construction
93502	SELMA PARK EST-STD (JD)	520B6	Retama Pkwy/Old Austin Rd	North IH35/Lookout Rd	Northeast	Growth - New Construction

93504	CREEKSIDE RIDGE/SUNRISE VILLAGE	520B4	LOOKOUT RD/ IH35	EVANS/LOOP 1604	Northeast	Growth - New Construction
93505	SATURN SUB (JD)	520E7	I-35 N	FM 1518	Northeast	Stability
93506	RETAMA RIDGE	520B6	LOOKOUT ROAD/I-H35	OLYMPIA PARKWAY	Northeast	Stability
93507	RETAMA SPRINGS	520A5	FM 2252	LOOP 1604	Northeast	Growth - New Construction
93508	RETAMA PARK/RETREAT	520C4	N Loop 1604 E	Lookout Rd. & I35	Northeast	Growth - New Construction
93509	CREEKSIDE GARDENS	520A6	RAILROAD/ LOOKOUT RD	LOOP 1604	Northeast	Growth - New Construction
93510	THE RESERVE AT RETAMA	520C5	LOOKOUT RD/IH 35 N	N EVANS RD/LOOP 1604	Northeast	Growth - New Construction
93601	SHAVANO PARK AREA 1 / DE ZAVALA	515B5	1604 ON THE NORTH AND HUEBNER ON THE SOUTH	NW MILITARY ON THE EAST AND LOCKHILL-SELMA ON THE WEST	Northwest	Stability
93602	SHAVANO PARK AREA 2	515C5	LOOP 1604 ON THE NORTH AND HUEBNER ON THE SOUTH	SALADO CREEK ON THE EAST AND NW MILITARY ON THE WEST	Northwest	Stability
93603	SHAVANO PARK AREA 3	515D7	DE ZAVALA ON THE NORTH AND HUEBNER ON THE SOUTH	NW MILITARY ON THE EAST AND LOCKHILL-SELMA ON THE WEST	Northwest	Stability
93604	BENTLEY MANOR COTTAGE EST. (NS)	515B6	LOCKHILL-SELMA RD	DE ZAVALA RD	Northwest	Stability
93605	BENTLEY MANOR EST. (NS)	515B6	LOCKHILL-SELMA RD	DE ZAVALA	Northwest	Stability
93610	SHAVANO PARK AREA 4	515B4	Pond Hill Rd	NW Military Hwy	Northwest	Growth - New Construction
93614	SHAVANO PARK AREA 5	515A5	Loop 1604 / De Zavala Rd	Lockhill-Selma Rd	Northwest	Growth - New Construction
93620	SHAVANO PARK AREA 6	515D4	Military Hwy	loop 1604	Northwest	Growth - New Construction
93621	POND HILL GARDEN VILLAS	515A4	Loop 1604	NW Military Dr	Northwest	Growth - New Construction
93901	TERRELL HILLS AREA 1	583D5	Rittiman Rd. / Burr Rd	Harry Wurzbach / New Braunfels	Central Business District	Stability
94001	PARKVIEW/NORTHVIEW(SC)	554F3	Pat Booker Rd	FM 78	Northeast	Revitalization

94002	OLD ROSE GARDEN(SC)	554F2	Pat Booker	FM 78	Northeast	Stability
94003	MEADOW OAKS/EMELIA (JD)	554D4	Kitty Hawk Rd	1604 N Loop/Old Cimmaron	Northeast	Stability
94004	CORONADO VILLAGE (JD)	554C2	Pat Booker/Kitty Hawk & Pat Booker/Palisades	1604/Kitty Hawk	Northeast	Stability
94005	ROSE GDN EST/RED HORSE(JD/SC)	554F1	KITTY HAWK	PAT BOOKER RD	Northeast	Stability
94006	GOLDEN POND ESTATES (JD)	555A2	GORDON A BLAKE HWY	PAT BOOKER RD	Northeast	Stability
94007	SUNRISE CANYON (JD)	554E1	IH35 / PAT BOOKER RD	FM 1518 / UNIVERSAL CITY BLVD	Northeast	Stability
94008	CIBOLO BLUFFS (SC)	555A1	Winn Ave	Silver Terrace	Northeast	Stability
94009	CORONADO VILLAGE TH'S (JD)	554C3	Pat Booker/1604 N	Kitty Hawk	Northeast	Stability
94010	SPRINGWOOD	554D5	1604 & OLD CIMARRON TRAIL	KITTY HAWK RD & FM 1976	Northeast	Stability
94011	ROSE GARDEN EST	554E2	Kitty Hawk Rd	Pat Booker Rd	Northeast	Stability
94012	GOLDEN OAKS SUB	554E2	KITTY HAWK	PAT BOOKER RD.	Northeast	Stability
94013	ROSE GARDEN TERRACE	554E2	Universal City	El Dorado	Northeast	Stability
94014	KB CIMARRON TRAIL SUBD (JD)	554D4	KITTY HAWK / FM78	LOOP 1604 / OLD CIMARRON	Northeast	Growth - New Construction
94015	CIMARRON (JD)	554C5	FM 1604	KITTY HAWK	Northeast	Stability
94016	OLD CIMARRON TRAIL SUBD	554C4	OLD CIMARRON/TOPPERWEIN RD	KITTY HAWK/FM 78	Northeast	Stability
94017	CIMARRON TRAIL PULTE	554D5	KITTY HAWK / GIBBS SPRAWL	LOOP 1604 N / TOEPPERWEIN	Northeast	Growth - New Construction
94018	KITTY HAWK	554C4	FM 1604	KITTY HAWK	Northeast	Growth - New Construction
94019	OLYMPIA OAKS	554D1	Universal City Blvd	Pat Booker/ Coronado	Northeast	Stability
94020	OLYMPIA (JD)	520C8	IH-35N / PAT BOOKER RD	UNIVERSAL CITY BLVD / E LOOP 1604	Northeast	Stability
94021	ORO DE CORONADO (JD)	554C1	CORONADO	PAT BOOKER	Northeast	Stability
94022	OLYMPIA ESTATES I (JD)	520D8	Universal City/Phoenix	East Spartan Terrace	Northeast	Stability
94023	OLYMPIA HILLS (JD)	554D1	Universal City Rd/Forum	Athena	Northeast	Stability
94024	HERITAGE HILLS (JD)	554D1	Universal City/Coronado	Forum	Northeast	Revitalization
94025	FORUM CREEK (JD)	520C8	Athenian/Collingwood	Forum/Oak Meadows	Northeast	Stability
94026	PARK OLYMPIA (JD)	554D1	PAT BOOKER RD	UNIVERSAL CITY BLVD	Northeast	Stability
94027	OLYMPIA ESTATES II (JD)	520D8	Mt Olympus/Gothic	Phoenix/Universal City	Northeast	Stability
94028	OLYMPIA ESTATES III (JD)	520C7	Olympia	Phoenix	Northeast	Stability

94029	HERITAGE HILLS II (JD/UC)	554D1	GOTHIC RD / PAT BOOKER RD	UNIVERSALCITY BLVD	Northeast	Stability
94030	OLYMPIA SUB UT-6B	520C8	OLYMPIA PKWY	PHEONIX AVENUE	Northeast	Stability
94032	SCHEEL GARDENS	554D5	OLD CIMARRON TRL	FM 1976	Northeast	Growth - New Construction
94035	MATHOM LANDING SUBD	554E5	LOOP 1604/OLD CIMARRON TRAIL	KITTY HAWK RD/ FM 1976	Northeast	Stability
94040	OLYMPIA/THE SUMMIT	520E8	Universal City Blvd	Mount Olympus/Gothic Dr	Northeast	Growth - New Construction
94048	MEADOW OAKS - 4 PLEX	554D4	Meadowland & Plaza Dr.	E Loop 1604 N	Northeast	Stability
94101	WINDCREST SEG1/2	553A7	CRESTWAY/WALZEM RD	MIDCROWN/IH35	Northeast	Stability
94103	WINDCREST SEG 3	553B8	CRESTWAY/WALZEM RD	EAGLECREST/IH35	Northeast	Stability
94104	WINDCREST SEG 4	553B6	NORTHGAP/CRESTWAY	EAGLECREST/WINDBORO	Northeast	Stability
94105	WINDCREST AREA 5	553C7	CRESTWAY/MONTGOMERY	LITTLEPORT/EAGLECREST	Northeast	Stability
94106	WINDCREST GDN HOMES	553C8	WINDROCK/MONTGOMERY	WINDROCK/EAGLECREST	Northeast	Stability
94107	WINDCREST PATIOGP2(NE)	553A8	WINDWAY OR PATRIOT DRIVE	WALZEM RD	Northeast	Stability
94108	WINDCREST TH	552F7	CRESTWAY/CROSSWIND	IH 35 TO THE WEST.	Northeast	Stability
94109	WINDCREST RM	553B8	WALZEM RD.	EAGLECREST BLVD.	Northeast	Stability
94110	WINN BROOK ESTATES	553C7	WEIDNER / EAGLECREST BLVD	CRESTWAY RD	Northeast	Stability
94111	WINDCREST GARDEN HMS II	553B6	JIM SEAL DR OR WINDBORO	CRESTWAY	Northeast	Stability
94115	WINDCREST GDN HM GP2 SPL	552F7	CRESTWAY/WEATHERCOCK LN	WILLOW WAY TO THE WEST	Northeast	Stability
94116	WINDCREST/GARDENS OF	553A7	RANDOLPH BLVD.	CRESTWAY RD.	Northeast	Stability
94300	CHANDLER CROSSING	587B3	Chandler Crossing	Graytown Road	Northeast	Growth - New Construction
94301	LAURA HEIGHTS/THE RESERVE AT SCHERTZ	587D4	WARE - SEGUIN RD/HALLIE HEIGHTS	LOOP 1604	Northeast	Growth - New Construction
94302	SUMMERHILL	587B3	Waverunner	Graytown Road	Northeast	Growth - New Construction
94303	THE CROSSVINE	555F7	LOWER SEGUIN RD / WARE SEGUIN RD	FM 1518 / LOOP 1604	Northeast	Growth - New Construction
94304	PALOMA SUBD	587B7	Weichold Road	Rosalina	Northeast	Growth - New Construction
94305	WILLOW GROVE SUB (SC)	555E5	SCHAEFER RD	FM 1518	Northeast	Growth - New Construction

94306	HUNTERS WAY SUB'D	588E5	South of I-10 off of 1518	I-10 East	Northeast	Growth - New Construction
94307	HALLIES COVE	588C3	E FM 1518 N	IH 10 E	Southeast	Growth - New Construction
94308	MILlicAN GROVE	587C6	N Graytown Rd.	IH 10 E	Southeast	Growth - New Construction
94309	SAVANNAH PLACE	587D8	N GRAYTOWN RD	I10E	Southeast	Growth - New Construction
94310	SEDONA	555F7	FM 1518	Lower Seguin Rd	Northeast	Stability
94311	WILLOW VIEW	587C3	Boeing Dr	N Graytown Rd	Northeast	Growth - New Construction
94312	GRAYTOWN	587B3	E LOOP 1604 N	N GRAYTOWN RD	Northeast	Growth - New Construction
94315	RHINE VALLEY	556A5	FM 1518	LOWER SEGUIN RD	Northeast	Growth - New Construction
95000	RIDGECREST VILLAS/CASINAS	551B8	NORTH: LOOP 410 / SOUTH: THE QUARRY	WEST: HWY 281 / EAST: BROADWAY	Northeast	Growth - New Construction
95001	LINCOLN HEIGHTS	583A3	The Quarry Golf Course / Tuxedo Ave.	Nacogdoches Rd / Forestshire	Northeast	Stability
95002	CROWNHILL PARK (AH/NE)	550E6	East Ramsey / SS Marquis Lane	US 281 / Jones Maltzberger	Northeast	Stability
95003	CROWNHILL ACRES	551B8	Empire St, Ridgecrest Dr / Sunset Rd, Lorenz Dr	Everest Rd / Broadway Ave	Northeast	Stability
95004	NORTHWOOD (AH)	583D1	Loop 410 / SS Rockhill	Kenilworth Blvd / Nacogdoches Rd	Northeast	Revitalization
95005	TERRELL HEIGHTS	583E3	Eisenhauer Rd / Rittiman Rd	Vandiver / Greenwich Blvd	Northeast	Revitalization
95006	SPRING HILL TH'S (AH)	583E3	Spring Bend	Spring Briar	Northeast	Stability
95007	RIDGEVIEW EAST (NE/AH)	551A8	Chulie / Sunset Rd	US 281, Union Pacific RR Tracks / Jones Maltzberger	Northeast	Stability
95008	MEADOWWOOD ESTATES	583D3	Eisenhauer / Woodmen	Scottsdale / New Braunfels	Northeast	Revitalization
95010	LINCOLN HEIGHTS (AH)	583B3	W. Sunset Rd. / Tuxedo Ave.	Treeline, Nacogdoches Rd. / Jones Maltzberger	Northeast	Stability
95011	NORTHWOOD GDN HMS (AH)	583B2	Dijon Court	Lorenz	Northeast	Revitalization
95012	NORTHRIDGE PARK (AH)	583D2	Nacogdoches Rd, Blanton / SS Brightwood, Eisenhauer	Kenilworth Blvd / Nacogdoches Rd.	Northeast	Revitalization

95013	GLENDALOUGH/TOFTREES(/SUNSET CTAH)	583C2	Nacogdoches Rd	New Braunfels	Northeast	Stability
95014	OAK PARK/ROYAL OAKS (AH)	551D8	Loop 410 / Lorenz	Nacogdoches Rd / Broadway, New Braunfels	Northeast	Stability
95015	SUNSET RD. AREA (AH)	551C8	Loop 410 / Nacogdoches	New Braunfels / Broadway	Northeast	Stability
95016	SCOTTSHILL TH'S (AH)	583B1	Ridgecrest / Lawndale	Scottshill	Northeast	Stability
95017	CORITA DR TOWNHOMES	583B1	Corita Dr	Broadway / Ashyia Way	Northeast	Revitalization
95018	THE GREEN AT LINCOLN HTS	583A2	Sunset Rd./ Basse Rd.	Quarry Golf Course/ Treeline Dr.	Northeast	Stability
95019	LOS CASTILLOS VILLAS	583C1	East Sunset	Broadway/New Braunfels	Northeast	Stability
95020	SUNSET RD. AREA II (AH)	583C1	Lawndale/Sunset	Broadway/New Braunfels	Northeast	Stability
95021	LINCOLN HEIGHTS TOWNHOMES	583A3	US HWY 281 N	E Basse Rd..	Central Business District	Growth - New Construction
95101	LAKESIDE - PATIO	653B3	FOSTER RD	HWY 87 @ LAKE MEADOW OUTSIDE LOOP 410/	Northeast	Stability
95102	LAKESIDE - STD	653B2	Lake Meadow and Lake Front run south from Hwy 87	Hwy 87 is the north border	Northeast	Stability
95103	PEACH GROVE	652D5	WW WHITE/CHANDLER	WW WHITE/RED HAVEN	Northeast	Stability
95104	CRESTLAKE (EC)	653C3	LAKE VICTORIA/BEAR BRANCH	FOSTER MEADOWS/EAGLE CREEK	Northeast	Stability
95105	HIGHLAND FOREST	652B8	Copinsay/S.E. Military	Dumbarton/Shetland	Northeast	Stability
95106	FOSTER MEADOWS	653C2	Bear Meadow/Blind Meadow	Foster Meadow/Spice Meadow	Northeast	Growth - New Construction
95107	SOUTHCROSS RANCH	653A4	ABILENE TRAIL/FIRESTAR TRAIL	EAST RANCH RD/SOUTHCROSS RANCH RD	Northeast	Stability
95108	GREENWAY	685A5	Green Nook/Green Hollow	Green Manor/Green Mist	Northeast	Stability
95109	MONTE VIEJO SUB	652C8	SOUTHEAST MILITARY DRIVE	FAIRLAWN	Northeast	Growth - New Construction
95110	MARY HELEN (EC/SA)	652D2	Rigsby/Theis	Bonair/S WW White	Southeast	Stability
95111	HERITAGE OAKS PH I UT 1	683F5	Shane Rd. / Engleman Oak	Southton / Villamain	Southeast	Growth - New Construction
95112	HERITAGE OAKS TOWNHOMES	683F5	SHANE RD / ENGLEMAN OAK	SOUTHTON RD / VILLAMAIN	Northeast	Stability
95114	GREENWAY TERRACE	684F5	GREEN LAKE DR	HWY 181	Northeast	Stability
95115	IDA CREEK	652E4	WW WHITE	IDA CREEK	Northeast	Stability

95116	BUTTERFIELD RANCH	720A2	CASSIANO RD	RICHTER RD	Northeast	Growth - New Construction
95117	SOUTHTON VILLAGE	718E1	Union Pacific RR / Southton	IH 37 / Southton	Southeast	Growth - New Construction
95118	SOUTHTON MEADOWS/SOUTHTON LAKE	718E1	IH 37S	SOUTHTON RD	Southeast	Growth - New Construction
95119	GREEN LAKE MEADOW	685A5	IH 37 S	HIGDON RD	Southeast	Growth - New Construction
95120	BLUE ROCK SPRINGS	653C5	S Foster Rd.	New Sulphur Springs	Southeast	Growth - New Construction
95121	THEA MEADOWS	652D5	S W W WHITE RD	SE MILITARY DR	Southeast	Growth - New Construction
95122	RUBY CROSSING	751E3	RED FOREST LN	S LOOP 1604 E	Southeast	Growth - New Construction
95123	LONESOME DOVE	752B3	IH 37 S	S LOOP 1604 E	Southeast	Growth - New Construction
95124	PECAN VALLEY	652C4	Springview/Valleyfield	Roland/Pecan Grove	Southeast	Stability
95125	PECAN VALLEY HEIGHTS (EC)	652D4	E SOUTHCROSS	S WW White	Southeast	Stability
95126	PECAN VALLEY EST.	652D3	Roland	Greco	Southeast	Stability
95127	PECAN VALLEY GATE	652C3	ROLAND	GRECO	Northeast	Stability
95128	WOODBIDGE AT MONTE VIEJO	652C8	EMORY OAK DR	SE MILITARY	Southeast	Stability
95129	REPUBLIC OAKS	652D7	S. E. Military Dr./Loop 410	WW White Rd./Republic Golf Course	Southeast	Growth - New Construction
95130	SOUTHERN HILLS SUBD	653C3	Sinclair Rd/Lake Victoria	Southern Bluff/Foster Meadows	Southeast	Stability
95131	REPUBLIC CREEK	652E8	SE Loop 410	S WW White Rd.	Southeast	Growth - New Construction
95132	SOUTHTON COVE (EC)	718F2	IH 37 S	SOUTHTON RD	Southeast	Growth - New Construction
95133	BLUE RIDGE RANCH (EC)	653B5	S FOSTER RD	NEW SULPHUR SPGS	Southeast	Growth - New Construction
95134	FOSTER ACRES	653C4	Foster Meadows	Channel	Southeast	Growth - New Construction

95135	FOSTER MEADOWS II	653C3	FOSTER MEADOWS	LAKE VICTORIA	Northeast	Growth - New Construction
95136	BROOKSIDE-IMPROVED	684B3	LEBANON / SE LOOP 410	Goliad Rd/South Presa	Southeast	Stability
95138	BROOKSIDE-NEW DEV	684B3	Juniper / SE LOOP 410	Goliad / Siluria	Southeast	Stability
95140	CHURCHVIEW ACRES (EC)	622F7	FM 1346	FM 1346 / PITTMAN	Southeast	Stability
95141	QUAIL CREEK	622F2	STAPPER / GRAYTOWN	MILLER RD / FM 1518	Southeast	Stability
95142	CATALINA	586E8	E LOOP 1604 N	IH 10 E	Southeast	Growth - New Construction
95145	KEY LARGO SUBD	586D7	Binz-Engleman / IH-10	FM 1518 N / Binz Engleman Rd.	Northeast	Growth - New Construction
95150	STUART ESTATES	687A8	BERNHARDT RD / LOOP 1604	LOOP 1604 / STUART RD	Southeast	Stability
95151	RIPOSA VITA	653A3	ESPADA FALLS	SINCLAIR RD.	Southeast	Growth - New Construction
95152	HEATHERS / ASHER PLACE	588E5	FM 1518	ABBOTT RD	Southeast	Growth - New Construction
95153	STONEGATE	653B2	Foster Meadows	Sinclair Rd.	Southeast	Growth - New Construction
95154	LAKEVIEW RANCH	721A1	BERNHARDT RD / E LOOP 1604 S	LEEWARD LANE/STUART RD	Southeast	Growth - New Construction
95155	ESCONDIDO/PARCAT	586D7	FM 1516	Hays Parc	Northeast	Growth - New Construction
95156	HERITAGE OAKS	683F5	SOUTHTON RD	ENGELMANN OAK	Southeast	Stability
95157	NOTTING HILL	586D6	WEICHHOLD RD	FM 1516 N	Southeast	Growth - New Construction
95158	ESCONDIDO II/PARCAT	586E7	Weichold RD & I10 to the South	Diversy / FM 1516	Northeast	Growth - New Construction
95159	KNOX RIDGE	586E6	Loop 1604	IH10 E	Southeast	Growth - New Construction
95160	QUIET CREEK SUBD	587A4	N Gray Town Rd. / Scenic Lake Dr.	E Loop 1604 / Boenig	Northeast	Growth - New Construction
95161	HERITAGE OAKS II	683F5	Southton Rd.	SE Loop 410	Southeast	Growth - New Construction
95162	HALLIES RANCH	588E5	E FM 1518 N	N Abbott Rd.	Southeast	Growth - New Construction

95163	COBALT CANYON/HUNTERS PLACE/SCOTT HOLLOW	588C7	E FM 1518 N	Abbott Rd	Southeast	Growth - New Construction
95164	SAGE MEADOWS	588E5	E FM 1518 N	N ABBOTT RD	Southeast	Growth - New Construction
95165	KNOX RIDGE NORTHWEST	586E6	E LOOP 1604 N	BINZ-ENGLEMAN RD	Southeast	Growth - New Construction
95166	ABBOTT PLACE	588E5	E FM 1518 N	N ABBOTT RD	Southeast	Growth - New Construction
95167	SUTTON FARMS	653A2	SE LOOP 1604	SINCLAIR RD	SOUTHEAST	Growth - New Construction
95201	ARROYO VISTA (ED)	614F4	Commerce / Joe Blanks	NW 39th St / Capehart	Northwest	Stability
95210	LOMA AREA 1b (ED)	614F3	Groff & Ruiz / W Commerce St.	Griggs & ACME / General McMullen	Northwest	Stability
95211	LOMA AREA 1 (ED)	614F2	Culebra Rd. / W Commerce St.	Griggs Ave. / NW 36TH ST	Northwest	Stability
95212	LOMA AREA 1a (ED)	614E3	Culebra Rd. / W Commerce	Callaghan Rd. / Hortencia St.	Northwest	Stability
95220	EDGEWOOD AREA 7	649D1	US HWY 90 W	SW 36TH ST / CUPPLES	Southwest	Stability
95230	LOMA AREA 2 (ED)	615C2	Culebra Rd. / W Commerce St.	NW 36TH St. / N General McMullen	Northwest	Stability
95233	PROSPECT AREA 3 (ED)	615D2	Culebra Rd. / W Commerce St.	N General McMullen / NW 26TH St.	Northwest	Stability
95240	WEST LAWN AREA 5	615B6	W Commerce & Enrique M Barrera PKWY / Castroville Rd.	SW 36TH St. / SW 24TH St.	Northwest	Stability
95244	GARDENDALE AREA 8 (ED)	615B7	Castroville Rd. / US HWY 90 W	SW 36TH St. / Cupples Rd.	Northwest	Stability
95246	MARISOL HOMES (ED)	615D5	SW 29TH	EL PASO	Southwest	Stability
95250	EDGEWOOD AREA 10 (ED)	649D2	US HWY 90 W / GENERAL HUDNELL DR	SW 34TH ST / CUPPLES RD	Southwest	Growth - New Construction
95252	EDGEWOOD AREA 9 (ED)	615A8	US HWY 90 W / W THOMPSON PLACE	STATE HWY 151 / BARCLAY ST	Southwest	Stability
95260	LOS JARDINES AREA 4 (ED)	614F5	W Commerce St. / Castroville Rd.	S Callaghan Rd. / SQ 36TH St.	Northwest	Stability
95265	LENWOOD HEIGHTS (ED)	614E4	Commerce / HWY 151	ACME / Callaghan	Northwest	Growth - New Construction

95266	MESETA SUBD (ED)	614E5	S ACME Rd.	W Commerce/Enrique M Barrera PKWY	Central Business District	Growth - New Construction
95302	RAVEN HILL (Har)	650F6	Pron / Military Dr.	Roosevelt/Curtis	Southeast	Revitalization
95303	BELLAIRE (Har)	682E1	VESTAL/ ANSLEY	S FLORES / PLEASANTON	Southwest	Revitalization
95304	KINGSBOROUGH (Har)	682E3	ASHLEY / SW LOOP 410	ROOSEVELT / MOURSUND	Southwest	Revitalization
95305	HARLANDALE NE	650E6	SOUTHCROSS / SW Military Dr	SAN ANTONIO RIVER / Pleasanton Rd	Southwest	Stability
95306	HARLANDALE SE	682F2	SW Military Dr / Ashley Rd	Roosevelt Ave / PLEASANTON	Southwest	Stability
95307	HARLANDALE SW	650C8	MILITARY / FORMOSA	PLEASANTON / IH 35	Southwest	Stability
95308	HARLANDALE NW	650C5	DIVISION / SW Military Dr	Pleasanton Rd / IH 35	Southwest	Revitalization
95309	HARLANDALE NE II	650E4	OCTAVIA PL/ SOUTHCROSS	MISSION / PLEASANTON	Southwest	Stability
95310	Las Bougainvilleaus (Har)	682E2	HEATHER COURT	DALTON COURT	Southwest	Stability
95311	HARLANDALE SW II	682C1	FORMOSA/LOOP 410	MOURSUND / S ZARZAMORA	Southwest	Stability
95312	HARLANDALE NW II	650A4	DIVISION / SOUTHCROSS	IH35 / SOMERSET	Southwest	Stability
95313	HARLANDALE NW III	650A6	STONEWALL/ MILITARY	IH35 / SOMERSET	Southwest	Stability
95314	LOMA MESA (Har)	683A3	Ashley Rd / SE Loop 410	Roosevelt Ave / VACANT ACREAGE LOT	Southwest	Growth - New Construction
95315	PLEASANTON FARMS (Har)	682E4	VILALRET / SW LOOP 410	WALHALLA / PLEASANTON	Southwest	Growth - New Construction
95316	VILLARET ESTATES III (Har)	682B3	GILLETTE / VILLARET	RAIL ROAD TRACKS / ROCKWELL	Southwest	Growth - New Construction
95317	THE ROCKWELL ENCLAVE (HAR)	682A2	ROCKWELL BLVD	W ANSLEY BLVD	Southwest	Growth - New Construction
95325	ASHLEY HEIGHTS (Har)	682F2	BELLAIRE PARK / ASHLEY RD	S FLORES ST / BASCUM BLVD	Southwest	Growth - New Construction
95398	DOVER I	586C3	Hwy 78 / FM 1516	Crestway/Walzern	Northeast	Stability
95400	WOODLAKE BLUFFS ENCLAVE/ENCLAVE AT CANDLEMEADOW	585E5	FM 78/LAKEVIEW	WOODLAKE/FOSTER	Northeast	Growth - New Construction
95401	WOODLAKE MEADOWS	585E4	Gibbs Sprawl Rd./FM 78	Woodlake	Northeast	Growth - New Construction
95402	WOODLAKE (JD)	585E6	FM 78/BINZ-ENGLEMAN RD	Woodlake/Foster Rd.	Northeast	Revitalization
95403	WOOD LAKE RM'S	585E5	FM 78/LAKEVIEW DR	WOODLAKE PARKWAY/Foster Rd.	Northeast	Stability

95404	WOODLAKE PARK (JD)	585F6	FM 78/BINZ ENGLEMAN	WOODLAKE	Northeast	Stability
95405	WOODLAKE CC EST/MISSION	586A4	FM 78/BINZ-ENGELMAN	WALZEM/WOODLAKE	Northeast	Stability
95406	WOODLAKE GOLF VILLAS (JD)	585F4	FM 78/BINZ-ENGELMAN	WALZEM/WOODLAKE	Northeast	Stability
95407	WOODLAKE-FAIRWAYS(JD)	585F3	WALZEM/ FM 78	WALZEM/WOODLAKE	Northeast	Stability
95408	FIRESTONE PKWY GDN HMS (JD)	586A4	FM 78/BINZ/ENGELMAN	WALZEM/WOODLAKE	Northeast	Stability
95409	HIGHLAND FARMS TWO(JD)	585C6	FM 78/ SUMMER FEST	N FOSTER RD/SUMMER FEST	Northeast	Stability
95410	SUNRISE	585C7	FM 78/BINZ-ENGLEMAN RD	FOSTER RD/ACKERMAN RD	Northeast	Stability
95411	HIGHLAND FARMS (JD)	585D6	FM 78/ SUMMER FEST	FOSTER/SUMMER FEST	Northeast	Stability
95412	CANDLEWOOD PARK	585C8	BINZ-ENGLEMAN/IH-10	FOSTER RD/ACKERMAN	Northeast	Stability
95413	NORTHEAST CROSSING	585D3	EISENHAUER/GIBBS SPRAWL RD	WOODLAKE/EAST OF IH-35	Northeast	Stability
95414	NORTHEAST CROSSING TIF 2	585C2	EISENHAUER/GIBBS-SPRAWL	WOODLAKE/ EAST OF IH-35	Northeast	Growth - New Construction
95415	PARK VILLAGE (JD)	584F3	EISENHAUER/RITTIMAN	Raybon/Fratt Rd	Northeast	Stability
95416	PARK VILLAGE TH	585B3	MIDCROWN/RITTIMAN	CASTLE CROSS/ RAY BON	Northeast	Stability
95417	EAST VILLAGE (JD/NE)	585B4	MIDCROWN//GIBBS SPRAWL/RITTIMAN	WOODLAKE PARKWAY/RAYBON DR	Northeast	Revitalization
95418	WOOD GLEN (JD)	585A5	RITTIMAN RD/GIBBS-SPRAWL RD	CASTLE CROSS/ KAEPA	Northeast	Stability
95419	HIGHLAND FARMS 3	585C6	FM 78/ Summer Fest	N Foster Rd/Summer Fest	Northeast	Stability
95420	VENTURA/SPRING MEADOW	586B2	GIBBS-SPRAWL/FM 78 RD	SEGUIN RD/WALZEM RD	Northeast	Stability
95421	VENTURA-OLD	586A3	Walzem /FM 78	WALZEM/ WOODLAKE FURTHER WEST	Northeast	Stability
95422	DOVER II	586D3	Hwy 78 / FM1516	Walzem further west	Northeast	Stability
95423	MEADOW BROOK (JD)	586B3	FM 78 RD/ BINZ ENGELMAN FURTHER SOUTH	CRESTWAY/WALZEM RD	Northeast	Stability
95424	BRENTFIELD (JD)	586B4	FM 78 RD/BINZ ENGELMAN FURTHER SOUTH	WALZEM RD/WOODLAKE	Northeast	Stability
95425	NORTHHAMPTON	586C1	GIBBS-SPRAWL RD/FM 78	SEGUIN RD/WALZEM FURTHER WEST	Northeast	Stability
95426	ESCONDIDO CREEK	586C7	TEXAS PALM	BINZ-ENGLEMAN	Northeast	Revitalization
95427	ESCONDIDO MEADOWS SUBD	586C6	Binz-Engleman	SPOTTED OWL	Northeast	Stability
95428	WORTHAM OAKS	485B4	BEXAR COUNTRY LINE / EVANS RD	HANGING OAK / ANGUSTURA	Northeast	Growth - New Construction
95429	ESCONDIDO NORTH	586C6	BINZ ENGLEMAN RD	TEXAS PALM DR	Northeast	Stability

95430	MILLER'S POINT	553F5	MILLER RD / KITTY HAWK	SPRUCE RIDGE / MILLER RD	Northeast	Stability
95431	CROWNWOODTH (JD)	554B8	SERENCE RIDGE / GIBBS-SPRAWL RD	CRESTWAY / MILLER RD	Northeast	Stability
95432	CENTURY OAKS ESTATES (JD)	485B3	BEXAR COUNTY LINE EVANS	HANGING OAK / CIBOLO VISTA	Northeast	Stability
95433	BRADBURY COURT	585F2	GIBBS-SPRAWL RD / WALZEM PARK MHP	PARADISE / WALZEM	Northeast	Stability
95434	WALZEM FARMS	585D2	WALZEM/GIBBS SPRAWL RD	WALZEM/WOODLAKE PARKWAY	Northeast	Stability
95435	CAMELOT II-SEVILLE(JD/NE	585E1	MONTGOMERY / WALZEM RD	GLENMONT RD / NEW WORLD	Northeast	Stability
95436	ROLLING MEADOWS	519F5	Nacogdoches Rd / LOOKOUT RD	Loop 1604 / LARGE ACREAGE TRACT	Northeast	Growth - New Construction
95438	GLENLOCH FARMS	586A7	BINZ-ENGLEMAN // SOUTH I-10	EAST FM 1516 // LARGE VACANT ACREAGE	Northeast	Growth - New Construction
95439	WOODLAKE GVH	585F3	Gibbs-Sprawl Rd / Seguin Rd	FORMERLY WOODLAKE GOLF COURSE / WOODLAKE HILLS MIDDLE SCHOOL	Northeast	Stability
95440	GARDENS OF WOODLAKE (JD)	585E7	LAKEVIEW - BINZ ENGLEMAN RD	WOODLAKE / FOSTER RD	Northeast	Stability
95441	WOODLAKE / Walzem area Duplexes	585F5	FM 78 / WOODLAKE TRAILS MHP	GOLF VISTA / WOODLAKE PKWY	Northeast	Stability
95442	THE LANDING AT KITTY HAWK	553F6	MILLER RD / MILLER	KITTY HAWK / MILLER	Northeast	Stability
95443	CROSSING AT WINDCREST	553E6	MILLER RD / CRESTWAY	MILLER RD / MILLERS RIDGE	Northeast	Growth - New Construction
95444	FISCHER TRACT	484C1	Esparanza Way	E Evans Rd.	Northeast	Growth - New Construction
95445	WINDFIELD (Arbor Series Plans)	585E7	BINZ-ENGLEMAN / WAGNER HIGH SCHOOL	LARGE VACANT ACREAGE / FOSTER RD	Northeast	Stability
95446	WINDFIELD (Rio Series Plans)	585D8	BINZ-ENGLEMAN RD - WAGNER HIGH SCHOOL	LARGE ACREAGE LOTS / FOSTER	Northeast	Stability
95447	NOPALITO SUBD	585D2	Gibbs Sprawl Rd.	Walzem Rd.	Northeast	Growth - New Construction
95448	KENDALL BROOKS	586B4	Walzem Rd.	FM 78	Northeast	Growth - New Construction

95449	ACKERMAN GARDENS	585F7	JOSEPHS RUN	BINZ-ENGLEMAN	Northeast	Growth - New Construction
95450	MILLER RANCH	619C1	BINZ-ENGLEMAN / IH-10	FOSTER RD / ACKERMAN	Northeast	Growth - New Construction
95451	WINDING CREEK SUB'D	585E3	Gibbs Sprawl Rd.	Walzem	Northeast	Growth - New Construction
95452	RAINTREE GARDENS	554A6	VASSO	KITTY HAWK	Northeast	Stability
95453	WINTERFELL SUBD	585F7	Woodlake PKWY	Binz-Engleman Rd.	Northeast	Growth - New Construction
95454	LANGDON	484E5	TPC PKWY	E Evans Rd.	Northeast	Growth - New Construction
95455	BRIDLEWOOD PARK	519F8	LOOKOUT RD / IH-35	LOOP 1604 / TOPPERWEIN	Northeast	Growth - New Construction
95456	AVILA	585F5	WOODLAKE PKWY	FM 78	Northeast	Growth - New Construction
95459	MUSTANG VALLEY	586A6	BINZ-ENGLEMAN RD	SUNVALLEY RD	Northeast	Stability
95460	HORIZON POINTE	585E8	Wood Lake Pkwy	IH-10 East	Northeast	Growth - New Construction
95461	HORIZON POINT-PREMEIR PLUS	585F8	Wood Lake Pkwy	SIERRA SUNSET	Northeast	Growth - New Construction
95462	HORIZON POINTE AREA 3	619D1	WAGNER HIGH SCHOOL / IH 10	WOODLAKE / FOSTER RD	Northeast	Growth - New Construction
95463	ESTRELLA ON RITTIMAN	585C5	RITTIMAN RD	FM 78	Northeast	Growth - New Construction
95464	LIBERTE VENTURE	586D4	FM 1516 N	CRESTWAY RD	Northeast	Growth - New Construction
95470	CAMPANAS	484D3	CIBOLO CANYON / EVANS	TPC PKWY / FOSSIL RIDGE	Northeast	Growth - New Construction
95471	CIBOLO CANYONS/AMOROSA	484E4	RESORT PKWY / EVANS	TPC PARKWAY / TPC GOLF COURSE	Northeast	Growth - New Construction
95472	MONTEVERDE	484C1	TPC Parkway & Monteverde Hts	Marriott	Northeast	Growth - New Construction
95473	ESTANCIA at Cibolo Canyons	484C2	TPC GOLF COURSE / MARRIOT PKWY	JW MARRIOT / BULVERDE GREEN	Northeast	Growth - New Construction

95474	CRESTWAY HEIGHTS	586B1	Crestway	FM 78	Northeast	Growth - New Construction
95801	PALO ALTO HEIGHTS (SS)	681C3	Palo Alto Elementary School / Loop 410	Palo Alto Rd / IH-35	Southwest	Stability
95802	PATTON TAREYTON TEMPO AREA (SS)	681F1	W HUTCHING PLACE / GADDIS	ZARZAMORA / ANSLEY	Southwest	Stability
95803	SOMERSET TRAILS	681B3	SOMERSET RD	IH35 S	Southwest	Growth - New Construction
95804	PALO ALTO AREA 1 (SS)	681D2	IH 35 S / SW LOOP 410	POTEET JOURDANTON FWY / S ZARZAMORA ST	Southwest	Stability
95805	SOMERSET GROVE	681A3	IH 35 S	SOMERSET RD	Southwest	Growth - New Construction
95807	LACKLAND CITY A 1(SS/SW)	648A8	RAY ELLISON / MILLERS POND PARK	ALLEN B SHEPARD MIDDLE SCHOOL / SW LOOP 410	Southwest	Stability
95808	LACKLAND CITY A 2(SS/SW)	647F6	MEDINA BASE RD / RAY ELLISON	FIVE PALMS DR / LOOP 410	Southwest	Stability
95809	FAIRMEADE (SS)	648B7	Ray Ellison Blvd / Old Pearsall Rd	SHEPARD MIDDLE SCHOOL / Five Palms Dr	Southwest	Stability
95810	VALLEY FOREST (SS)	648B6	Medina Base Rd / Ray Ellison Blvd	HOLM RD / FIVE PALMS DR	Southwest	Stability
95812	GATEWAY TERRACE (SS)	648B5	ROYAL GATE DRIVE	KNOLL KREST DRIVE	Southwest	Stability
95813	ELM VALLEY (SS)	648A6	MEDINA BASE RD / RAY ELLISON	FIVE PALMS / DRAINAGE EASMENT	Southwest	Growth - New Construction
95815	RAYBURN AREA (SS)	649E6	MAYFIELD RD / MILITARY	RAILROAD TRACKS / SOMERSET RD	Southwest	Stability
95816	FOUNTAIN PARK (SS)	649D8	Navajo St / IH-35	BARLITE / Palo Alto Rd	Southwest	Stability
95817	VILLARET AREA (SS)	681F3	GILLETE / SW Loop 410	Hwy 16 / S Zarzamora	Southwest	Stability
95818	LACKLAND CITY III (SS)	648A5	MILITARY / MEDINA BASE RD	FIVE PALMS / LACKLAND AFB	Southwest	Stability
95819	TRINIDAD SUB (SS)	648B6	YUCCA VALLEY	MEDINA BASE	Southwest	Stability
95820	QUINTANA/SOUTHSAN AREA (SS)	649B6	FAY AVE / SW MILITARY DR	SOMERSET RD / QUINTANA RD	Southwest	Stability
95824	Dove Valley Subd (SS)	648A7	RAY ELLISON / LARK VALLEY	BROOK VALLEY / APPLE VALLEY	Southwest	Stability
95825	SAGE VALLEY (SS)	648C6	Old Pearsal Rd.	W Military Dr.	Central Business District	Growth - New Construction

95830	LAGO VISTA SUB (SS)	681E2	IH-35 / SUNBEND FALLS	ZARZAMORA / HWY-16	Southwest	Growth - New Construction
95835	PARK SOUTH SUBD (SS)	648B7	FIVE PALMS	CAMPUS PARK	Southwest	Stability
95838	FREEDOM HILL (SS)	647F7	RAY ELLISON / LARK VALLEY	SW LOOP 410	Southwest	Growth - New Construction
95840	VISTA POINT (SS)	648B7	ELM VALLEY / RAY ELLISON	HOLM RD / GIVE PALMS	Southwest	Growth - New Construction
95845	PATTON HEIGHTS 2 (SS)	681E1	W. HUTCHINS PLACE/	ZARZAMORA ST / W. ANSLEY BLVD	Southwest	Growth - New Construction
95850	MEADOW POINTE (SS)	647F6	ELM VALLEY / RAY ELLISON	WALNUT VALLEY DR. / RAY ELLISON DR.	Southwest	Growth - New Construction
95902	VILLA CORONADO(SO)	683B4	LOOP 410 SOUTH	ROOSEVELT	Southwest	Stability
95911	CHAVANEAUX	682F4	ROOSEVELT AVE	SE LOOP 410	Southeast	Growth - New Construction
95940	MISSION DEL LAGO	683A7	Loop 410/Mission Grande	Roosevelt/IH281//Pleasanton Rd further west	Southwest	Growth - New Construction
95941	MISSION DEL LAGO NORTH	683A6	SE LOOP 410 & MISSION GRANDE	ROOSEVELT AVE & PLEASANTON RD	Southwest	Growth - New Construction
95942	MISSION DEL LAGO WEST	682F7	south of loop 410	Roosevelt/Pleasanton Rd	Southwest	Growth - New Construction
95943	MISSION DE LAGO SOUTH	638A8	US HWY 281 S	SE Loop 410	Southwest	Growth - New Construction
96101	FAIR OAKS (LG AC.)(BO)	447C1	DIETZ ELKHORN	RALPH FAIR/IH-10	Northwest	Stability
96103	FAIR OAKS SECURITY (BO)	413C8	Bexar/Comal County line / Dietz Elkhorn Rd	Fair Oaks Parkway	Northwest	Stability
96105	ARBORS AT FAIR OAKS RANCH	413F7	Dietz Elkhorn Rd.	Ralph Fair Rd.	Northwest	Growth - New Construction
96106	FAIR OAKS-GOLF	413F8	Bexar/Comal county line , Dietz Elkhorn Rd	Ralph Fair Rd / Fair Oaks Pkwy	Northwest	Stability
96107	JACKSON WOODS (NS)	447E5	Fair Oaks Ranch is to the north	Ralph Fair Rd & Camp Stanley is to the immediate east/IH10 to the west	Northwest	Stability
96108	COUNTRY BEND (BO/NS)	446E5	Boerne Stage Rd to the south/Comal county line to the north	IH10 to the east/Boerne Stage Rd to the west	Northwest	Stability

96109	WINDWOOD EST. (BO)	446E2	BALCONES CRK/BOERNE STAGE RD FURTHER SOUTH	IH-10/Boerne Stage Rd	Northwest	Stability
96110	ENCHANTED OAKS (BO)	413B8	Comal county line further north/Dietz Elkhorn Rd	Fair Oaks/Old Fredricksburg Rd	Northwest	Stability
96111	BLACKJACK ESTATES (BO)	413C7	Fair Oaks Ranch Golf Course / Dietz Elkhorn Rd	Bexar County line on east and west side	Northwest	Stability
96112	FAIR OAKS/CHARTWELL SUB	447F1	Dietz Elkhorn Rd/Pimlico	Ralph Fair Rd/Preakness	Northwest	Stability
96113	FAIR OAKS/WINDEMERE SUB	447D1	Dietz Elkhorn Rd / PIMLICO	PREAKNESS / Fair Oaks Pkwy	Northwest	Stability
96114	FAIR OAKS GOLF II (BO)	413D8	FAIR OAKS PKWY/DIETZ ELKHORN	FAIR OAKS PKWY/RALPH FAIR RD	Northwest	Stability
96115	FAIR OAKS/OAKWOOD HGTS	413D8	DIETZ ELKHORN/RAINTREE WOODS	FAIR OAKS PKWY/ALYDAR	Northwest	Stability
96116	THRESHOLD RANCH	446C2	I10	BOERNE STAGE RD	Northwest	Growth - New Construction
96117	FRONT GATE (BO)	447A1	Deitz Elkhorn Rd /Fair Oaks Parkway	IH 10/KALKALLO DR	Northwest	Growth - New Construction
96118	ELKHORN RIDGE (BO)	413A8	Balcones Creek to the North / Dietz Elkhorn Rd to the South	Fair Oaks Pkwy to the East / Old Fredericksburg Rd to the West	Northwest	Growth - New Construction
96120	HIGHLANDS RANCH (BO/NS)	446F5	BOERNE STAGE RD/IH 10	IH 10/BOERNE STAGE RD	Northwest	Growth - New Construction
96125	RIDGE CREEK (BO)	447C4	NAPA LANDING	IH 10/WOODLAND GREEN	Northwest	Growth - New Construction
96130	VILLAGE GREEN (BO)	447D3	Fair Oaks Parkway / Old Fredricksburg Rd	IH-10 West / Ralph Fair Rd (FM 3351)	Northwest	Growth - New Construction
96135	NAPA OAKS	447B3	Fair Oaks Pkwy	IH-10	Northwest	Growth - New Construction
96140	THE WOODS (BO)	447B2	Fair Oaks Parkway	Interstate - 10	Northwest	Stability
96141	GREENWOOD SUBD PUD	447C3	FAIR OAKS PKWY	IH 10	Northwest	Stability
96145	LIMESTONE RANCH	447A3	Interstate - 10	Fair Oaks Pkwy / Ranchland View	Northwest	Growth - New Construction
96150	FOUNTAINS OF FAIR OAKS RANCH	447D1	Dietz Elkhorn Rd	Fair Oaks Pkwy	Northwest	Growth - New Construction
96152	MIRABEL	447D7	RALPH FAIR RD	IH 10/RALPH FAIR RD	Northwest	Growth - New Construction

96153	LOST CREEK/BLUFFS OF	447E4	RALF FAIR RD	RALPH FAIR RD/IH 10	Northwest	Growth - New Construction
96155	SABLECHASE	447D5	OLD FREDERICKSBURG RD	RALPHRAIR RD / IH 10	Northwest	Growth - New Construction
96156	BALCONES CREEK UT-1A	446D1	BALCONES CREEK	IH-10 to the East / Boerne Stage Rd to the West	Northwest	Growth - New Construction
96157	BALCONES CREEK RANCH	446E1	BALCONES CREEK	IH-10 to the East / Boerne stage Rd. to the West	Northwest	Growth - New Construction
96160	FALLBROOK	447C5	OLD FREDERICKSBURG/BOWMANS	SABLE RUN / IH-10	Northwest	Growth - New Construction
96170	LEON CREEK ESTATES (BO)	446D5	Balcones Creek / Boerne Stage Rd.	Boerne stage Rd / Toutant Beauregard	Northwest	Growth - New Construction
96301	CANYON SPRINGS COVE	451A7	OVERLOOK PARKWAY	CANYON GOLF	Northeast	Stability
96302	VILLAS @ CANYON SPRINGS	451B8	Overlook Parkway	CANYON GOLF	Northeast	Stability
96303	LAKESIDE @ CANYON SPRGS	451A6	OVERLOOK/SILVERADO	CANYON GOLF/US HWY 281	Northeast	Growth - New Construction
96304	CANYON SPRINGS/ENCLAVE @	451A7	WALDEN OAK/OVERLOOK	CANYON GOLF	Northeast	Stability
96307	CANYON SPRINGS/SUMMIT AT	451A7	CANYON GOLF RD	OVERLOOK PKWY	Northeast	Stability
96308	CANYON SPRINGS/BOULDERS	451A7	CANYON GOLF RD	OVERLOOK PKWY	Northeast	Stability
96309	CANYON SPRINGS/BLUFFS	451A7	OVERLOOK PKWY	CANYON GOLF RD	Northeast	Growth - New Construction
96312	WOODLAND HILLS NORTH(CM)	450D2	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96315	TRINITY OAKS I	451E5	TRINITY PARK/BULVERDERD	US HWY 281	Northeast	Growth - New Construction
96316	TRINITY OAKS II	451E5	TRINITY PARK	US HWY 281	Northeast	Growth - New Construction
96319	ESTS OF LOOKOUT CRK CANYON	451C7	OVERLOOK PKWY	US HWY 281	Northeast	Growth - New Construction
96320	OLIVER RANCH 2	451C7	OVERLOOK PKWY	US HWY 281	Northeast	Stability
96321	OLIVER RANCH SUB	451C7	OVERLOOK PKWY	US HWY 281 (TO THE EAST), CANYON GOLF RD (TO THE WEST)	Northeast	Stability

96322	RIDGE AT LOOKOUT CANYON	451B7	OVERLOOK PKWY	CANYON GOLF	Northeast	Growth - New Construction
96323	LOOKOUT CANYON / STONECREST @	451B7	OVERLOOK PKWY	GOLF CANYON	Northeast	Growth - New Construction
96324	LOOKOUT CANYON 2 (CO)	451B7	OVERLOOK PKWY	US HWY 281/CANYON GOLF	Northeast	Growth - New Construction
96325	EST. AT STONEGATE(CM)	451B6	OVERLOOK PKWY	US HWY 281/CANYON GOLF	Northeast	Stability
96326	ROYAL OAK ESTATES	451C5	ESTATE GATE	US HWY 281	Northeast	Growth - New Construction
96327	HIGHLAND ESTATES	451B3	BORGFELD RD	BULVERDE RD	Northeast	Growth - New Construction
96330	CANYON RANCH ESTATES	450E3	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96332	SILVERADO HILLS / SPRINGS OF	450F4	BORGFELD RD	Canyon Golf RD	Northeast	Growth - New Construction
96333	SILVERADO HILLS / RIDGE OF	450F4	BORGFELD RD	CANYON GOLF	Northeast	Growth - New Construction
96334	SILVERADO HILLS/VILLAS	450F5	BORGFELD RD	CANYON GOLF	Northeast	Growth - New Construction
96335	TUSCAN OAKS	451E6	BULVERDE RD/	US HWY 281	Northeast	Growth - New Construction
96337	INDIAN SPRINGS NORTHWEST	451F7	WILDERNESS OAK	BULVERDE/SMITHSON VALLEY	Northeast	Growth - New Construction
96338	INDIAN SPGS - PRESERVE I	452B7	SMITHSON VALLEY RD.	BULVERDE RD	Northeast	Growth - New Construction
96339	INDIAN SPGS- PRESERVE II	452B7	SMITHSON VALLEY RD. / TPC PKWY	WILDERNESS OAK	Northeast	Growth - New Construction
96340	INDIAN SPGS- PRESERVE III	452B8	PRESERVE	WILDERNESS OAK	Northeast	Stability
96342	INDIAN SPRGS - THE COLONY @	451F8	WILDERNESS OAK	BULVERDE RD	Northeast	Growth - New Construction
96343	INDIAN SPRGS EST	452A7	WILDERNESS OAK	BULVERDE RD	Northeast	Growth - New Construction
96345	BELTERRA	451E7	BULVERDE RD	BULVERDE RD/US HWY 281	Northeast	Growth - New Construction

96346	VENADO CREEK MCMILLIN	450C3	BORGFELD	BLANCO RD.	Northeast	Growth - New Construction
96348	SMITHSON VALLEY SUBD (CM)	452C2	SMITHSON VALLEY RD	US HWY 281	Northeast	Growth - New Construction
96349	BULVERDE 3/ VILLAGES OF	452A8	BULVERDE RD/WILDERNESS OAK	WILDERNESS OAK	Northeast	Growth - New Construction
96350	COUNTRY PLACE (CM)	451F3	BULVERDE RD	US HWY 281	Northeast	Stability
96351	RIATA RANCH (CO)	452C4	SMITHSON VALLEY RD / RIATA RANCH DR.	US HWY 281	Northeast	Growth - New Construction
96352	VERDE MOUNTAIN ESTATES (CO)	452C1	SMITHSON VALLEY RD. / BULVERDE RD.	SMITHSON VALLEY RD./ US 281 N HWY ACCESS	Northeast	Growth - New Construction
96353	CLEAR SPRINGS PRK (CM)	451F6	SMITHSON VALLEY RD. / BULVERDE RD.	SMITHSON VALLEY RD	Northeast	Growth - New Construction
96354	CLEMENTSON RANCH	450B6	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96355	TIMBERWOOD PARK AREA 1	450F6	BORGFELD RD	CANYON GOLF/BLANCO RD	Northeast	Growth - New Construction
96356	TIMBERWOOD PARK AREA 2	450E7	WILDERNESS OAK/BORGFELD RD	CANYON GOLF RD	Northeast	Growth - New Construction
96357	TIMBERWOOD PARK AREA 3	450C7	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96358	TIMBERWOOD PARK AREA 4	450D5	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96359	TIMBERWOOD PARK AREA 5	450C5	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96360	TIMBERWOOD PARK AREA 6	450B7	BORGFELD RD	BLANCO RD	Northeast	Growth - New Construction
96361	VILLAS @ TIMBERWOOD	450E6	BORGFELD RD	BLANCO RD	Northeast	Stability
96363	KINDER RANCH SETTLERS RIDGE	451B1	BORGFELD RD	BULVERDE RD	Northeast	Growth - New Construction
96364	KINDER RANCH HASTINGS RDG	451C2	BORGFELD RD	BULVERDE RD	Northeast	Growth - New Construction
96365	KINDER RANCH PROSPECT CRK	451C1	BORGFELD RD	BULVERDE RD	Northeast	Growth - New Construction

96366	WILLIS RANCH	451D2	BORGFELD	BULVERDE	Northeast	Growth - New Construction
96367	Tivoli Subdivision	450A7	BOBBINS RDG./ SYMPHONIC HILL	BOBBINS RDG./ BLANCO RD.	Northeast	Growth - New Construction
96368	STERLING RIDGE	450C4	Blanco Rd.	Borgfeld Rd.	Northwest	Growth - New Construction
96370	VALENCIA TERRACE	450C3	W. BORGFELD RD	US HWY 281/BLANCO RD	Northeast	Growth - New Construction
96375	VALENCIA PARK ENCLAVE	450C3	BORGFELD RD	US HWY 281/BLANCO RD	Northeast	Growth - New Construction
96380	VISTA BELLA	451A8	WILDERNESS OAK	CANYON GOLF RD	Northeast	Growth - New Construction
96801	GERONIMO FOREST (MD)	544B6	Culebra Rd	Medina County Line / SH 211	Northwest	Stability
96802	FALCON LANDING	544B7	CULEBRA RD./ GERONIMO DRIVE.	CULEBRA RD./ CATALINA PORT	Northwest	Growth - New Construction
96803	SILOS SUBD	644F5	Masterson Rd./State HWY 211	US HWY 90 W	Southwest	Growth - New Construction
96804	HOOTEN	576E1	TALLEY RD	OLD FM 471 W	Northwest	Growth - New Construction
96805	CHAMPIONS PARK	612A8	MARBCAH RD	LOOP 1604	Northwest	Growth - New Construction
96806	PRESERVE AT CULEBRA	544D8	STATE HWY 211	CULEBRA RD	Northwest	Growth - New Construction
96809	VILLAS AT BRIGGS RANCH	645B2	ROUNDUP PASS	HWY 211	Northwest	Growth - New Construction
96810	TRAILS OF BRIGGS RANCH (MD)	645A1	HWY 90 W/POTRANCO	HWY 211	Northwest	Growth - New Construction
96811	MOUNTAIN LAUREL RANCH	611E8	GROSENBACHER RD	Grosenbacher Rd	Northwest	Growth - New Construction
96820	CHAMPIONS MANOR	646A1	MARBACH RD	LOOP 1604	Northwest	Growth - New Construction
96821	WHISPER FALLS	654B5	State HWY 211 S	US HWY 90 W	Northwest	Growth - New Construction

96822	OLSON RANCH	645C5	State HWY 211 S	US HWY 90 W	Southwest	Growth - New Construction
96825	WEST POINTE GARDENS	646A3	HWY 90	LOOP 1604	Northwest	Growth - New Construction
96826	HARLACH FARMS	646A3	Grosenbacher Rd.	US HWY 90 W	Northwest	Growth - New Construction
96827	LAUREL VISTAS	611F8	HWY 90 N/Potranco Rd S	1604 E/Grosenbacher Rd W	Northwest	Growth - New Construction
96828	STONEY CREEK	645E1	W LOOP 1604 S	US HWY 90 W	Northwest	Growth - New Construction
96829	BLUE SKIES	645C3	State HWY 211 S	US HWY 90 W	Northwest	Growth - New Construction
96830	FELDER RANCH	610D8	GROSENBACHER RD/POTRANCO	HWY 211	Northwest	Growth - New Construction
96834	TEXAS RESEARCH PARK	610C7	POTRANCO/HWY 90 W	HWY 211	Northwest	Growth - New Construction
96835	LADERA ENCLAVE	610D8	GROSENBACHER/POTRANCO	HWY 211	Northwest	Growth - New Construction
97301	PALO ALTO TERRACE	681C4	LOOP 410/IH 35	POTEET JOURDANTON HWY	Southwest	Stability
97302	PALO ALTO VILLAGE	681C6	LOOP 410	STATE HWY 16	Southwest	Stability
97303	HILLSIDE ACRES	648C8	MILITARY DR/LOOP 410	OLD PEARSALL RD	Southwest	Stability
97304	INDIAN CREEK	680C1	PEARSALL RD/QUINTANA	OLD PEARSALL RD	Southwest	Stability
97305	SKY HARBOR GARDENS	680B2	OLD PEARSALL RD/QUINTANA	LOOP 410	Southwest	Stability
97306	SKY HARBOR	680B2	QUINTANA RD/OLD PEARSALL RD	LOOP 410	Southwest	Stability
97307	BIG COUNTRY	646C1	Marbach Rd / HWY-90	Medio Creek / Loop-1604	Southwest	Stability
97308	BIG COUNTRY MH	612B8	MARBACH RD	LOOP 1604	Northwest	Stability
97309	INDIAN CREEK TH'S	648C8	OLD PEARSALL RD	LOOP 410	Northwest	Stability
97310	BIG COUNTRY/VILL. AT (SW	612B8	MARBACH RD/HWY 90 W	LOOP 1604	Northwest	Stability
97311	HEATHER'S COVE	647E5	SW LOOP 410	MEDINA BASE	Southwest	Stability
97312	BIG COUNTRY GDN HMS	612C8	LOOP 1604 S / MARBACH RD	PUE RD	Northwest	Stability
97315	LA VENTANA	647E5	SW Loop 410	Medina Base Rd.	Southwest	Stability
97316	SOLANA RIDGE SUBD UT-1A	647D7	Soltrace	Ray Ellison	Southwest	Growth - New Construction

97317	SUNFLOWER VALLEY	648C8	Raindance	War Cloud	Southwest	Growth - New Construction
97318	PRESERVE AT MEDINA	714F3	State HWY 16	Watson Rd.	Southwest	Growth - New Construction
97319	RANCHO CARLOTA (HABITAT FOR HUMANITY)	714C2	STATE HWY 16 S	WATSON RD	Southwest	Growth - New Construction
97320	HALLIE HEIGHTS	647E6	Hallie Place	Ray Ellison	Southwest	Stability
97321	HALLIE HEIGHTS GARDEN	647E6	Hallie Ridge	Paradise Valley	Southwest	Growth - New Construction
97325	97325 Palo Alto Unit 1-Habitat	681B3	Maria Isabel	Aragon	Southwest	Growth - New Construction
97328	HILLCREST SUBD UT-1	646B2	Loop 1604	Big Mesa	Northwest	Growth - New Construction
97330	LACKLAND HEIGHTS SUBS (SW/SS)	647F5	Loop 410	Medina Base	Southwest	Revitalization
97331	MEDINA LANDING	646C6	W LOOP 1604 S	FM 143	Southwest	Growth - New Construction
97332	APPLEWOOD	646C6	W LOOP 1604 S	FM 143	Southwest	Growth - New Construction
97333	CINCO LAKES	646C6	W Loop 1604 S	FM 143	Southwest	Growth - New Construction
97334	CANYON CROSSING	646A4	Cagnon Rd.	US HWY 90 W	Southwest	Stability
97335	Luckey Ranch	645E6	WT Montgomery	US HWY 90 W	Southwest	Growth - New Construction
97336	AMBER CREEK	646E2	Pue Rd.	US HWY 90 W Access Rd. / Kriewald Rd.	Northwest	Stability
97338	HERITAGE PARK SOUTHWEST(SW)	646C1	PUE RD	Ravenfield Dr.	Northwest	Stability
97340	WOLF CREEK	612B7	LOOP 1604	DESERT WOLF	NORTHWEST	Stability
97342	MISSIONES SUBD (SW)	681C5	State Highway 16 S	SW Loop 410	SOUTHWEST	Growth - New Construction
97345	CARMONA HILLS SUBD	679E1	SW LOOP 410 ACCESS RD	CARMONA PASS / PALOMINO BAY	SOUTHWEST	Growth - New Construction
97346	HABITAT IN COLEMAN RIDGE	679E2	Old Pearsall Rd.	SW Loop 410 / Old Pearsall Rd.	SOUTHWEST	Growth - New Construction
97350	HUNTERS POND PHASE I	681E5	HUNTERS POND	BLACK BASS	SOUTHWEST	Stability

97351	Hunters Pond Phase 2	681E5	HUNTERS POND	SW LOOP 410 ACCESS RD	Southwest	Growth - New Construction
97352	VIDA SAN ANTONIO	681F5	ZARZAMORA	SW LOOP 410	Southwest	Growth - New Construction
97355	TESORO HILLS SUBD	680D1	TESORO HILLS	BIG CREEK DR	SOUTHWEST	Stability
97356	APPLEWHITE MEADOWS	681E5	STATE HWY 16 S	APPLEWHITE RD	Southwest	Growth - New Construction
97360	HABITAT IN PALO ALTO VILLAGE	681C6	GAYLORD	LANCREST	SOUTHWEST	Growth - New Construction
98002	DELLVIEW (NE/SA)	581E2	VANCE JACKSON RD.	CHERRY RIDGE DR.	NORTHWEST	Stability
98003	GREENHILL VILLAGE	581F1	WEST AVE / VANCE JACKSON RD	INGLESIDE / SARATOGA	NORTHWEST	Stability
98004	WONDER HOMES (NE/SA)	581F3	WEST AVE / VANCE JACKSON RD	SARATOGA / FREILING	NORTHWEST	Stability
98005	BRKHAVEN/STARLIT/GRN Meadow	582B3	BLANCO RD (TO THE EAST), OLYMPIA (TO THE WEST)	CANDLELIGHT / BASSE	NORTHWEST	Stability
98007	EAST SHEARER HILLS	582E2	SAN PEDRO / MC CULLOUGH	PINEWOOD / JACKSON KELLER	NORTHWEST	Stability
98008	STARLIT HLS/N.SHEARERHLS	582D2	BLANCO RD. / SAN PEDRO AVE.	OBLATE / JACKSON-KELLER RD.	NORTHWEST	Stability
98009	RIDGEVIEW	582F1	MC CULLOUGH AVE / JONES MALTSBERGER RD	OBLATE DR. / LOOP 410	Northeast	Stability
98010	LAZYWOOD PUD	582D2	AVA MARIA (TO THE EAST) / BLANCO RD (TO THE WEST)	BURWOOD (TO THE SOUTH) / JACKSON KELLER RD (TO THE NORTH)	Northeast	Stability
98012	NORTHCREST HILLS	550D8	BLANCO RD (TO THE WEST), SAN PEDRO AVE (TO THE EAST)	RECTOR	Northwest	Stability
98013	TIMBER OAKS N	482C1	BLANCO RD (TO THE WEST) , ROCKBEND (TO THE EAST)	W OAK ESTATES	Northwest	Stability
98014	HUNTER'S HILL/DEER CREEK	482B1	BLANCO RD	W OAK ESTATES	Northwest	Stability
98015	OAK MOSS NORTH	450D8	BLANCO RD (TO THE WEST)	W OAK ESTATES	Northwest	Stability
98020	RM'S IN ALFA AREA	582B1	VANCE JACKSON / WEST AVE. / BLANCO RD. / SAN PEDRO AVE.	BASSE RD. / OBLATE DR. / JACKSON KELLER RD. / NW LOOP 410	Northwest	Stability
98021	NORTHCREST HILLS TH'S	550D8	SAN PEDRO / BLANCO	THAMES	Northwest	Stability

98025	CRESTHAVEN (NE)	582A3	WEST AVE, (SOUTH OF JACKSON KELLER) AND (NORTH OF BASSE RD)	BASSE RD	Northwest	Stability
98052	KINGS GRANT FOREST (NE)	549E5	VANCE JACKSON RD	KINGS GRANT / VERNILYN DR	Northwest	Stability
98054	GREENBRIAR	549E8	CALLAGHAN RD	WOODCLIFF (BETWEEN CALLAGHAN AND MOSSROCK)	Northwest	Stability
98055	COLONIAL HILLS	549E7	CALLAGHAN AND VANCE JACKSON RD	KERRYBROOK	Northwest	Stability
98056	COLONIAL OAKS	549F6	VANCE JACKSON RD	CALLAGHAN RD	Northwest	Stability
98057	SLEEPY COVE/PARMAN PL	549E6	OFF VANCE JACKSON RD & NORTH OF JACKSON KELLER RD	SLEEPY COVE, LAZY HOLLOW, PARMAN PLACE., CALLAGHAN RD	Northwest	Stability
98058	DREAMLAND OAKS	549F4	DREAMLAND	LOCKHILL SELMA RD.	Northwest	Stability
98059	DREAMLAND OAKS #2	549E5	DREAMLAND	LOCKHILL SELMA/ VANCE JACKSON RD	Northwest	Stability
98060	OAK GLEN PK /CASTLE PK	550C6	BLANCO RD	LOCKHILL-SELMA	Northwest	Stability
98061	MT MICHELLE DR	550C5	MT MICHELLE	MT RIGA	Northwest	Stability
98062	KING O HILL	550C5	BLANCO and WEST AVE	MOREY PEAK / MT CAPOTE	Northwest	Stability
98063	NORTH STAR HILLS (NE)	550D5	BLANCO ROAD AND LORENE	W. RAMSEY	Northwest	Stability
98064	HARMONY HILLS/ENCHNT FOR.	550D4	SAN PEDRO / US HWY 281 N	RAMSEY	Northwest	Stability
98065	COLEMAN SUB	550B5	WEST AVE	LOCKHILL SELMA	Northwest	Stability
98066	YOSEMITE OAKS	550B4	WEST AVENUE NORTH OF LOCKHILL SELMA	MT. TIPTON / SPANISH OAKS	Northwest	Stability
98070	HARMONY HILLS RM'S	550C4	BLANCO RD / WEST AVENUE / SAN PEDRO AVE.	RHAPSODY	Northwest	Stability
98074	OAK GLEN PARK	550C4	BLANCO RD / WEST AVE	PATRICIA / MT PERKINS	Northwest	Stability
98075	ENCHANTED FOREST	550D3	BLANCO RD & WEST AVE.	SILVER SANDS	Northwest	Stability
98140	JUDSON CROSSING	519A5	JUDSON RD	STAHL RD	Northeast	Stability
98170	SALADO BLUFFS (NE)	515E7	HUEBNER RD	EMERALD HILL	Northwest	Stability
98171	VISTA VIEW TH	550B3	VISTA NOGAL	BRAESVIEW / PATRICIA	Northwest	Stability
98173	CHURCHILL EST GH II	515F6	HUEBNER RD and BLANCO RD	CHURCHILL ESTATES	Northeast	Stability
98180	CASTLE WOOD FOREST	549D1	LOCKHILL SELMA RD & N.W. MILITARY HWY.	GEORGE RD.	Northwest	Stability
98181	HUNTERS CREEK NORTH	515D8	HUEBNER RD	HUEBNER AT LOCKHILL-SELMA	Northwest	Stability

98189	SUMMERFIELD TOWNHOUSES	549F1	N.W. MILITARY HWY	WURZBACH PKWY	Northwest	Growth - New Construction
98191	CHURCHILL EST (NEW)	515F6	HUEBNER RD.	CHURCHILL ESTATES	Northwest	Stability
98192	PARK AT VISTA DEL NORTE	550C2	VISTA DEL NORTH/PARLIAMENT	VISTA VALET	Northwest	Stability
98193	CADILLAC LAKE ESTATES	516A6	CADILLAC DR	BLANCO RD and HUEBNER RD.	Northwest	Stability
98195	SUMMERFIELD GDN HMS (NE)	550A1	N.W. MILITARY HWY. to the east, BLANCO RD to the west	ORCHARD RIDGE DR.	Northwest	Stability
98196	CHURCHILL VILLAGE (NE)	550A3	MILITARY HWY	LARKSPUR	Northwest	Stability
98197	CADILLAC DRIVE (NE)	516A6	BLANCO RD	CADILLAC DR	Northwest	Stability
98198	WALKER RANCH (NE)	516C8	BLANCO RD. EAST OF PROPERTY	BITTERS RD.	Northwest	Stability
98199	HUNTERS CREEK GDN HMS(NE)	549D1	NW MILITARY HWY / LOCKHILL-SELMA RD	GEORGE RD / HUEBNER RD	Northwest	Stability
98200	LARKSPUR ESTATES (NE)	550B4	WEST AVE	LARKSPUR DR	Northwest	Stability
98201	LOCKHILL EST. RM'S	550A4	WEST AVE.	LOCKHILL-SELMA	Northwest	Stability
98202	LOCKHILL EST - STD	550B4	WEST AVENUE	LOCKHILL-SELMA	Northwest	Revitalization
98204	HUNTERS CREEK	549D1	HUEBNER RD & GEORGE RD.	LOCKHILL-SELMA RD.	Northwest	Stability
98205	WARWICK FARMS	515E8	MILITARY HWY	HUEBNER AND GEORGE RD	Northwest	Stability
98206	OAK MEADOW	515E7	NW MILITARY HWY TO THE SOUTH	EMERALD HILL / CEDAR CANYON	Northwest	Stability
98207	GEORGIAN OAKS	549D2	LOCKHILL SELMA / N.W. MILITARY HW.	GEORGE RD.	Northwest	Stability
98208	KINGWOOD	549D2	LOCKHILL-SELMA RD	GEORGE RD	Northwest	Stability
98209	CASTLE HILLS FOREST	515F8	GEORGE RD.	NW MILITARY HWY	Northwest	Stability
98210	N. CASTLE HILLS	550A2	VISTA	BRAESVIEW & VISTA VIEW.	Northwest	Stability
98211	SUMMERHILL/VISTA VIEW	550A3	BRAESVIEW / PATRICIA	LARKSPUR	Northwest	Stability
98212	CHURCHILL FOREST	516A8	BLANCO RD	WURZBACH PKWY	Northwest	Stability
98213	SUMMERFIELD (NE)	549F1	N.W. MILITARY HWY	WURZBACH PKWY	Northwest	Stability
98214	CHURCHILL EST/CAS FOREST	516A7	BLANCO RD. / HUEBNER RD.	CHURCHILL ESTATES BLVD	Northwest	Stability
98215	CHURCHILL EST. GDN HMS	515F7	CHURCHILL ESTATES	BLANCO RD / HUEBNER RD.	Northwest	Stability
98216	VISTA DEL NORTE/OAKS	550C1	BLANCO RD / VISTA DEL NORTE	VISTA DEL NORTE / WURZBACH PKWY	Northwest	Stability
98217	BLUFFVIEW HEIGHTS	516E8	WEST AVE.	BITTERS RD.	Northwest	Stability

98218	VISTA DEL NORTE	516B8	BLANCO RD	WURZBACH PKWY ACCESS	Northwest	Stability
98219	CAMINO REAL/WOODLANDS	516E8	WEST AVE.	BITTERS RD.	Northwest	Stability
98220	CAMINO REAL/BLUFFVIEW	516D8	WEST AVE.	WURZBACH PKWY ACCESS	Northwest	Stability
98221	VILLAS OF BLUFFVIEW	550E1	WEST AVE	WOOD VALLEY / INTERPARK	Northwest	Stability
98222	CAMINO REAL/RIVER BEND	516C7	OLD BITTERS	BITTERS RD.	Northwest	Stability
98223	CAMINO REAL/RAQUET CLUB EST.	516C7	BLANCO RD.	BITTERS RD.	Northwest	Stability
98224	HIDDEN HEIGHTS PUD	516D6	BLANCO RD	BITTERS RD	Northwest	Stability
98225	HIDDEN FOREST I (NE)	516C6	BITTERS RD	BLANCO RD/HWY 281	Northeast	Stability
98226	HIDDEN FOREST GDN HMS(NE)	516C6	BITTERS RD	PARTRIDGE/BLANCO RD	Northeast	Stability
98227	BLANCO BLUFFS (NE)	516B3	LOOP 1604/BITTERS RD	BLANCO RD/HUEBNER RD	Northeast	Stability
98228	BLANCO WOODS TH'S (NE)	516B4	LOOP 1604 W/BITTERS RD	BLANCO RD/HUEBNER RD	Northeast	Stability
98229	BLANCO WOODS	516B4	BITTERS RD/LOOP 1604 W	BLANCO RD/HUEBNER RD	Northeast	Stability
98230	CANYON CREEK / VALLEY VIEW HEIGHTS (NE)	516C3	LOOP 1604 W	BLANCO RD/HWY 281	Northeast	Stability
98231	BLUFFVIEW GREENS (NE)	516D6	BITTERS RD/WURZBACH PKWY	BITTERS RD/BLANCO RD	Northeast	Stability
98232	CANYON CREEK BLUFF (NE)	516B3	LOOP 1604 W/BITTERS RD	BLANCO RD/HUEBNER RD	Northeast	Stability
98233	MISSION RIDGE	516D4	LOOP 1604/BITTERS RD	BLANCO RD/HWY 281	Northeast	Stability
98234	HIDDEN FOREST II (NE)	516D6	BITTERS RD/LOOP 1604	BLANCO RD/HWY 281	Northeast	Stability
98235	DEERFIELD	516A4	LOOP 1604/BITTERS RD	BLANCO RD. and HUEBNER RD.	Northeast	Stability
98236	DEERFIELD GDN HOMES	516B5	BITTERS RD/LOOP 1604	BLANCO RD/HUEBNER RD	Northeast	Stability
98237	DEERFIELD/THE WOODS	516A3	LOOP 1604	HUEBNER RD and W.BITTERS RD.	Northeast	Stability
98238	DEERWOOD (NE)	516A5	W. BITTERS RD.	HUEBNER and BLANCO	Northeast	Stability
98239	DEERFIELD/THE FOUNTAINS	516A3	LOOP 1604 W	HUEBNER RD. and W. BITTERS RD.	Northeast	Stability
98240	OAKWOOD/DEER HOLLOW(NE)	516A4	LOOP 1604	HUEBNER RD. and W. BITTERS RD.	Northeast	Stability
98241	DEERFIELD/THE PARK	516B3	LOOP 1604/BITTERS RD	HUEBNER RD/BLANCO RD	Northeast	Stability
98242	DEERFIELD/THE WATERS	516B3	N LOOP 1604 E	HUEBNER RD/BLANCO RD	Northeast	Stability
98243	DEERFIELD/THE GARDENS	516A4	W. BITTERS RD.	HUEBNER ROAD	Northeast	Stability
98244	INWOOD VILLAGE (NE)	515F3	LOOP 1604/PRUE RD	LOOP 1604	Northeast	Stability
98245	RM'S IN 'C' AREA	550B2	HUEBNER RD/LOOP 1604 W	BITTERS RD./HUEBNER RD	Northeast	Stability
98246	THE HEIGHTS(NE)	515F4	LOOP 1604	HUEBNER/W BITTERS RD	Northeast	Stability
98247	DEERFIELD/THE RIDGE AT	516B6	BITTERS RD	BITTERS RD./BLANCO RD	Northeast	Stability

98248	ROSEWOOD GARDENS (NE)	515F6	HUBNER RD./LOOP 1604	MILITARY HWY/BITTERS RD	Northeast	Stability
98249	REGENCY PARK (NE)	515F5	HUEBNER RD.	BITTERS RD.	Northeast	Stability
98250	CAMINO REAL/RACQUET CLUB - STD (NE)	516C6	BITTERS RD	BLANCO RD/BITTERS RD	Northeast	Stability
98251	CAMINO REAL/RACQUET CLUB -GDN(NE)	516C7	BITTERS RD	BLANCO RD/BITTERS RD	Northeast	Stability
98252	BLANCO WOODS GARDEN HOMES	516B4	LOOP 1604	BLANCO RD	Northeast	Stability
98253	DEERFIELD/RESERVE @	516B6	N 1604/ S BITTERS	BITTERS RD/BLANCO RD	Northeast	Stability
98255	INVERNESS SUB (NE)	549E2	WURZBACH PKWY	N.W. MILITARY HWY / LOCKHILL-SELMA RD	Northeast	Growth - New Construction
98257	WOODS OF ALON	549F3	WURZBACH PKWY	MILITARY HWY/LOCKHILL- SELMA RD	Northeast	Growth - New Construction
98258	BITTERS POINT VILLAS	516B6	BITTERS RD	BLANCO RD	Northeast	Growth - New Construction
98259	THE ELMS	549D2	WURZBACH PKWY	LOCKHILL SELMA RD/MILITARY HWY	Northeast	Growth - New Construction
98260	GARDENHILL	550B3	SUMMER PARK LN./PATRICIA DR	PATRICIA @ SUMMER PARK LN.	Northeast	Stability
98261	CASTLE HILLS ENCLAVE	550A4	LOCKHILL SELMA/WEST AVE	MILITARY HWY/BLANCO RD	Northeast	Growth - New Construction
98300	CHURCHILL GARDENS SUB	550A4	Braesview / Lockhill Selma	Larkspu / NW Military	Northeast	Stability
98301	ESTATES OF ALON	549E3	LOCKHILL-SELMA RD	NW MILITARY HWY/ WURZBACH PKWY	Northeast	Growth - New Construction
98305	SHOLOM(55)	515E8	HUEBNER RD	MILITARY HWY	Northeast	Stability
98329	ENCLAVE AT SILVERHORN	516D7	BITTERS / WURZBACH RD	BITTERS / BLANCO	Northeast	Stability
98330	BLUFFVIEW ESTATES (NE)	516D7	WURZBACH PKWY	W. BITTERS RD./ SILVERHORN GOLF COURSE	Northeast	Stability
98332	Dutch Myrtle Townhomes	551A1	Brook Hollow / Bitters Rd	Jones Maltsberger / US Hwy 281	Northeast	Stability
98333	HEIMER GARDENS	517A8	HEIMER RD	US HWY 281/	Northeast	Stability
98334	MESSINA	484A2	BULVERDE RD	TPC PKWY	Northeast	Growth - New Construction
98335	CIBOLO CANYON/VENTANAS @	484A2	TPC PKWY/BULVERDE OAKS	BULVERDE RD	Northeast	Growth - New Construction
98336	CIBOLO CANYON/SUENOS @	484A2	TPC PKWY/BULVERDE GREEN	BULVERDE GREEN	Northeast	Growth - New Construction

98337	CIBOLO CANYON/VALLITAS @	484A3	TPC PKWY/EVANS RD	BULVERDE RD	Northeast	Stability
98338	CIBOLO CANYON/CIELOS @	484B2	TPC PKWY	BULVERDE GREEN / BULVERDE RD.	Northeast	Growth - New Construction
98339	CIBOLO CANYON/PALACIOS @	484C2	TPC PKWY	BULVERDE GREEN	Northeast	Growth - New Construction
98341	GARDENS AT BROOK HOLLOW (NE)	517B8	BROOK HOLLOW/BITTERS	JONES MALTSBERGER/US HWY 281	Northeast	Stability
98342	THE RIDGE AT CANYON SPRINGS	482E2	WILDERNESS OAK	CANYON GOLF RD. / BLANCO RD	Northeast	Growth - New Construction
98343	MESAS AT CANYON SPRINGS	482F2	WILDERNESS OAK /	CANYON GOLF RD. / HARDY OAK	Northeast	Growth - New Construction
98346	ARBOR AT BLOSSOM HILLS GDN HMS	551C2	JONES MALTSBERGER (TO THE SOUTH), HEIMER RD (TO THE NORTH)	BROOK HOLLOW (TO THE EAST), BITTERS (TO THE WEST)	Northeast	Stability
98349	PARK AT HERITAGE OAKS(NE)	551C1	BROOKHOLLOW/BITTERS- STARCREST	JONES MALTSBERGER/US HWY 281	Northeast	Stability
98350	BLUFF CREEK (NE)	551A2	JONES MALTSBERGER	BITTERS RD/WURZBACH PKWY	Northeast	Stability
98352	COUNTRYSIDE	551A1	BITTERS/WURZBACH PKWY	US HWY 281/JONES MALTSBERGER	Northeast	Stability
98353	THE ENCLAVE (NE)	551A2	STARCREST DR/WURZBACH PKWY	US HWY 281/JONES MALTSBERGER RD	Northeast	Stability
98354	DEVONSHIRE	551B2	STARCREST DR/WURZBACH PKWY	JONES MALTSBERGER RD/BITTERS RD	Northeast	Stability
98355	CHURCHILL BLUFFS	551A2	BITTERS RD/WURZBACH PKWY	JONES MALTSBERGER/US HWY 281	Northeast	Stability
98356	BLOSSOM HILLS/THE ARBOR	551B1	WURZBACH PKWY/BROOKHOLLOW	US HWY 281/STARCREST	Northeast	Stability
98357	HILL COUNTRY VILLAS	517A8	HEIMER	BITTERS RD	Northeast	Stability
98358	SANTA FE	517B8	BROOK HOLLOW/STARCREST DR	US HWY 281/JONES MALTSBERGER RD	Northeast	Stability
98359	BRNG TREE/HERITAGE OAKS	517C8	HEIMER RD/JONES MALTSBERGER RD	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98360	HERITAGE PARK EST.(NE)	517C8	BROOKHOLLOW/STARCREST	JONES MALTSBERGER RD/HEIMER	Northeast	Stability
98361	BARCLAY EST/HLLYWD HILLS	517A7	BITTERS RD/BROOK HOLLOW	US HWY 281/HEIMER	Northeast	Stability
98362	CANYON PARKE	517B8	BROOKHOLLOW/BITTERS-	JONES MALTSBERGER/US	Northeast	Stability

			STARCREST	HWY 281		
98363	BROOK HOLLOW (NE)	517B7	BROOKHOLLOW/BITTERS RD	US HWY 281/HEIMER	Northeast	Stability
98364	OAK HOLLOW/THE GARDENS	517D8	(S) BROOK HOLLOW	(E) JONES MALTSBERGER	Northeast	Stability
98365	HOLLOW OAKS (NE)	517C7	THOUSAND OAKS/ BROOKHOLLOW	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98366	COURTYARDS (US HOMES)	517D7	THOUSAND OAKS/ BROOK HOLLOW	JONES MALTSBERGER/ HENDERSON PASS	Northeast	Stability
98367	OAK HOLLOW ESTATES (NE)	517D7	THOUSAND OAKS/ BROOK HOLLOW	JONES MALTSBERGER/ HENDERSON PASS	Northeast	Stability
98368	SAN PEDRO HILLS	517C6	THOUSAND OAKS/ BROOKHOLLOW	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98369	SAN PEDRO HILLS DPLX	517A7	BROOK HOLLOW/BITTERS RD	US HWY 281 / JONES MALTSBERGER RD.	Northeast	Stability
98370	OAK HOLLOW PK (NE)	517E7	(N) THOUSAND OAKS	(E) JONES MALTSBERGER	Northeast	Stability
98371	WHISPER HOLLOW	517D7	THOUSAND OAKS/ BURNING TRAIL	JONES MALTSBERGER/ HENDERSON PASS	Northeast	Stability
98372	PEBBLE FOREST	517E6	(S) THOUSAND OAKS/HENDERSON PASS	(E) JONES MALTSBERGER	Northeast	Stability
98373	TIERRA DEL SOL TH'S	517D5	LOOP 1604/THOUSAND OAKS	HWY 281N/HENDERSON PASS	Northeast	Stability
98374	THOUSAND OAKS/SCATT. OAK	517E5	N LOOP 1604/ THOUSAND OAKS	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98375	LIBERTY HILL TH	517D4	1604/ THOUSAND OAKS	HENDERSON PASS/ US HWY 281	Northeast	Stability
98376	TURKEY CREEK TH	517D5	THOUSAND OAKS DR	HENDERSON PASS	Northeast	Stability
98377	CANYON OAKS	517D4	1604/THOUSAND OAKS	HENDERSON PASS/281	Northeast	Stability
98378	CANYON OAKS ESTATES	517D4	N LOOP 1604/ THOUSAND OAKS	HENDERSON PASS/REDLAND	Northeast	Stability
98379	OAKHAVEN HTS/KENTWOOD MA	517C4	THOUSAND OAKS/HENDERSON PASS	US HWY 281/HENDERSON PASS	Northeast	Stability
98380	GOLD CANYON (NE)	517D3	LOOP 1604/ HENDERSON PASS	REDLAND RD/ GOLD CANYON (281)	Northeast	Stability
98381	PALLATIUM VILLAS TH/GDN HMS	517F6	THOUSAND OAKS/REDLAND	JONES MALTSBERGER/HENDERSON PASS	Northeast	Stability
98382	PEBBLE OAK (NE)	517E5	HENDERSON PASS/JONES MALTSBERGER RD	THOUSAND OAKS/LOOP 1604	Northeast	Stability
98384	SHADY HILLS/HOLLYWOOD OA	517B6	US HWY 281 N	THOUSAND OAKS/BROOK	Northeast	Stability

				HOLLOW		
98385	SCATTERED OAKS SUB(NE)	517F5	Loop 1604/ Thousand Oaks	Jones Maltsberger/ US HWY 281	Northeast	Stability
98386	LAS BRISAS TH'S(NE)	517A6	BETWEEN PASO DEL NORTE AND BROOK HOLLOW (OFF US HWY 281)	ON EAST SIDE OF US HWY 281 ACROSS FROM HILL COUNTRY VILLAGE	Northeast	Stability
98387	SAN PEDRO TH	517B7	NORTH SIDE OF BROOKHOLLOW	EAST SIDE OF ENCINO GRANDE	Northeast	Stability
98388	SAN PEDRO N. MH PARK	517B5	THOUSAND OAKS/BROOK HOLLOW	US HWY 281	Northeast	Revitalization
98389	CARDIGAN HILL AT THOUSAND OAKS	517C5	HENDERSON PASS/THOUSAND OAKS	JONES MALTSBERGER/281	Northeast	Stability
98390	TURKEY CREEK GDN HMS(NE)	517D5	THOUSAND OAKS (NORTH)	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98391	THOUSAND OAKS TH'S(NE)	517C5	ON THOUSAND OAKS	HALF MILE EAST OF 281	Northeast	Stability
98392	THOUSAND OAKS GDN HMS(NE)	517D5	ON THOUSAND OAKS (NORTH SIDE)	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98393	OAK HOLLOW VILLAGE	517D8	THOUSAND OAKS/ BROOK HOLLOW	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98394	BLUFFS OF HENDERSON PASS	517D5	THOUSAND OAKS	HENDERSON PASS/ US HWY 281	Northeast	Stability
98396	HUEBNER VILLAGE	515F5	HUEBNER RD. / NW MILITARY HWY.	HUEBNER RD.	Northeast	Stability
98401	BLOSSOM PARK THS(NE)	551C3	JONES MALTSBERGER RD	STARCREST DR	Northeast	Stability
98402	BLOSSOM PARK	551C2	JONES MALTSBERGER RD	STARCREST DR	Northeast	Stability
98403	NORTH PARK TH	551C2	JONES MALTSBERGER RD	STARCREST DR	Northeast	Stability
98404	PARKSIDE PUD	551C2	JONES MALTSBERGER	BUDDING BLVD, PERENNIAL (TO THE SOUTH IS STARCREST)	Northeast	Stability
98405	BURNING WOOD/MEADOWWOOD	517E8	THOUSAND OAKS/ MCALLISTER PARK	MCALLISTER PARK/ JONES MALTSBERGER	Northeast	Stability
98406	SUMMERWOOD PUD (NE)	517F7	JONES MALTSBERGER	THOUSAND OAKS	Northeast	Stability
98407	PARKSIDE (NE)	551C2	JONES MALTSBERGER RD	BUDDING BLVD, PERENNIAL (TO THE SOUTH IS STARCREST)	Northeast	Stability
98408	BLOSSOM HOLLOW (NE)	551C2	JONES MALTSBERGER RD	STARCREST DR TURNS INTO WURZBACH PKWY & BITTERS	Northeast	Stability

				RD		
98409	STONERIDGE	551F1	WETMORE RD	RIDGE COUNTRY (1000 OAKS TO THE NORTHEAST)	Northeast	Stability
98410	STONERIDGE DPLXS	552A2	THOUSAND OAKS/WURZBACH PKWY	WETMORE RD/JONES MALTSBERGER RD	Northeast	Stability
98411	BROOKSTONE	517F8	JONES MALTSBERGER	THOUSAND OAKS	Northeast	Stability
98412	STONERIDGE/THE PARK (NE)	551F1	JONES MALTSBERGER RD (TO THE NORTH), WETMORE RD (TO THE SOUTH)	THOUSAND OAKS (TO THE NORTHEAST)	Northeast	Stability
98413	LEGACY OAKS	517E7	THOUSAND OAKS DR / NA	THOUSAND OAKS DR / JONES MALTSBERGER RD	Northeast	Stability
98414	MAVERICK SHARP	552A2	THOUSAND OAKS/WURZBACH PKWY	WETMORE RD/JONES MALTSBERGER RD	Northeast	Stability
98415	LIBERTY HILL/GARDEN PATIO	517D4	N LOOP 1604/ HENDERSON PASS	JONES MALTSBERGER/ US HWY 281	Northeast	Stability
98416	BRISTOW BEND	552C1	Stahl Rd and Thousand Oaks	Northern Hills Golf Course and Wetmore Rd.	Northeast	Stability
98417	GRAYSON PARK TWNHS	517D6	Thousand Oaks and Bluffridge	Henderson Pass and Stoneleigh Apts.	Northeast	Stability
98418	TANGLEWOOD OAKS	551C1	BUCK RIDGE LANE/CENTURY OAK TRAIL	MONEY TREE RD/ CENTURY OAK TRAIL	Northeast	Stability
98420	HUNTERS MILL (NE)	551F1	WETMORE RD	THOUSAND OAKS DR	Northeast	Stability
98427	KNOLL CREEK HILL/BLUFF AREA	518C6	CLASSEN RD	JUNG/KNOLL CREEK	Northeast	Stability
98428	OAK RIDGE VILLAGE GDN (NE)	552A1	THOUSAND OAKS/WURZBACH PKWY	WETMORE RD/JONES MALTSBERGER RD	Northeast	Stability
98429	HIDDEN OAKS NORTH (NE)	518C4	CLASSEN RD	LOOP 1604	Northeast	Stability
98430	FALL CREEK	517F6	N/S BOUND - JONES MALTSBERGER	E/W BOUND - THOUSAND OAKS	Northeast	Stability
98432	MORNING GLEN	517F7	JONES MALTSBERGER	THOUSAND OAKS	Northeast	Stability
98433	PRESTON HOLLOW (NE)	518A7	PRESTON HOLLOW	THOUSAND OAKS	Northeast	Stability
98434	EDEN/SEVEN OAKS	518B8	WETMORE	THOUSAND OAKS	Northeast	Stability
98435	OAK RIDGE VILLAGE (NE)	552A1	THOUSAND OAKS/WURZBACH PKWY	WETMORE RD/JONES MALTSBERGER RD	Northeast	Stability
98436	GREEN SPRINGS VALLEY	518A6	BULVERDE RD	GREEN SPRING DR	Northeast	Stability
98437	GREEN SPRG VALLEY GDN HM	518B7	CLOSE TO 1604 / NA	BULVERDE RD / GREEN SPRINGS	Northeast	Stability

98438	EDEN ROCK	518C5	CLASSEN RD	LOOP 1604	Northeast	Growth - New Construction
98439	HIDDEN OAKS (NE)	518D5	CLASSEN RD	JUNG RD/KNOLL CREEK	Northeast	Stability
98440	KNOLL CREEK/CLASSEN RIDG	518D6	CLASSEN RD	KNOLL CREEK	Northeast	Stability
98441	KNOLL CREEK NORTH(NE)	518C6	CLASSEN RD	JUNG/KNOLL CREEK	Northeast	Stability
98442	KNOLL CREEK VILL. (NE)	518D6	MORGANS RUN	CLASSEN RD.	Northeast	Stability
98443	HERITAGE HILL	518C7	BULVERDE RD	CHIMMNEY SPRINGS	Northeast	Stability
98444	BRIARWICK	518C7	BULVERDE RD	BRIARCREST DR	Northeast	Stability
98445	LONGS CREEK	518D4	CLASSEN RD	KNOLL CREEK	Northeast	Stability
98446	OAKVIEW HEIGHTS	518E5	CLOSE TO 1604 / KNOLL CREEK	O'CONNOR RD. / CLASSEN RD.	Northeast	Stability
98447	WETMORE HEIGHTS (NE)	518C8	BULVERDE RD	WETMORE RIDGE	Northeast	Stability
98448	VISTA	519A4	JUDSON RD	LOOP 1604	Northeast	Stability
98449	CEDAR GROVE K & B	518E4	1604 / STUEBING RANCH SUBD.	CLOSE TO JUDSON RD. OR O'CONNOR RD	Northeast	Stability
98450	STUEBING RANCH PREMIER	518E4	1604 / NBHD PARK AND REC AREA	JUDSON RD. OR O'CONNOR RD.	Northeast	Stability
98451	STAFFORD HEIGHTS S. (NE)	552C1	STAHL RD/THOUSAND OAKS	NACOGDOCHES RD/WETMORE RD	Northeast	Stability
98452	NORTHERN HILLS	518E8	HIGGINS RD/NACOGDOCHES RD	O'CONNOR RD & /STAHL RD	Northeast	Stability
98453	NORTHERN HILLS PAT/HMS	518D8	BULVERDE RD	THOUSAND OAKS	Northeast	Stability
98454	NORTHERN HILLS GOLF GDN	552D1	HIGGINS RD/NACOGDOCHES RD	O'CONNOR RD & /STAHL RD	Northeast	Stability
98455	BRITISH COMMONS (NE)	518E7	HIGGINS RD	STAHL RD	Northeast	Stability
98456	CLEARCREEK / MADERA / STAHL	518E7	HIGGINS RD	STAHL RD	Northeast	Growth - New Construction
98457	SKYLINE PARK	552E1	UHR/NACOGDOCHES RD (RUN PARALLEL)	NACOGDOCHES RD/UHR (RUN PARALLEL)	Northeast	Stability
98458	NORTHERN HEIGHTS (NE)	552E1	UHR & HIGGINS/UHR & THOUSAND OAKS	NACOGDOCHES/UHR	Northeast	Stability
98459	NACOGDOCHES NORTH	552E1	HIGGINGS/THOUSAND OAKS	NACOGDOCHES RD/UHR	Northeast	Stability
98460	STUEBING RANCH LEGACY	518F4	1604 / KNOLL CREEK	JUDSON / O'CONNER	Northeast	Stability
98461	STUEBING RANCH HERITAGE	518F4	KNOLL CREEK / Vacant Land	Elementary School / OCONNER RD	Northeast	Stability
98462	EL CHAPARRAL	518F8	HIGGINS RD	NACOGDOCHES RD	Northeast	Stability

98463	EL CHAPPARAL DPLX	518F7	O'CONNOR RD / HIGGINS RD	STAHL RD / NACODOCHES RD.	Northeast	Stability
98464	KNOLL CREEK TOWNHOUSES	518F3	JUDSON RD	KNOLL CREEK /1604	Northeast	Growth - New Construction
98465	FERTILE VALLEY	518F7	HIGGINS RD	STAHL RD	Northeast	Stability
98467	PEPPERRIDGE	518E6	O'CONNOR RD	STAHL RD	Northeast	Stability
98468	ROSE MEADOWS	519A7	O'CONNOR RD/JUDSON RD	STAHL RD/NOCODOCHES RD	Northeast	Stability
98469	VILLAS OF SPRING CREEK (NE)	518F6	O'CONNOR RD	STAHL RD	Northeast	Stability
98470	RANCLAND HILLS	518F7	O'CONNOR RD	NACODOCHES RD	Northeast	Stability
98471	SPRING CREEK FOREST II (NE)	519B6	JUDSON RD	STAHL RD	Northeast	Stability
98472	SPRING CREEK FOREST	519A6	JUDSON RD	NACODOCHES RD	Northeast	Stability
98473	SPG CK FOR/WOODCK PATIO	519A7	JUDSON RD	NACODOCHES RD	Northeast	Stability
98474	STAHL RD/PHEASANT RIDGE	519A5	STAHL RD	JUDSON RD/O'CONNOR RD	Northeast	Stability
98475	HIGH COUNTRY EST.	519B6	JUDSON RD	STAHL RD	Northeast	Stability
98476	HIGH COUNTRY	519B4	JUDSON RD	STAHL RD	Northeast	Stability
98477	HIGH COUNTRY GDN HOMES	519A5	JUDSON RD	STAHL RD	Northeast	Stability
98478	GREEN MT. RD SUB (NE)	519C4	STAHL RD	N GREENMOUNTAIN	Northeast	Stability
98479	FOX RUN	519D5	NACODOCHES RD AND STAHL RD	JUDSON RD	Northeast	Stability
98480	ELMWOOD	519A6	Stahl Rd	Judson Rd.	Northeast	Stability
98481	PARK PLACE	517F5	JONES MALTSBERGER	REDLAND RD and THOUSAND OAKS	Northeast	Stability
98482	REDLAND OAKS	518A5	BULVERDE RD	REDLAND RD	Northeast	Stability
98483	REDLAND RANCH EST. (NE)	517F5	N/S BOUND - JONES MALTSBERGER	E/W BOUND - REDLAND RD	Northeast	Stability
98484	REDLAND SPRINGS	518A5	BULVERDE RD	REDLAND RD	Northeast	Stability
98486	REDLAND ESTATES (NE)	517E3	(N) 1604	(E) REDLAND	Northeast	Stability
98487	MADISON HEIGHTS	518E6	O'CONNOR RD	N STAHL PARK	Northeast	Growth - New Construction
98490	CHAMPIONS VILLAGE	483B4	WILDERNESS OAK/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Stability
98500	QUARRY AT IRON MOUNTAIN	483A8	Hardy Oak Blvd	Sonterra Blvd.	Northeast	Growth - New Construction
98501	TERRA BRIGGS	552D4	PERRIN BEITEL	NACO-PERRIN	Northeast	Stability
98502	PARK NORTH/OLD FARM	552D4	THOUSAND OAKS/LOOP 410	WURZBACH PKWY/PERRIN BEITEL	Northeast	Stability

98505	CREEKWAY SUBD	519B6	JUDSON RD.	STAHL RD.	Northeast	Stability
98506	THE HILLS/SIERRA NORTH	552E3	PERRIN BEITEL & LEONHARDT/WURZBACH PKWY	WURZBACH PKWY/PERRIN BEITEL	Northeast	Stability
98509	LOOKOUT BLUFF	519C6	Nacogdoches Road	Vigil View	Northeast	Stability
98510	VALENCIA (NE)	552F1	NACOGDOCHES & O'CONNOR RD/WURZBACH PKWY & THOUSAND OAKS	O'CONNOR RD/THOUSAND OAKS	Northeast	Stability
98511	EL DORADO (NE)	552F2	NACOGDOCHES & EL SENDERO/THOUSAND OKS	WURZBACH PKWY & O'CONNOR RD/NACOGDOCHES RD	Northeast	Stability
98514	LARKSPUR	553B1	O'CONNOR RD	WURZBACH PKWY	Northeast	Stability
98515	LARKDALE/O'CONNOR SUBD	553A1	O'CONNER RD.	LOOKOUT RD. / NACOGDOCHES RD.	Northeast	Growth - New Construction
98516	VALLEY FORGE	553C2	JUDSON RD	RANDOLPH BLVD	Northeast	Stability
98517	FALCON CREST	519C6	NACOGDOCHES	JUDSON RD/TOEPPERWEIN	Northeast	Stability
98518	FEATHER RIDGE	553C1	JUDSON RD	FEATHER RIDGE/CRESTON LOOP	Northeast	Stability
98519	WOODSTONE	519B8	JUDSON RD	NACOGDOCHES RD	Northeast	Stability
98520	STONEWOOD(NE)	519C8	NACOGDOCHES RD/LOOKOUT RD	JUDSON RD/TOEPPERWEIN	Northeast	Stability
98521	FALCON HEIGHTS	553D2	JUDSON RD	INDEPENDENCE AVE	Northeast	Stability
98522	GREEN RIDGE NORTH	519D7	NACOGDOCHES	JUDSON RD/TOEPPERWEIN	Northeast	Stability
98523	WOODSTONE SQUARE DPLX	519C7	JUDSON RD / TOEPPERWEIN RD	NACOGDOCHES RD / LOOKOUT RD	Northeast	Stability
98524	RAINTREE/ANTONIO HGHLNDS	519E7	Toepperwein Road	Raintree Path	Northeast	Stability
98525	MONTERREY VILLAGE	553D1	Independence Dr	Judson Road	Northeast	Growth - New Construction
98526	RAINTREE/ANTONIO HGHLNDS II	519E7	LOOKOUT RD	TOEPPERWEIN AND JUDSON RD	Northeast	Stability
98527	ARBORSTONE	519C8	Judson Rd and Lookout Rd.	Judson Rd and Toepperwein Rd	Northeast	Stability
98528	LOMA VISTA	553E1	TOEPPERWEIN RD/JUDSON	IH-35	Northeast	Stability
98529	COMANCHE RIDGE	519D7	TOEPPERWEIN RD	NACOGDOCHES RD	Northeast	Growth - New Construction

98530	TOEPPERWEIN BLUFFS ENCLAVE	519D7	TOEPPERWEIN RD	MIA WAY	Northeast	Growth - New Construction
98540	TESORO RIDGE/RANDOLPH PARK ESTATES	519D8	JUSDON RD	LOOKOUT RD	Northeast	Growth - New Construction
98551	FOREST OAKS EST. (NE)	551F7	NACOGDOCHES	LOOP 410	Northeast	Stability
98552	NORTHEAST PARK	551E6	BROADWAY AND NACOGDOCHES	BITTERS RD/LOOP 410 ACCESS RD	Northeast	Stability
98554	MCARTHUR TERRACE	551F5	WURZBACH PKWY/ BITTERS	NACOGDOCHES/ WETMORE	Northeast	Stability
98555	TOWN LAKE	552A5	WURZBACH PKWY/NACOGDOCHES RD	WETMORE RD/NACOGDOCHES RD	Northeast	Stability
98556	OAK GROVE	552A4	WURZBACH PKWY/NACOGDOCHES RD	WETMORE RD/NACOGDOCHES RD	Northeast	Stability
98557	OAK GROVE QUADS	552A5	NACOGDOCHES RD	WURZBACH PKWY	Northeast	Stability
98558	FOREST OAKS	551E7	NACOGDOCHES RD	LOOP 410	Northeast	Stability
98559	ST. CHARLES TH	552A7	N/S BOUND - HARRY WURZBACH	E/W BOUND - LOOP 410	Northeast	Stability
98560	MARYMONT	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
98561	MARYMONT ESTATE LOTS	552A7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
98562	OAK MONT/VILL N./PERRIN	552C7	WURZBACH PKWY/LOOP 410	NACOGDOCHES RD/PERRIN BEITEL	Northeast	Stability
98563	BRENTWOOD COMMONS TH	552B7	NACOGDOCHES RD AND WURZBACH PKWY/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
98564	GARDEN CT EAST/SUNGATE	552D6	PERRIN BEITEL/IH 35	WURZBACH PKWY/LOOP 410	Northeast	Stability
98565	MARYMONT GARDENS	552B7	NACOGDOCHES RD AND WURZBACH PKWY/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
98566	MARYMONT TH'S (NE)	552B7	NACOGDOCHES RD/NE LOOP 410	PERRIN BEITIEL/NACOGDOCHES RD	Northeast	Stability
98568	THE SANCTUARY DUPLEXES	552D3	PERRIN BEITEL	THOUSAND OAKS DR	Northeast	Stability
98569	NORTH POINT QUADPLEXES	553F8	GLENMONT DR	MONTGOMERY DR	Northeast	Decline
98600	UPTOWN URBAN CREST	583F1	HARRY WURZBACH	URBAN CREST	Northeast	Stability
98601	GRANBURG PLACE (NE)	584A1	NORTH OAKWELL FARMS PKWY / SOUTH WESTERLEIGH SECTION	EAST OAKWELL FARMS PKWY / WEST COMMERCIAL BUSINESSES	Northeast	Stability

98602	OAKWELL FARMS	584B1	NORTH IRA LEE / SOUTH GREENBELT	EAST IRA LEE / WEST HARRY WURZBACH	Northeast	Stability
98603	OAKWELL FARMS ESTATES	584B2	NORTH WESTERLEIGH / SOUTH BITTERBLUE AND GREENBELT	EAST RENWICK AND GREENBELT/ WEST GREENBELT	Northeast	Stability
98604	OAKWELL FARMS TH	584A2	NORTH OAKWELL FARM PARKWAY/ SOUTH GREENBELT	EAST BITTER BLUE / WEST SALISBURY	Northeast	Stability
98605	FAIRFIELD/VILLAGE NORTH -SOUTH	552B8	IH 35/PERRIN BEITEL	LOOP 410	Northeast	Stability
98606	NORTHWOOD NORTHEAST	583E2	NORTH URBAN CREST/ SOUTH EISENHAUER	EAST ROBIN REST / WEST KENLIWORTH	Northeast	Stability
98607	NORTH ALAMO HEIGHTS	584D1	NORTH WALZEM / SOUTH LANARK	EAST IH 35 / WEST AUSTIN HWY	Northeast	Stability
98608	TERRELL HILLS NE (NE)	583F5	Rittiman Rd. /Burr Rd.	Harry Wurzbach / Beverly Rd	Northeast	Stability
98609	EAST TERRELL HILLS (NE)	584D2	NORTH LANARK ST. / SOUTH ELEMENTARY SCHOOL	EAST IH 35 / WEST BROADCASTING BUSINESS	Northeast	Stability
98610	CAMBRIDGE VILLAGE	584C4	RITTIMAN RD	HOLBROOK	Northeast	Stability
98612	FAIRDALETH	584D4	NORTH APARTMENTS / SOUTH COMMERCIAL BUSINESS	EAST APARTMENTS / WEST FAIRDALE	Northeast	Stability
98613	NORTHWOOD LOOP 410	583E1	NORTH ROYAL OAKS / SOUTH FOREST HILL	EAST HARRY WURZBACH HWY / WEST KENILWORTH	Northeast	Stability
98614	NORTHWOOD TH	583F2	NORTH DOVE MOUNTAIN / SOUTH THRUSH GARDEN	EAST HARRY WURZBACH HWY / WEST NBHD 98606	Northeast	Stability
98615	BELL MEADE SUB.(NE/SA)	583E7	NORTH CITY OF TERRELL HILLS/ SOUTH FORT SAM HOUSTON	EAST HARRY WURBACH & FSH GOLF COURSE/WEST FORT SAM HOUSTON	Northeast	Stability
98618	REMOUNT AREA	584E3	NORTH COMMERCIAL WAREHOUSES / SOUTH PAPER STREET HITT DR.	EAST FRATT / WEST IH35	Northeast	Stability
98620	EAST TERRELL HEIGHTS (NE)	584D4	NORTH JUDIVAN & NBHD 98609 / SOUTH RITTIMAN	EAST FAIRDALE / WEST WALZEM CREEK & NBHD 98610	Northeast	Stability
98621	WILSHIRE PARK/ESTATES (NE)	584D4	NORTH RITTIMAN / SOUTH PARKWOOD	EAST RITTIMAN PLAZA / WEST HOLBROOK	Northeast	Stability
98622	BEVERLY/RAVEN ESTATES (NE)	584D5	NORTH NBHD 98621/ SOUTH GREENBELT	EAST RITTIMAN PLAZA/ WEST HOLBROOK AND SALADO CREEK	Northeast	Stability

98629	TOWNHOMES UN_NAMED CENTRAL	583F3	DEERWOOD/CLOUDHAVEN	RAINBOW/CLOUDHAVEN	Northeast	Growth - New Construction
98630	WILSHIRE TERRACE (NE)	584B4	NORTH BOUNDARY EISENHAUER / SOUTH BOUNDARY RITTIMAN	EAST BOUNDARY SALADO CREEK / WEST BOUNDARY CORINNE	Northeast	Stability
98631	WILSHIRE VILLAGE (NE)	583F4	NORTH - AUSTIN HWY. COMMERCIAL ZONE / SOUTH- RITTIMAN	EAST - HARRY WURZBACH / WEST - VANDIVER	Northeast	Stability
98632	AUSTIN HWY HEIGHTS SUB(NE)	583F3	NORTH EISENHAUER / SOUTH AUSTIN HWY	EAST COMMERCIAL PROPERTY OM THRUSH VIEW/WEST VANDIVER	Northeast	Stability
98633	PROMONTORY RESERVE	482C5	WILDERNESS OAK, BLANCO RD (TO THE WEST)	HUEBNER RD (TO THE SOUTH), HARDY OAK BLVD (TO THE NORTHEAST)	Northeast	Stability
98634	PROMONTORY POINTE 2	482D7	Knights Cross to the North / Huebner Rd to the South	Winderness Oak to the West / Stone Oak Pkwy to the East	Northeast	Stability
98636	MOUNTAIN LODGE/THE VILLAS @	483D2	US HWY 281	MOUNTAIN LODGE / WILDERNESS OAK	Northeast	Stability
98649	INWOOD PLACE	553D5	O'CONNOR RD	CRESTWAY RD	Northeast	Stability
98650	BRYCE PLACE	585A2	MIDCROWN DR	EISENHAUER RD	Northeast	Stability
98651	CAMELOT I TH'S (NE)	585B1	MIDCROWN DR	WALZEM & EISENHAUER RD	Northeast	Stability
98652	CAMELOT I	584F2	WALZEM/EISENHAUER RD	WALZEM & EISENHAUER RD/IH 35	Northeast	Stability
98653	NORTHVIEW MOBILE HOMES	553D8	EAGLECREST/NEW WORLD	MONTGOMERY DR	Northeast	Stability
98655	CAMELOT II TH (JD/NE)	585E1	NEW WORLD DR	MONTGOMERY DR	Northeast	Stability
98656	WOODBRIIDGE DPLX	585A1	MIDCROWN DR. / RAY BON DR	WALZEM RD	Northeast	Stability
98658	THE GLEN (JD/NE)	585F1	O'CONNOR RD/MILLER RD	CRESTWAY RD	Northeast	Revitalization
98659	THE GLEN TH	585F2	GLEN MONT DR/GIBBS-SPRAWL RD	EISENHAUER RD/WALZEM	Northeast	Stability
98660	KING'S CROWN / ROBARDS	553D4	O'CONNER RD / JUDSON	RANDOLPH BLVD	Northeast	Stability
98662	king crwn robards paper st	553C6	O'CONNER RD	CRESTWAY RD	Northeast	Stability
98663	ROYAL RIDGE GDN HMS--NEWER	553B5	RANDOLPH BLVD	CRESTWAY RD	Northeast	Stability
98664	ROYAL RIDGE	553C5	O'CONNOR RD	RANDOLPH BLVD	Northeast	Stability
98665	ROYAL RIDGE TH	553B5	RANDOLPH BLVD	ROYAL RIDGE	Northeast	Stability
98666	CROWN RIDGE TH	553C4	O'CONNOR RD	ROYAL RIDGE	Northeast	Stability

98667	ROYAL RIDGE GDN HMS(NE)	553C5	RANDOLPH BLVD	S WEIDNER	Northeast	Stability
98668	MORNINGSIDE PK/PAN AM	553A5	RANDOLPH BLVD	O'CONNOR RD	Northeast	Stability
98669	BRISTOL PLACE	553A6	RANDOLPH BLVD	SHERRI ANN/S WEIDNER RD	Northeast	Stability
98670	CHEYENNE VALLEY--LEGACY HMS	553C6	Eaglecrest Blvd	South Weidner Rd	Northeast	Stability
98671	CROWNWOOD (JD/NE)	554A7	GIBBS-SPRAWL RD	CRESTWAY RD	Northeast	Stability
98672	AVENUE HOMES SUB	518C6	BULVERDE RD	JUNG RD	Northeast	Stability
98673	BULVERDE VILLAGE	484B1	NORTH VALENCIA PEAK / SOUTH LONGHORN CREEK	EAST BULVERDE GREEN / WEST BULVERDE ROAD	Northeast	Growth - New Construction
98677	CHEYENNE VALLEY--FIELDSTONE HOMES	553B6	Eaglecrest Blvd	South Weidner Rd	Northeast	Stability
98679	MIDDLETON SUBD	585C1	WALZEM RD	EISENHAUER RD	Northeast	Growth - New Construction
98680	BROOKWOOD/CRESTWOOD(JDNE	553E6	O'CONNOR RD/MILLER RD	CRESTWAY RD	Northeast	Stability
98681	ROYAL CREST	553C5	EAGLECREST BLVD/S WEIDNER RD	CRESTWAY	Northeast	Growth - New Construction
98682	CAMELOT II-SCOTTSWOOD	585D1	O'CONNOR RD/MILLER RD	CRESTWAY RD AND MONTGOMERY RD	Northeast	Stability
98683	TERRA BELLA	482C2	WILDERNESS OAK	HARDY OAK BLVD	Northeast	Growth - New Construction
98685	CRESTRIDGE (NE)	553D6	O'CONNOR RD/MILLER RD	CRESTWAY RD	Northeast	Stability
98686	ROYAL CREST (Paper St)	553D5	EAGLECREST BLVD/S WEIDNER RD	CRESTWAY	Northeast	Stability
98690	WINDSOR OAKS QUADS	585D1	MONTGOMERY DR/WALZEM	FM 1976/WALZEM	Northeast	Revitalization
98702	ROGERS RANCH (NE)	515E1	LOOP 1604 TO THE SOUTH	ROGERS RANCH TO THER WEST	Northeast	Stability
98704	ROGER RANCH EST. (NE)	515E2	ROGERS RANCH/LOOP 1604	ROGERS RANCH/SALADO DRAW & IVORY CREEK	Northeast	Stability
98705	THE VINEYARD (NE)	516B1	HUEBNER RD / BLANCO RD	LOOP 1604	Northeast	Stability
98706	THE RENAISSANCE	516A2	Huebner Road	Loop 1604	Northeast	Growth - New Construction
98707	THE PROVINCE/VINEYARD	516A1	HUEBNER RD.	LOOP 1604	Northeast	Stability
98708	TUSCANY HILLS/VINEYARD	516A1	HUEBNER RD.	LOOP 1604	Northeast	Stability
98709	ENCLAVE AT VINEYARD (NE)	516B1	HUEBNER RD.	LOOP 1604	Northeast	Stability
98711	GREYSTONE/GARDENS AT	482B8	BLANCO RD	HUEBNER RD	Northeast	Growth - New Construction
98712	GREYSTONE COUNTRY ESTATES I	516B1	BLANCO RD.	GREYSTONE RIDGE	Northeast	Stability

98713	GREYSTONE COUNTRY ESTTES II	481F8	BLANCO RD.	GREYSTONE RIDGE	Northeast	Stability
98715	SONTERRA/THE WOODS	516C1	Sonterra golf course to North and 1604 to the south	Blanco rd to West and Golf course to the East	Northeast	Stability
98718	SONTERRA/LA CIERRA @	516C1	SONTERA GOLF COURSE/MADERA PKWY (LOOP 1604)	BLANCO RD/SONTERA GOLF COURSE	Northeast	Stability
98720	SONTERRA/THE SEVENTH	516C1	SONTERA GOLF COURSE / MADERA PRKWY	BLANCO RD / SONTERA GOLF COURSE	Northeast	Stability
98722	SONTERRA/WATERS OF(NE)	516D1	SONTERRA GOLF COURSE / SONTERRA PLACE	SONTERRA GOLF COURSE / STONE OAK PKWY	Northeast	Stability
98724	SONTERRA/ESTATES	516D1	SONTERRA GOLF COURSE / SONTERRA PLACE	BLANCO / STONE OAK PKWY	Northeast	Stability
98725	SONTERRA/GREENSVIEW	516E1	SONTERRA GOLF COURSE / SONTERRA BLVD	SONTERRA GOLF COURSE / STONE OAK	Northeast	Stability
98728	SONTERRA/THE ENCLAVE	516D1	HUEBNER-SONTERRA GOLF COURSE /LOOP 1604- SONTERRA GOLF COURSE	KRISTEN WAY	Northeast	Stability
98729	ESCALERA SUBDIVISION PUD	519C5	STAHL / NACOGDOCHES RD	JUDSON / LOOP 1604	Northeast	Growth - New Construction
98730	SONTERRA/MIDLANDS-REG	482C8	hUEBNER / LOOP 1604	BLANCO RD / STONE OAK	Northeast	Stability
98732	SONTERRA/THE FAIRWAYS	482D8	HUEBNER / LOOP 1604	HUEBNER / STONE OAK	Northeast	Stability
98733	SONTERRA/THE MEADOWS AT	482D8	HUEBNER / LOOP 1604	HUEBNER RD. / STONE OAK	Northeast	Stability
98734	SONTERRA/THE GARDENS	482E8	HUEBNER / SONTERRA GOLF COURSE-SONTERRA	STONE OAK PKWY	Northeast	Stability
98737	SONTERRA/THE HIGHLANDS	482D7	KNIGHTS CROSS / HUEBNER	BLANCO / HUEBNER RD.	Northeast	Stability
98738	SONTERRA/VISTAS OF	482C8	HUEBNER / SONTERRA GOLF COURSE	BLANCO RODF / STONE OAK	Northeast	Stability
98739	SONTERRA / THE OAKS OF	482C8	WILDERNESS OAK / HUEBNER RD	BLANCO RD / STONEOAK PKWY	Northeast	Revitalization
98740	SAN MIGUEL	483A1	CANYON SPRINGS GOLF COURSE / WILDERNESS OAK	CANYON GOLF RD / PLAYER OAKS	Northeast	Growth - New Construction
98741	RETREAT AT HEIGHTS OF STONE OAK	482C1	OAK ESTATES DR / HARDY OAK BLVD	BLANCO RD / HEIGHTS BLVD	Northeast	Stability
98742	THE PINNACLE (NE)	482C7	WILDERNESS OAK / HUEBNER RD	BLANCO / STONE OAK	Northeast	Growth - New Construction
98743	STONE OAK PARKE (NE)	482B7	WILDERNESS OAK / HUEBNER	BLANCO RD. / MESSINA	Northeast	Stability

98744	STONE VALLEY PUD (NE)	482B7	WILDERNESS OAK / HUEBNER RD	BLANCO RD / STONE OAK	Northeast	Stability
98745	STONE OAK MEADOWS (NE)	482B7	WILDERNESS OAK / HUEBNER RD	BLANCO RD / STONE OAK	Northeast	Stability
98746	STONE OAK VILLAS (NE)	482B5	WILDERNESS OAK TO SOUTH	BLANCO RD WITH WILDERNESS OAK TO EAST	Northeast	Stability
98747	WATERFORD HEIGHTS	482E1	BLANCO RD / CANYON GOLF RD	LEGEND BREEZE / WILDERNESS OAK	Northeast	Growth - New Construction
98748	THE BREEZES OF SONTERRA	482D7	KNIGHTS CROSS / HUEBNER RD	BLANCO RD / STONE OAK	Northeast	Stability
98749	PROMONTORY HEIGHTS	482C5	BLANCO RD / WILDERNESS OAK	HARDYOAK BLVD WILDERNESS OAK	Northeast	Growth - New Construction
98750	MT. ARROWHEAD (NE)	482D6	WILDERNESS OAK / KNIGHTS CROSS DR	WILDERNESS OAK / STONE OAK	Northeast	Stability
98751	ARROWHEAD/EST. AT	482D6	HARDY OAK / KNIGHTS CROSS	WILDERNESS OAK / STONE OAK	Northeast	Stability
98752	CRESCENT OAKS (NE)	482D6	WILDERNESS OAK / CRESCENT OAK	WILDERNESS OAK / HUEBNER	Northeast	Stability
98753	ARROWHEAD	482E5	WILDERNESS OAK / HARDY OAK	WILDERNESS OAK / STONE OAK	Northeast	Stability
98754	STONE MOUNTAIN/RIDGEWOOD	482D5	WILDERNESS OAK / STONE OAK	WILDERNESS OAK / HARDY OAK	Northeast	Stability
98755	STONE OAK/THE SUMMIT	482D4	WILDERNESS OAK / STONE OAK	WILDERNESS OAK / HARDY OAK	Northeast	Stability
98756	STONE OAK/PROMONTORY PT.	482D5	WILDERNESS OAK / HUEBNER	WILDERNESS OAK / STONE OAK PKWY	Northeast	Stability
98757	MESA VISTA (NE)	482E4	HARDY OAK BLVD / STONE OAK BLVD	WILDERNESS OAK / HARDY OAK	Northeast	Stability
98758	HIDDEN MESA (NE)	482F5	WILDERNESS OAK / STONE OAK PKWY	HARDY OAK / CANYON GOLF	Northeast	Stability
98759	PARK AT WILDERNESS POINTE	482D4	BLANCO RD / WILDERNESS OAK	HARDY OAK BLVD / WILDERNESS OAK	Northeast	Stability
98760	STONE OAK/FOREST AT (NE)	482C4	LEGEND BREEZE / WILDERNESS OAK	BLANCO RD / WILDERNESS OAK	Northeast	Stability
98761	STONE OAK/THE OVERLOOK (NE)	482C3	HARDY OAK / WILDERNESS OAK	BLANCO RD / WILDERNESS OAK	Northeast	Stability
98762	MESA VERDE (NE)	482E4	WILDERNESS OAK / STONE OAK	HARDY OAK / CANYON GOLF	Northeast	Stability

98764	STONE OAK/HEIGHTS AT-AC,(N/E)	482E2	WILDERNESS OAK/ STONE OAK	HARDY OAK / CANYON GOLF	Northeast	Stability
98765	PROMONTORY POINTE II/REMINGTON HTS	482D4	WILDERNESS OAK/ KNIGHTS CROSS	WILDERNESS OAK/ HARDY OAK	Northeast	Stability
98766	PANTHER CREEK (NE)	482B3	OAK ESTATES / WILDERNESS OAKS	BLANCO RD / WILDERNESS OAK	Northeast	Stability
98767	STONE OAK/RIDGE AT	482F6	STONE OAK PKWY / HUEBNER	STONE OAK PKWY / EVANS	Northeast	Stability
98768	STONE OAK/THE HILLS	482F7	STONEOAK PKWY/ HARDY OAK BLVD	STONE OAK PKWY HUEBNER RD	Northeast	Stability
98769	STONE OAK/THE GLEN (NE)	482F7	STONE OAK PKWY / HUEBNER	STONE OAK / HARDY OAK	Northeast	Stability
98770	KNIGHTS CROSS SUB (NE)	482E7	STONE OAK PARKWAY	KNIGHTS CROSS	Northeast	Stability
98771	STONE CANYON	482E7	STONE OAK PARKWAY / HUEBNER	STONE OAK / HARDY OAK	Northeast	Stability
98772	STONE OAK/LAS LOMAS AT	482E6	STONE OAK PKWY / HUEBNER	STONE OAK PKWY / HARDY OAK	Northeast	Stability
98773	STONE OAK/THE HEIGHTS AT GDN HMS(NE)	482C3	HARDY OAK / WILDERNESS OAK	BLANCO RD / WILDERNESS OAK	Northeast	Stability
98774	BENT TREE	482C3	HARDY OAK / WILDERNESS OAKS	BLANCO RD / WILDERNESS OAK	Northeast	Growth - New Construction
98775	STONE OAK/THE SPRINGS	483A5	STONE OAK PKWY/EVANS	EVANS / STONE OAK	Northeast	Stability
98776	CHAMPION SPRINGS (NE)	483A6	STONE OAK PKWY / HUEBNER	STONE OAK PKWY / US 281	Northeast	Stability
98777	STONE OAK/PALISADES AT (NE)	482D2	OAK ESTATES / HARDY OAK	BLANCO / HEIGHTS	Northeast	Stability
98778	VILLAGE AT CHAMPIONS RIDGE	482F3	HARDY OAK / CANYON GOLF	WILDERNES OAK/ STONE OAK	Northeast	Stability
98779	CANYONS AT STONE OAK	483C4	STONE OAK PKWY TO THE NORTH, LOOP 1604 TO THE SOUTH	US 281 N TO THE EAST, STONE OAK PKWY TO THE WEST	Northeast	Stability
98780	VIL ON THE GLEN/BIG SPGS	483C6	STONE OAK / LOOP 1604	HARDY OAK / WHY 281	Northeast	Stability
98781	VIL CACTUS BLFFS/BIG SPG	483C6	EVANS RD / SONTERRA PKWY	HARDY OAKS / HWY 281	Northeast	Stability
98782	VIL IN THE HILLS/BIG SPG	483C6	STONE OAK PKWY/LOOP 1604	HWY 281/CANYON GOLF RD & EVANS RD	Northeast	Growth - New Construction
98783	MESA GRANDE SUB	482E3	NORTH SABLE HEIGHTS / SOUTH GREENBELT	EAST SABLE VALLEY / WEST HARDY OAK BLVD	Northeast	Stability
98784	PEAK AT PROMONTORY	482C7	WILDERNESS OAK	BLANCO RD (TO THE WEST)	Northeast	Stability

98785	CHAMPIONS RIDGE (NE)	482F3	JOSHUA WAY / CLIFF RIDGE VIEWS	CANYON GOLF ROAD / CLIFF RIDGE VIEWS	Northeast	Growth - New Construction
98786	STONE OAK/CHAMP.RUN/EST.	483A3	WILDERNESS OAK/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Stability
98787	CHAMPIONS ESTATES,U2(NE)	483A4	WILDERNESS OAK/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Stability
98788	LAREDO SPRINGS (NE)	483C2	HWY 281	WILDERNESS OAK / MOUNTAIN LODGE	Northeast	Stability
98789	THE PARK AT HARDY OAK	482E3	LOOP 1604 TO THE SOUTH	HARDY OAK BLVD TO THE WEST, CANYON GOLF RD TO THE EAST	Northeast	Stability
98790	NORTHWINDEST. (NE)	483D3	STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Growth - New Construction
98792	THE OAKLANDS PUD (NE)	483C3	MOUNTAIN LODGE/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Growth - New Construction
98793	IRON MOUNTAIN RANCH	483A8	STONEOAK PKWY TO THE NORTH, LOOP 1604 TO THE SOUTH	HWY 281 TO THE EAST	Northeast	Stability
98794	ESTANCIA HTS @ SO POD E U1	482E1	HEIGHTS BLVD	WILDERNESS OAK	Northeast	Growth - New Construction
98795	SUMMERGLEN SUB (NE)	483C1	HWY. 281	WINDING VIEW	Northeast	Growth - New Construction
98796	CANYON SPRINGS (NE)	451A8	CANYON GOLF RD	OVERLOOK PKWY/WILDERNESS OAK	Northeast	Stability
98797	CANYON SPRINGS ESTATES (NE)	482F1	NORTH GREENBELT / SOUTH GOLFCOURSE	EAST FAIRWAY SPRINGS / WEST GOLF COURSE	Northeast	Growth - New Construction
98798	CANYON SPRINGS TRAILS (NE)	483A1	OVERLOOK PKWY/LOOP 1604	BLANCO (CLOSEST MAIN STREET)/HWY 281	Northeast	Stability
98799	LINKS AT CANYON SPRINGS	451A8	CANYON GOLF RD.	OVERLOOK PKWY/WILDERNESS OAK	Northeast	Stability
98800	ALTAMIRA	483C2	WILDERNESS OAK/STONE OAK	HWY 281/CANYON GOLF	Northeast	Stability
98801	REDLAND RIDGE (NE)	517D1	REDLAND/ LOOP 1604	REDLAND/ US HWY 281	Northeast	Stability
98803	REDLAND HEIGHTS	517E2	GOLD CANYON/ LOOP 1604	REDLAND RD/ US HWY 281	Northeast	Stability
98806	REDLAND WOODS	517E2	REDLAND	GOLD CANYON	Northeast	Stability

98807	MOUNTAIN LODGE	483B3	WILDERNESS OAK/STONE OAK PKWY	HWY 281/CANYON GOLF RD	Northeast	Growth - New Construction
98810	CORONADO	483C3	WILDERNESS OAK/STONE OAK PKWY	CANYON GOLF RD/US HWY 281	Northeast	Growth - New Construction
98812	HIDDEN CANYON	482F4	Wilderness Oaks / Stone Oak Pkwy	Champions Run / Hardy Oak Blvd	Northeast	Growth - New Construction
98813	CANYON VIEW	482E5	HARDY OAK	CANYON VIEW RD	Northeast	Growth - New Construction
98814	ENCHANTED & LEGEND OAKS	482D1	CANYON GOLF RD	WILDERNESS OAK	Northeast	Stability
98815	MAJESTIC OAKS	482D1	BLANCO RD. / CANYON GOLF RD.	WILDERNESS OAK / STONE OAK PKWY	Northeast	Stability
98816	STATELY OAKS	482D2	HARDY OAK	WILDERNESS OAK	Northeast	Stability
98817	RESERVE/THE	482E2	HARDY OAK BLVD	WILDERNESS OAK	Northeast	Growth - New Construction
98820	EMERALD FOREST PUD (NE)	518A2	BULVERDE RD.	LOOP 1604	Northeast	Stability
98821	EMERALD FOREST GDN HMS (NE)	518B2	BULVERDE RD	EMERALD RIDGE	Northeast	Stability
98822	ROSEHEART SUB	484C8	E EVANS RD TO THE NORTH, LOOP 1604 TO THE SOUTH	BULVERDE RD TO THE WEST	Northeast	Stability
98823	BULVERDE CREEK / WOODSVIEW AT	484C7	E EVANS/LOOP 1604	BULVERDE RD	Northeast	Stability
98824	BULVERDE CREEK / ENCLAVE AT	484C6	E EVANS RD/ LOOP 1604	BULVERDE RD	Northeast	Stability
98828	BULVERDE GARDENS	518B2	off Bulverde Rd. outside Loop 1604	between Redland Rd. and Judson Rd.	Northeast	Stability
98829	ENCINO RIDGE	483E5	US HWY 281 at TPC PARKWAY	US HWY 281	Northeast	Growth - New Construction
98830	ENCINO PARK	483E7	E EVANS/REDLAND RD	BULVERDE RD/HWY 281	Northeast	Stability
98831	SIENNA SUBD	517E1	REDLAND RD	GOLD CANYON RD	Northeast	Growth - New Construction
98832	ENCINO PARK EST.	483F8	E EVANS RD/REDLAND RD	BULVERDE RD/HWY 281	Northeast	Stability
98835	ENCINO FOREST	483F6	E EVANS RD/REDLAND RD	BULVERDE RD/HWY 281	Northeast	Stability
98836	CALIZA SPRINGS	484A6	BULVERDE RD	CALIZA DR	Northeast	Growth - New Construction
98837	ENCINO CREEK (NE)	484A6	BULVERDE RD	CALIZA	Northeast	Stability
98839	ENCINO BLUFF	484A5	BULVERDE RD	SALANO ST (ENTRANCE TO SUBDIVISION) SOUTH OF EVANS RD	Northeast	Stability

98840	ENCINO PARK, VISTAS OF	484A5	CALIZA/BULVERDE RD	EVANS RD	Northeast	Stability
98841	ENCINO PARK,, VILLAGE AT (NE)	483E6	Evans Rd / Encino Rio	Encino Cedros / IH 281 N	Northeast	Stability
98842	ENCINO PARK, TERRACES AT (NE)	484A5	CALIZA DR (BULVERDE RD TO THE EAST)	E EVANS RD	Northeast	Stability
98843	ENCINO/CALIZA (ENCINO MESA) (NE)	483F6	Evans Rd/Caliza	Encino Rio/Terrace Pass	Northeast	Stability
98844	ENCINO RIO (NE)	483F6	E EVANS RD/CALIZA RD	TERRACE PASS/ENCINO RIO	Northeast	Stability
98845	EVANS RANCH (NE)	483F5	TPC PKWY /E EVANS RD	BULVERDE RD/HWY 281	Northeast	Stability
98846	CAVALO CREEK (NE)	483E5	TPC PKWY/EVANS	281/BULVERDE	Northeast	Stability
98847	STONE OAK/VILLAGES	483A5	Stone Oak Pkwy/Evans Rd	Canyon Golf Rd/Kings Canyon	Northeast	Growth - New Construction
98848	LA FONTANA VILLAS	483E6	TPC PKWY/EVANS	ENCINO COMMONS/EVANS	Northeast	Growth - New Construction
98849	HARPER OAKS	484B7	CANYON PARKWAY	BULVERDE RD	Northeast	Growth - New Construction
98850	NORTHWOOD HILLS (NE)	484B5	NORTH EVANS ROAD/ SOUTH PRIVATE RANCH	DUSTY CANYON/BULVERDE	Northeast	Stability
98851	FOX GROVE--HALLMARK	484E5	EVANS/ FOX GROVE CLASSIC	EVANS	Northeast	Growth - New Construction
98852	FOX GROVE--CLASSIC	484E7	EVANS RD	BULVERDE RD/EVANS	Northeast	Growth - New Construction
98853	WINDING OAKS	485B6	EVANS RD/GREEN MOUNTAIN	EVANS/DUSTY CANYON	Northeast	Growth - New Construction
98854	SORRENTO	484B6	BULVERDE/EVANS	BULVERDE/SORRENTO	Northeast	Growth - New Construction
98855	PINON CREEK SUB	483F4	EVANS RD	ROAN PARK/BULVERDE	Northeast	Stability
98856	VALENCIA HILLS PH-1	518B1	GOLD CANYON/ 1604	BULVERDE RD	Northeast	Growth - New Construction
98857	IRONWOOD AT CRESTWAY	553D6	O'CONNOR RD/MILLER RD	CRESTWAY DR/KITTY HAWK	Northeast	Growth - New Construction
98858	RAVELLO	484B6	BULVERDE/EVANS	BULVERDE	Northeast	Growth - New Construction
98860	FOSSIL CREEK (NE)	484B4	Bulverde Rd.	E. Evans Rd.	Northeast	Stability
98861	FOSSIL RIDGE	484C3	TPC PKWY/ EVANS	TPC PKWY/BULVERDE	Northeast	Growth - New Construction

98865	TUSCANY HEIGHTS	483D1	US HWY 281 NORTH	MOUNTAIN LODGE RD	Northeast	Growth - New Construction
98870	ENCINO RANCH (NE)	484A4	BULVERDE RD	E EVANS RD	Northeast	Revitalization
98875	SONTERRA / THE HILLS OF	482D7	STONE OAK PKWY	HUEBNER	Northeast	Stability
98879	SADDLE MOUNTAIN	483B6	STONE OAK/EVANS	CANYON GOLF RD/281 N	Northeast	Growth - New Construction
98880	WINCHESTER HILLS (NE)	483E3	MARSHALL RD/TPC PKWY	BULVERDE RD/HWY 281	Northeast	Stability
98882	CLIFFS AT CIBOLO	483E3	MARSHALL RD/TPC PKWY	BULVERDE RD/281	Northeast	Growth - New Construction
98886	STONE OAK/PARK HILL HTS	482E2	WILDERNESS OAK	CANYON GOLF RD/BLANCO	Northeast	Stability
98887	HEIGHTS @ STONE OAK TWNHMS	482D2	HEIGHTS/WILDERNESS OAKS	HEIGHTS	Northeast	Growth - New Construction
98889	STONE OAK REFLECTIONS GDN HMS	482D1	HEIGHTS BLVD/WILDERNESS OAK	HARDY OAK BLVD	Northeast	Stability
98890	SENDERO RANCH (NE)	483F1	BULVERDE/MARSHALL RD	BULVERDE RD/HWY 281	Northeast	Stability
99001	WESTERN HILLS	513E4	Babcock Rd/Loop 1604	Chase Hill Blvd/Moss Brook Dr	Northwest	Stability
99002	HILLS AND DALES	513E5	High Mountain Rd/Loop 1604	Babcock Rd/Kyle Sealy Pkwy	Northwest	Stability
99003	COLLEGE PARK	513E7	Loop 1604/W Hausman Rd	Babcock Rd/Loop 1604	Northwest	Stability
99004	DELL OAK	513F7	UTSA Blvd / W Hausman Rd	Loop 1604 / Babcock Rd	Northwest	Stability
99005	HUNTERS CHASE	547E1	W Hausman Rd/Hunters Land	Babcock Rd/Woller Rd	Northwest	Stability
99007	RIDGE HAVEN	514B8	Eastwind / DeZavala Rd	North Run / Bristlecone	Northwest	Stability
99008	DEZAVALA TRAILS	548B1	Amble Trail/DeZavala Rd	Valle DeZavala/ Wandering Trail	Northwest	Stability
99009	UNIVERSITY OAKS	514F8	Olmos Creek/DeZavala Rd	RR tracks/Vance Jackson Rd	Northwest	Stability
99010	WOODS OF SHAVANO	515A7	Loop 1604/DeZavala Rd	Lockhill Selma Rd/RR tracks	Northwest	Stability
99011	WOODS OF SHAVANO TH	515A7	Center Oak Woods / DeZavala Rd	Indian Woods / Mission Woods	Northwest	Stability
99012	INWOOD(ESTATE LOTS)	515E5	Salado Creek to the north / Huebner Rd to the south	Rogers Wood to the east / Salado Creek to the west	Northwest	Stability
99013	BABCOCK PLACE	548A3	Babcock Rd / Prue Rd	Babcock Rd / Spring Rain Dr	Northwest	Stability
99014	TANGLEWOOD	548B2	DeZavala Rd / Prue Rd	Silicon Dr / Babcock Rd	Northwest	Stability
99016	COUNTRY VIEW	547F4	Prue Rd/Pembroke Rd	Babcock Rd/Leon Creek	Northwest	Stability
99017	INWOOD (STD LOTS)	515E5	Loop 1604/Huebner Rd	Bitters Rd/Salado Creek	Northwest	Stability
99018	ELM RIDGE	548B7	Whitby Rd / Eckhert Rd	Huebner Rd / Abe Lincoln	Northwest	Stability
99019	WELLESLEY MANOR	548B6	Hollyhock Rd/Whitby Rd	Babcock Rd/Wellesley Manor	Northwest	Stability

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99020	MARSHALL MEADOWS	547F8	Whitby Rd / Eckhert Rd	Eckhert Rd / John Marshall	Northwest	Stability
99021	WILDWOOD I	547E7	Hetherington / Bristlecone	Leon Creek / Bandera Rd	Northwest	Stability
99022	MONTE ROBLES	580A1	Bluebird Lane / Thunderbird Dr	Huebner Rd / Eckhert RD	Northwest	Stability
99023	WOODLAND MANOR	549B2	Huebner Rd/Orsinger Lane	UP RR tracks/Vance Jackson Rd	Northwest	Stability
99024	PARK FOREST	549C1	Huebner Rd/Orsinger Rd	Lockhill Selma Rd/UP RR track	Northwest	Stability
99025	ELM CREEK/OLD WICK	549C2	Orsinger Dr/Elm Creek Rd	Lockhill Selma Rd/UP RR tracks	Northwest	Stability
99026	MISSION TRACE	549C3	Orsinger Lane/Wurzbach Pkwy	UP RR tracks/Vance Jackson Rd	Northwest	Stability
99027	SHENANDOAH	549B4	Huebner Rd / Wurzbach Pkwy	Vance Jackson Rd / IH 10W	Northwest	Stability
99028	THE SUMMIT	549B4	Pinebluff / Wurzbach Pkwy	Vance Jackson Rd / IH 10W	Northwest	Stability
99029	RIVEROAKS	549C4	River North Dr/ Wurzbach Pkwy	UP RR track/Vance Jackson Rd	Northwest	Stability
99030	WHISPERING OAKS	549E4	Wurzbach Pkwy/Dreamland	Lockhill Selma Rd/UP RR track	Northwest	Stability
99031	COLONIAL VILLAGE	549D4	Wurzbach Pkwy/Scenic Lane	UP RR track/Vance Jackson Rd	Northwest	Stability
99032	CHARTER OAKS	549D5	Charterville/Dreamland	UP RR track/Vance Jackson Rd	Northwest	Stability
99033	COLONIES NORTH	549D5	Wurzbach Pkwy / Litchfield	Vance Jackson Rd / IH 10W	Northwest	Stability
99034	HIDDEN CREEK	549D6	Litchfield/Callaghan Rd	Vance Jackson Rd/Powhatan Dr	Northwest	Stability
99035	THE FOOTHILLS	549D7	Rockmoor/Callaghan Rd	Rock Creek Run/IH 10W	Northwest	Stability
99036	LOCHWOOD EST.	548A5	Sandyglen/Kitchener Rd	Stonykirk Rd/Abe Lincoln	Northwest	Stability
99037	MT. LAUREL	549B6	Bluemel Rd / Wurzbach Pkwy	IH 10W / Gardendale	Northwest	Stability
99038	DONORE SQUARE	549B8	Medical Dr/Donore Pl	Horizon Hill/Fredricksburg Rd	Northwest	Stability
99039	SONGBIRD	581B1	Mockingbird Lane/chambers Rd	PLEASURE HILL/Fredricksburg Rd	Northwest	Stability
99040	OAK HILLS	581B2	Louis Pasteur/Callaghan Rd	Fredricksburg Rd/Babcock Rd	Northwest	Stability
99041	GLENOAKS PARK	580F3	Babcock Rd/NW Loop 410	Callaghan Rd/Summit Pkwy	Northwest	Stability
99042	DREAMHILL EST.	580F2	Wurzbach Rd/Beverly Mae Dr E	Babcock Rd/Newcome Rd	Northwest	Stability
99043	GLENOAKS	580D3	Wurzbach Rd/Glen Ridge	Babcock Rd/Evers Rd	Northwest	Stability
99044	OAKHILLS TERRACE	580D2	CRAB ORCHARD/Wurzbach Rd	Babcock Rd/Evers Rd	Northwest	Stability

99045	CANTERBURY SUB	614D2	Culebra Rd / W Commerce St	N Acme Rd / Callaghan Rd	Northwest	Growth - New Construction
99046	ROLLING RIDGE	580F4	NW Loop 410/Callaghan Rd	SUMMIT/Evers Rd	Northwest	Stability
99047	SUNSET HILLS	580F5	Callaghan Rd/Hillcrest Dr	Babcock Rd/Evers Rd	Northwest	Stability
99048	INSPIRATION HILLS	581A5	ARROWHEAD/Hillcrest Dr	Babcock Rd/Bandera Rd	Northwest	Stability
99049	BROADVIEW/QUILL (NS/SA)	580F7	Bandera Rd/Ingram Rd	HILLCREST/Callaghan Rd	Northwest	Stability
99050	MARIPOSA PARK	580D6	Callaghan Rd/Ingram Rd	Bandera Rd/Callaghan Rd	Northwest	Stability
99051	THUNDERBIRD VILLAGE	580E7	Silvertip Dr/Ingram Rd	Stardust St/Majestik	Northwest	Revitalization
99052	THUNDERBIRD HILLS	580C6	Sundance/Ingram Rd	Callaghan Rd/NW Loop 410	Northwest	Stability
99054	ALAMO HILLS	614C1	Viva Max / Culebra Rd	Callaghan Rd / Oakhill Rd	Northwest	Stability
99055	CULEBRA PARK	614D1	Ingram Rd/Culebra Rd	Callaghan Rd/Oakhill Dr	Northwest	Stability
99056	LOMA TERRACE	614E2	Culebra Rd/Rubidoux Dr	Griggs/Laven	Northwest	Revitalization
99057	WINDSOR PLACE	614D2	Culebra Rd / Stiffkey	Laven / CANTERBURY	Northwest	Stability
99058	MAYO SUB	614C6	Mayo/Old US Hwy 90 W	S Callaghan Rd/Rodriguez County Park	Northwest	Stability
99059	WESTWOOD PARK	614A5	Hwy 151 / Marbach Rd	W Military Dr / Pinn Rd	Northwest	Stability
99060	MEADOW VILLAGE I	613D5	HWY 151/Marbach Rd	W Military Dr/SW Loop 410	Northwest	Stability
99061	EBONY/FALCON (NS)	580E6	OAKWOOD/SILVERTIP	Majestic / Benrus	Northwest	Stability
99062	MEADOWCLIFF ADDN	614A7	Hwy 90 / Old Hwy 90	WESTPLAIN/ARVIL	Northwest	Stability
99063	VALLEY HI (NS/SW)	647D5	NEW VALLEY HI/RAY ELLISON	Loop 410 to the East/ Ray Ellison Blvd. to the West	Northwest	Stability
99064	VALLEY HI NORTH	647C3	Hwy 90/New Valley High	Ray Ellison/Loop 410	Northwest	Revitalization
99065	RAINBOW HILLS	613B8	Marbach Rd / Hwy 90	Hunt Ln / Loop 410	Northwest	Stability
99066	MEADOW VILLAGE II	613B7	Marbach Rd / Demya	Hunt Ln & Woodranch / Loop 410	Northwest	Stability
99067	ADAMS HILL	612F7	Marbach Rd	S Ellison Dr / Hunt Ln	Northwest	Revitalization
99068	STABLEWOOD FARMS UT-1	647C2	Hwy 90/Threadneedle	Ray Ellison/Loop 410	Northwest	Stability
99069	TARA	613B1	Potranco Rd	Richland Hills Dr	Northwest	Stability
99070	DORAL I	579C8	Reed Rd	Micron Dr / Culebra Rd	Northwest	Stability
99071	TIMBERIDGE	579B7	Reed Rd	Culebra Rd	Northwest	Stability
99072	PIPERS MEADOW I	579D6	Grissom Rd/Ingram	Culebra Rd	Northwest	Stability
99073	TWIN CREEK	579F5	Grissom Rd / Wurzbach Rd	Timberhill Dr	Northwest	Stability
99074	WOOD GLEN	579A6	Culebra Rd	Westover Hills Blvd	Northwest	Stability
99075	MEADOW TRACE	579C5	Grissom Rd	Timber Path	Northwest	Stability

99076	MISTY OAKS	579D5	great northwest and other neighborhoods to the north, grissom rd to the south	leon valley to the east, and tezel road to the west.	Northwest	Revitalization
99077	TIMBER CREEK EST.	579E4	Bandera Rd / Grissom Rd	Leon Valley / Leon Creek	Northwest	Stability
99078	ONE PLACE NORTH	579E3	Leon Creek and bandera rd to the north, Grissom rd to the south	Leon Creek to the west, and bandera rd to the east.	Northwest	Stability
99079	LOST LANE	579F4	bandera rd and leon creek to the north, grissom to the south.	Timberhill and leon creek to the west, shadow mist and bandera rd to the east.	Northwest	Stability
99080	SILVER CREEK	579B3	Grissom to the south, and other developments to the north.	Culebra/tezel to the west, and bandera rd to the east.	Northwest	Stability
99081	MEADOW VALLEY	579A3	Grissom Rd	Tezel Rd	Northwest	Stability
99082	RIDGE CREEK	578F3	Culebra Rd / Timber Path	Rdigebrook / Tezel Rd	Northwest	Stability
99083	VILLAGE NORTHWEST	578F3	More development to the north, culebra to the south. 151 further to the south.	1604 farther to the west, tezel to the east.	Northwest	Stability
99084	EMERALD VALLEY	578E2	culebra to the south, 151 further south. more development to the north.	1604 further to the west, tezel and more development to the east.	Northwest	Stability
99085	PIPERS MEADOW II	579D7	Culebra Rd	NW Loop 410 / Ingram Park Mall	Northwest	Stability
99086	NORTH CHASE	579A2	Mainland / Grissom	Tezel	Northwest	Growth - New Construction
99087	STERLING OAKS	579B1	bandera and Guilbeau to the north, and culebra/grissom to the south.	Tezel Road to the West, bandera rd and leon vally to the east further.	Northwest	Stability
99088	NORTHWEST PARK	579B1	Mainland / Grissom	Tezel / Bandera Rd	Northwest	Stability
99089	QUAIL CREEK	579C1	Mainland road to the north, grissom to the south after some development.	Leon creek and bandera road to the east, Tezel road and then 1604 to the west.	Northwest	Stability
99090	WILDWOOD II	547D8	guilbeau to the north and krueger moore road to the south.	Bandera road to the east and guilbeau/tezel intersection to the west.	Northwest	Stability
99091	VILLAGE IN THE WOODS	547C8	Guilbeau road to the north, and Mainland road to the	Tezel road to the west, and Bandera road to the east.	Northwest	Stability

			south.			
99092	NEW TERRITORIES	546E7	culebra/grissom to the south, new guilbeau to the north	1604 to the west, and tezel to the east.	Northwest	Stability
99093	GUILBEAU PARK	546E7	1604 and Braun road to the North, Culebra/Grissom to the South.	1604 to the West, and Tezel road to the East.	Northwest	Stability
99094	BRAUN STATION WEST	547A6	Braun road to the North, Guilbeau to the South.	1604 to the West, and Tezel to the East.	Northwest	Stability
99095	BRAUN STATION EAST	547C6	Braun road to the North and Guilbeau to the South	Tezel and 1604 to the West, and Bandera rd to the East.	Northwest	Stability
99096	CONCORD	547C7	Guilbeau to the South, and Braun to the North	Tezel and 1604 to the West and Bandera to the East.	Northwest	Stability
99097	WOODS END	547C6	Braun road to the immediate North, Guilbeau to the South.	Bandera road and Mystic Park to the East, Tezel and 1604 to the West.	Northwest	Stability
99098	BRAUN OAKS	547B5	Braun road to the South and Bandera rd & 1604 to the North	1604 and Tezel to the West, Bandera rd to the East.	Northwest	Stability
99099	OAK GROVE	546F6	Braun rd to the North, New Guilbeau to the South.	1604 to the West and Tezel road to the East.	Northwest	Stability
99100	AUTUMN RIDGE	546F5	1604 to the North, and Braun rd to the South	1604 to the West development and Tezel rd to the east.	Northwest	Stability
99101	FRENCH CREEK VILLAGE	547E6	Schnabel park and Prue rd to the North, bandera and Guilbeau to the south.	bandera rd to the west, development and then babcock to the east.	Northwest	Stability
99102	VERDE HILLS	547D4	Prue Rd / O.P.Schnabel Park	Bandera Rd	Northwest	Stability
99103	N. SAN ANTONIO HILLS	577F6	Culebra Rd /West Military	Loop 1604 & HWY 151	Northwest	Stability
99104	MOUNTAIN VIEW	578C4	Culebra to the North, 151 to the south	Rogers rd and 1604 to the west	Northwest	Stability
99105	HIDDEN MEADOWS	578D3	Culebra Rd	Loop 1604	Northwest	Stability
99106	OAK CREEK - OLD	578B8	Wiseman Blvd / W Military Dr	Loop 1604 / Sea World	Northwest	Stability
99107	OAK CREEK - NEW	612B3	Old Hills Lane to the north and Potranco Road to the south	Northwest Loop 1604 to the west and Bobcat Creek Rd/Cougar Chase Rd to the east	Northwest	Stability

99108	WELLESLEY MANOR TH	548C6	BABCOCK RD	WELLES	Northwest	Stability
99109	WELLESLEY MANOR DPLXS	548B7	North Prue/South Eckhart Rd	East Babcock/West Abe Lincoln	Northwest	Stability
99110	COLONIES NORTH GDN HMS	549D7	North Vance Jackson/South Callaghan	West I-H 10	Northwest	Stability
99111	COLONIES N. DPLXS/TH	549C5	North Wurzbach/Kingbard	East I-H 10/Tioga	Northwest	Stability
99113	WHISPERING OAKS TH	549E3	Wurzbach Pkwy	Lockhill-Selma Rd	Northwest	Stability
99114	WHSPERING OAKS GDN HMS	549E3	Wurzbach Pkwy	Lockhill-Selma Rd	Northwest	Stability
99116	Villamanta / BABCOCK ACRES	548D7	Huebner Rd	Babcock Rd	Northwest	Growth - New Construction
99117	BRAUN HEIGHTS	547B7	Braun Rd / Guilbeau Rd	Tezel Rd	Northwest	Stability
99118	OAKHILL TERRACE TH	580C3	Wurzbach Rd	Evers Rd	Northwest	Stability
99119	GLEN HEATHER-REG LOTS	548C6	Babcock Rd/Whitby	Maggie Ct / Wellies Way	Northwest	Stability
99120	SHAVANO OAKS U1A	515A7	De Zavala Rd	Indian Woods	Northwest	Stability
99121	INWOOD U A&B	515F4	W Bitters Rd	Huebner Rd	Northwest	Stability
99122	INWOOD HOLLOW (56)	515E4	Loop 1604 to the north / Huebner Rd to the south	W Bitters Rd to the east / Salado Creek to the west	Northwest	Stability
99123	FOOTHILLS II (NS)	549D7	Rockmoor/Fallen Leaf	Rock Creek Run/IH 10W	Northwest	Stability
99124	BABCOCK PLACE TH II	547F2	Babcock Road is to the north: Sunset Village/Spring Haven Streets are to the south	A greenbelt is on the western border while Spring Shadow Street is on the east	Northwest	Stability
99125	ELM CREEK/ELM MANOR	549D2	ORSINGER ON THE NORTH AND WURZBACH ON THE SOUTH	LOCKHILL-SELMA ON THE EAST AND RR TRACKS ON THE WEST	Northwest	Stability
99126	WESTCREEK/WILLOW BROOK	611E3	Westcreek Oaks / Potranco Rd	W Military Dr	Northwest	Stability
99127	WESTCREEK/QUAIL MEADOW	611E2	Sage Run / W Military Dr	Westcreek Oaks	Northwest	Stability
99128	WESTCREEK/ROYALOAKS	611F2	W Military Dr	Westcreek Oaks / Loop 1604	Northwest	Stability
99129	WESTCREEK/THE OAKS	611F2	W Military Dr / Westcreek Oaks	W Military Dr / Saxonhill Dr	Northwest	Stability
99130	DORAL II	613D1	Potranco Rd	Culebra Rd / Micron Dr	Northwest	Stability
99131	OAK BLUFF	547E4	Prue Rd	Cedar Park / Leon Creek	Northwest	Stability
99132	SHAVANO RIDGE	515A8	De Zavala Rd	Lockhill-Selma Rd	Northwest	Stability
99133	CAMINO BANDERA	547C5	Bandera Rd/Braun Rd	Bandera Rd/Tezel Rd	Northwest	Stability
99134	VILLAGE GREEN(NS)	514F8	De Zavala Rd / Syracuse	Brandeis	Northwest	Stability

99135	HIDDEN MEADOWS NORTH(NS)	578D2	Culebra Rd	Loop 1604	Northwest	Stability
99136	BRAUN OAKS II	547B4	bandera	tezel	Northwest	Stability
99137	TWIN CREEK II	579E5	Timberhill	Grissom	Northwest	Stability
99138	HERITAGE PARK (NS/SW)	612E8	ELLISON/HWY 90	LOOP 1604/HUNT	Northwest	Growth - New Construction
99142	MYSTIC PARK SUB	547D7	BANDERA RD/GUILBEAU	MYSTIC PARK	Northwest	Stability
99143	GRANDVIEW	513C5	Sonoma Pkwy	Kyle Seale	Northwest	Growth - New Construction
99144	HEIGHTS OF WESTCREEK PH 1	611E2	To the north is a greenbelt while to the south is West Military Drive	To the east is Westcreek Oaks Drive and to the west is a greenbelt/Medio creek	Northwest	Stability
99145	MEADOWS OF CARRIAGE HILLS	547E2	Babcock	Carriage Tree	Northwest	Stability
99146	HEIGHTS OF CARRIAGE HILLS	547E2	BAMBERGER/CARRIAGE	BABCOCK/MAPLEPARK	Northwest	Stability
99147	VILLAS AT BABCOCK PUD (NS)	548D7	BABCOCK	HUEBNER	Northwest	Stability
99148	KENTON PLACE IV (NS)	548E7	FREDERICKSBURG	GUS ECKHERT	Northwest	Stability
99149	KENTON PLACE III (NS)	548F6	Fredricksburg Rd	Huebner Rd	Northwest	Stability
99150	KENTON PLACE II (NS)	548F6	Fredricksburg Rd	Huebner Rd	Northwest	Stability
99151	KENTON PLACE (NS)	548E7	Babcock Rd	Huebner Rd	Northwest	Stability
99153	PEMBROKE PLACE	548B5	North Prue Rd/South Eckert	East Babcock	Northwest	Stability
99154	LINCOLN PARK	548A6	North Prue Rd / South Eckert	East Babcock	Northwest	Stability
99155	WOODSTONETH	548F2	North Vance Jackson / South Woodstone	West I-H 10	Northwest	Stability
99156	NORTHAMPTON PUD	548B7	North Prue/South Eckert	East Babcock/West Abe Lincoln	Northwest	Stability
99157	PARKWOOD II (NS)	547E2	South Prue Rd	East Babcock/West Bandera & 1604	Northwest	Stability
99158	PARKWOOD	547D3	North Babcock / South Prue Rd	East 1604	Northwest	Stability
99159	WEST CREEK/WOODS OF	611F2	North W Military Dr/South Potranco	East 1604	Northwest	Stability
99160	SHAVANO PARK EST/CREEK	515C8	LOCKHILL-SELMA	DE ZAVALA	Northwest	Stability
99161	WRIGHTWAY SUBD (NS)	547F7	North Prue	East Rochelle Rd/West Bandera	Northwest	Stability
99162	TEZEL OAKS III	579A2	South Grissom	Tezel Rd	Northwest	Stability
99163	WEST CREEK GARDENS	611E3	South Potranco	West Talley/East 1604	Northwest	Stability

99164	SILVER CREEK TH	579B3	North Timber Ranch / South Grissom	West Tezel / East Timberhurst	Northwest	Stability
99165	PARKWOOD VILLAGE GDN HMS	547E4	Cedar Park	Prue Rd	Northwest	Stability
99166	HERITAGE PARK (NS/SW) II	646D1	Kreiwald Rd. to the South/Raven Field Dr. to the North	Pue Rd. to the West/ Hunt Lane to the East	Northwest	Growth - New Construction
99167	TEZEL RD SUB	579A2	TEZEL	RIDGE PATH	Northwest	Stability
99168	TEZEL OAKS II (NS)	579A3	tezel rd	timberpath	Northwest	Stability
99169	MISTY OAKS II	579D4	heath rd	grissom rd	Northwest	Stability
99170	SILVER CREEK II (NS)	579A3	TEZEL	CULEBRA	Northwest	Stability
99171	KINGSWOOD HEIGHTS (NS)	579C2	tezel	silent oaks	Northwest	Stability
99172	CROSSING AT QUAIL CK (NS)	579D1	Mainland	Coral Springs	Northwest	Stability
99173	ECKHERT CROSSING (NS)	548B8	Babcock Rd	Eckhart Rd	Northwest	Stability
99174	HUNTERS CHASE II (NS)	513E8	Babcock Rd / Woller Rd	W Hausman Rd	Northwest	Stability
99175	OAKLAND HEIGHTS (NS)	514E8	BECKWITH ON THE NORTH AND DE ZAVALA ON THE SOUTH	VANCE JACKSON ON THE EAST AND IH10 ON THE WEST	Northwest	Stability
99176	THE VILLAS OF NORTHGATE	548D8	OAKDELL WAY / NBHD 13670	NORTH KNOLL / OAKDELL WAY	Northwest	Stability
99178	WESTCREEK BLUFFS (NS)	612A3	MILITARY DR. WEST / POTRANCO	LOOP 1604	Northwest	Stability
99179	GREENWOOD HEIGHTS (NS)	581A3	OAK HILLS GOLF COURSE / CALLAGHAN RD	FREDERICKSBURG RD / BABCOCK RD	Northwest	Stability
99180	OAK HILLS CNTRY CLUB (NS)	581B1	CLIFF OAKS / OAK HILLS GOLF COURSE	FREDERICKSBURG RD / OAK HILLS GOLF	Northwest	Stability
99181	HIGH RIDGE TH'S (NS)	581B2	OAKHILLS COUNTRY / CALLAGHAN	FREDERICKSBURG RD / MIDVALE	Northwest	Stability
99182	FREDRICKSBURG RD SUB (NS)	581B1	North Fredricksburg	East Louis Pastuer/West Fredricksburg	Northwest	Revitalization
99183	OAK HILLS/THE VILLAGE	581B2	North Greensbora/South Via Finita	East Callaghan	Northwest	Stability
99184	LA TERRASE/WOODLAND PL	549B3	North Rustic/South Orsinger	East Sandstone	Northwest	Stability
99185	OAK STAR	549B8	South Fredricksburg/North Horizon Hill	East Callaghan/West Medical	Northwest	Stability
99186	JACKSON COURT PUD	549C4	North Rive /South (SW) Vance Jackson	West Wellsprings	Northwest	Stability
99187	HONEYHILL TH	580E3	North (NW) Wurzbach/South	East New Forst	Northwest	Stability

			Glenridge			
99188	CRANBERRY HILL DPLXS	547B7	South Gilbeau	East Rolling Stone/West Tezel	Northwest	Stability
99189	MID ACRES	549D5	Sinsonte rd / Litchfield dr / Nantucket dr	Broadripple dr / Vance Jackson rd	Northwest	Stability
99190	DEER LEDGE	549E6	Roman Place dr / Callaghan rd	Stonehaven Dr / Vance Jackson rd	Northwest	Stability
99191	WILSON GARDENS	549E6	Whitson rd / Callaghan rd	Stonehaven dr / Stoneland dr	Northwest	Stability
99192	RETREAT AT GLEN HEATHER	548C6	Babcock Rd	Glen Heather	Northwest	Stability
99193	WHISPER CREEK GDN HOMES	548B6	Hollyhock Rd	Stonykirk Rd	Northwest	Stability
99194	LOST OAKS	548B6	Hollyhock rd is to the north and Whitby rd is to the south	Abe Lincoln rd is to the west and Brookway dr is to the east	Northwest	Stability
99195	ECHO CREEK TH	548B7	Whitby rd is to the north and Eckhart rd is to the south	Huebner Creek Park is to the west and Huebner rd is to the east	Northwest	Stability
99196	SWANDALE	549D7	Powhatan dr is to the south and Stonehaven dr is to the north	Swandale dr is to the west and Stevenwood Lane is to the east	Northwest	Stability
99197	HIDDEN CRK NEW	549E6	Sinsonte rd is to the north and Whitson rd is to the south	Vance Jackson rd is to the east and Stonehaven dr is to the west	Northwest	Stability
99198	JACKSON HILL/CARRNGTN PL	549E6	Whitson rd is to the north and Deer Ledge rd is to the south	Vance Jackson rd is to the east and Masset Way dr is to the west	Northwest	Stability
99199	SHAVANO VILLAGE	514F7	Loop 1604 is to the north and De Zavala rd is to the south	Olmos creek flows to the east; Railroad tracks run to the west of the nbhd	Northwest	Stability
99200	FOREST HILLS (NS)	580E8	Ingram rd is to the north; Rushhill dr and Witt dr are to the south	Zarzamora creek runs to the west of the nbhd; Benrus rd is to the east	Northwest	Revitalization
99201	SCIENCE PARK (NS)	580C8	Hemphill rd is to the south and Ingram rd is to the north	Zarzamora creek is to the east and Callaghan rd is to the west	Northwest	Stability
99202	MAGNOLIA FIG GDNS(NS/SA)	614E1	Ingram rd is to the north and Culebra rd is to the south	West Broadview dr is to the east; Fairburn rd and Laven rd are to the west	Northwest	Stability

99203	SHAVANO HEIGHTS (NS)	515B8	Shavano Peak dr is to the north and Texas Elm dr is to the south	Lockhill-Selma rd is to the east and The Longhorn rock quarry is to the west	Northwest	Stability
99204	PEMBROKE FOREST (NS)	548B5	Pembroke Rd / Pemwoods Dr	Babcock Rd / Thornton Elementary School	Northwest	Stability
99205	QUAIL CREEK GDN HMS (NS)	579D2	Silent Sunrise Dr / Heathcircle Dr	French Creek Winds / Heath Circle Dr	Northwest	Stability
99206	COUNTRY VIEW VILLAGE(NS)	548A4	Prue Rd / Rudder Middle School	Horn Blvd	Northwest	Stability
99207	OAKMONT	548B1	De Zavala Rd / Babcock Rd	De Zavala Rd / Stable Ridge Dr	Northwest	Stability
99208	AUBURN OAKS (NS)	548E3	The northern border is Format Drive while the southern border is Prue Road	The eastern border is Network Blvd while the western border is Quail Rise Street	Northwest	Stability
99209	QUAIL CREEK ESTATES (NS)	579C3	Timber Glen/Heathcircle Drive to the north; Misty Cove/Clyde Dent Drive to the south	Timber Trace drive the west and Heath Road to the east	Northwest	Growth - New Construction
99210	BRAUN STATION THS	547A6	Braun rd is to the north and Wickersham dr is to the south	Brigadoon dr is to the west and Tezel rd is to the east	Northwest	Stability
99211	OAKMONT ESTATES(NS)	548B1	De Zavala rd is to the north and Sunset Haven dr is to the south	Capeswood dr is to the east and Stable Pass dr is to the west	Northwest	Stability
99212	HART RANCH SUB (NS)	548C1	De Zavala rd is to the north and Merrimac Cove dr is to the south	Autumn Vista dr is to the west; Mountain Air dr and Spectrum dr are to the east	Northwest	Stability
99213	BABCOCK PLACETH I	548A3	Spring Rose dr to the south; Spring Time dr/ Boone Elementary School to the north	Spring Trail dr to the east and Spring Time dr to the west	Northwest	Stability
99214	HUNTINGTON PLACE (NS)	548F2	Woodstone dr is to the south; De Zavala rd and Clark High School is to the north	IH 10 West is to the west and Olmos creek and railroad tracks are to the east	Northwest	Stability
99215	WOODRIDGE GDN HOMES	548C3	Northwest Pkwy is to the north; Woodridge Forest dr and Cedar Cove dr is to the south	Sunset Crest dr is to the west and Network Blvd is to the east	Northwest	Stability

99216	SHAVANO FOREST (NS)	549B1	Shavano Heights subdivision is to the north and Huebner rd is to the south	Texas Elm dr is to the east and Railroad tracks and Vance-Jackson rd is to the west	Northwest	Stability
99217	FINESILVER (NS)	547A5	Braun Rd / Windward Trace Dr	Wilderness Sun Dr / Sandbrook Hill	Northwest	Stability
99218	WOLLER CREEK (NS)	547D1	Sandpiper Park dr is to the south; West Hausman rd is to the north	Woller rd is to the east; Stinson Middle School and Skyhawk dr is to the west	Northwest	Stability
99219	VALLEY HI II (NS)	647D2	Valley Hi dr is to the south and HWY 90 West is to the north	Lackland AFB is to the east and SW Loop 410 is to the west	Northwest	Stability
99220	VALLEY HI III (NS)	647E4	Valley Hi dr is to the north; Medina Base rd and Indian Creek Park are to the south	Lackland AFB is to the east and SW Loop 410 is to the west	Northwest	Stability
99221	BABCOCK TH III (NS)	548A3	Boone Elementary School is to the north and Spring Hurst dr is to the south	Spring Time dr is to the west and Spring Trail dr is to the east	Northwest	Stability
99222	PEMBROKE VILLAGE(NS)	548B4	Horn Blvd / Pembroke Dr	Rudder Middle School / Babcock Rd	Northwest	Stability
99223	ORSINGER LANE GDN HMS(NS)	549B2	Orsinger rd is to the south; Huebner rd and Orsinger County Park are to the north	Orsinger Hill dr is to the east; Sleepy Hollow dr and railroad tracks are to the west	Northwest	Stability
99224	ORSINGER LANE EST.(NS)	549B2	Morgans Ridge / Huebner rd	Chateau Forest / Sleepy Hollow Dr	Northwest	Stability
99225	ELM CREEK/MILL ROCK	549D3	ORSINGER ON THE NORTH AND WURZBACH ON THE SOUTH	LOCKHILL-SELMA ON THE EAST AND THR RR TRACKS ON THE WEST	Northwest	Stability
99227	OVERLOOK AT CARRIAGE HILLS	547E1	West Hausman rd is to the north and De Zavala rd is to the south	Maple Park dr is to the west and Babcock rd is to the east	Northwest	Stability
99228	WYNWOOD PLACE AT WESTCREEK	611C4	Tally Rd	Westcreek View	Northwest	Stability
99229	GDN HMS AT SHAVANO RIDGE	515A8	The Longhorn Rock Quarry / Shavano Peak Rd	Lockhill-Selma Rd / Clark High School	Northwest	Stability
99230	OAKRIDGE POINT (NS)	547B3	Stuebing Elementary School / Prue Rd	Bandera Rd (HWY 16) / Rocky Trail Dr	Northwest	Stability
99231	FIELDSTONE (NS)	547C1	De Zavala rd / French creek	South Hausman rd / Woller rd	Northwest	Stability
99232	CREEKVIEW ESTATES	547C3	Fieldstone subd / Prue rd	South Hausman rd / Kyle Seale Parkway	Northwest	Stability

99233	SIERRA VISTA (NS)	547D4	Verde Hills subdivision is to the south and Prue rd is to the north	French creek runs to the west of the nbhd and Lost Bluff dr is to the east	Northwest	Stability
99234	ROWLEY GARDENS SUBD	580D1	WURZBACH RD	BABCOCK RD	Northwest	Stability
99235	EMERALD PLACESUBD	612F3	Potranco Rd	Dugas Rd / Emerald Glade	Northwest	Stability
99236	COPPER CANYON SUBD	579E4	HEATH RD	SYLHET VIEW	Northwest	Stability
99237	CORALS SPRINGS	579C2	GRISSOM RD OFF HEATH CIR DR & LOW BID LN	BANDERA RD	Northwest	Stability
99238	MEADOW WAY	613D6	Meadow Trail dr is to the north and Marbach rd is to the south	Meadow way dr is to the west and Jay High School is to the east	Northwest	Stability
99239	BRAUN OAKS U-8	547B5	Rustling Breeze dr / Braun rd	Silverbrook subdivision / Tezel rd	Northwest	Growth - New Construction
99240	BRAUN HOLLOW (NS)	547C8	Guilbeau rd is to the north and Winter Park dr is to the south	Olde Village rd is to the west and Wickersham rd is to the east	Northwest	Stability
99241	COUNTRY COMMONS (NS)	547C7	Guilbeau rd to the north and Braun Bend rd to the south	French creek runs to the east of the nbhd and Creek Trail rd is to the west	Northwest	Stability
99242	FINESILVER II (NS)	546F5	Silver Park Dr / Braun Rd	Silverbrook Place Dr / Spring Harvest Dr	Northwest	Stability
99243	SILVERBROOK (NS)	547A5	Elmstone Dr / Edgecreek Dr	Quiet Lake Dr / Branwood Dr	Northwest	Stability
99244	HUNTER'S GLENN	547C2	1604/Bandera	Hausman is to the west	Northwest	Growth - New Construction
99245	GLEN OAKS MULTI'S(NS)	580F3	Newcombe Rd	Baywater Dr / Cambray Dr	Northwest	Stability
99246	ROLLING RIDGE VIL TH	580E5	North 410/South Bandera	East Evers Rd	Northwest	Stability
99248	INSPIRATION HILLS SOUTH (NS)	581A6	South Bandera	East Hillcrest/West Callaghan	Northwest	Stability
99249	INSPIRATION TH'S	581A6	South Bandera	East Hillcrest/West Callaghan	Northwest	Stability
99250	CYPRESS HOLLOW	548B8	Eckhert Rd / Blue Bird	Huebner	Northwest	Stability
99251	PLAZA ON WHITBY TH'S	548B7	Huebner Rd	Whitby Rd	Northwest	Stability
99252	T-BIRD HILLS TH	580C6	North Loop 410/South Callaghan	East Callaghan	Northwest	Stability
99253	VILLAS AT INGRAM HILLS (NS)	580A5	WURZBACH ROAD / GRISSOM ROAD	BANDERA ROAD / CRYSTAL RUN	Northwest	Stability
99254	LINCOLN PARK II(NS)	547F6	North Prue Rd / South Whitby	East Rochelle Rd / Bandera Rd	Northwest	Stability
99255	OAKS OF FRENCH CREEK (NS)	547E6	North OP Schnable Park /	West Bandera	Northwest	Stability

			South Bandera			
99256	WESTFIELD SUB (NS)	547F4	Prue Rd	Leon Creek / Country Dawn	Northwest	Stability
99257	KRIEWALD RD UT-1	646E1	KRIEWALD RD	LOOP 1604	Northwest	Growth - New Construction
99258	AMBERWOOD	646E2	South Kriewals	East 1604-W	Northwest	Stability
99259	BETTY LEVY TH (Some EXEMPT)	613F4	North 151 St Hwy/South Brownleaf	East W Military/West Pinn Rd	Northwest	Stability
99260	THE HILLS @ RIVER MIST	547C2	Prue Rd	Bandera Rd	Northwest	Stability
99261	TERRA VIEW TOWNHOMES	547F4	Prue Rd	Horn Blvd	Northwest	Stability
99262	KRIEWALD PLACE	646E1	Sienna Park subdivision is to the north and Amber Breeze Drive is to the south	Fisher Elememtry School is to the west and Medio Creek is to the east	Northwest	Growth - New Construction
99263	PRUE BEND	547E4	North Prue Rd	West Lost Bluff/East Western Sun	Northwest	Growth - New Construction
99264	LIBERTY VILLAGE	647C4	RAY ELLISON DR	VALLEY HI DR	Northwest	Growth - New Construction
99265	CAMBRIDGE	513D8	North UTSA Blvd/South Hauseman	East Babcock Rd/West Loop 1604	Northwest	Stability
99266	ENCLAVE AT RIVER MIST	547D2	Loop 1604 / Prue Rd	Kyle Seale Pkwy / Huntsman Rd	Northwest	Stability
99267	EAGLES BULFF	513E8	BABCOCK RD	EAGLE LEDGE	Northwest	Growth - New Construction
99268	HERITAGE FARM TH	612F6	North Palatte Tr/South Marbach Rd	West S Ellison/East Ingram Rd	Northwest	Stability
99269	HERITAGE FARMS TH II(NS)	612F5	North Palette Trail/Soth Prescott	West S Ellison	Northwest	Stability
99270	HERITAGE FARMS TH III(NS)	612F6	Marbach Rd	Ingram Rd	Northwest	Stability
99271	TIMBER PATH PARK	579B4	North Timberwilde/South Northwest Trails	East Timberpath/West Fenwood	Northwest	Growth - New Construction
99272	HIDDENWOODS EST SUB	579C4	North Roy/South Misty	West Timber Trace/East Heath	Northwest	Stability
99273	LINDSEY PLACE (NS)	579D6	North Grissom	East Timberhill / West Culebra	Northwest	Stability
99274	WOOD GLEN GDN HOMES	579B6	North Village/South Rimrock	East Culebra	Northwest	Stability
99275	RED ROBIN U-1	513D5	LOOP 1604	BETWEEN KYLE SEALE PKWY & BABCOCK RD	Northwest	Stability

99276	GRISSOM TRAILS	579C6	Culebra Rd / Old Grissom Rd	Culebra Rd / Timber View	Northwest	Growth - New Construction
99277	HUMMINGBIRD ESTATES	646E2	Kriewald Rd	Pue Rd	Northwest	Growth - New Construction
99278	LOMA BELLA	580D8	Ingram is to the North/Ivanhoe to the South	Lake Louis to the East/ Darwin to the West	Northwest	Growth - New Construction
99279	Woods of Shavano Duplexes	515A7	De Zavala Rd / Parksite Woods Rd	Lockhill-Selma Rd / Bitternut Woods Rd	Northwest	Stability
99280	HEARTHSTONE	546A3	FM 1560 / PALONA	SUNSET WOODS / PAYNES GRAY	Northwest	Stability
99281	AVALON SUBD	547C4	Prue Rd/Bandera	Old Prue Rd is east	Northwest	Stability
99282	MARBACH VILLAGE	612E7	Marbach to the North	Hunt Ln & 410 to the East/ 1604 to the West	Northwest	Growth - New Construction
99283	YORKSHIRE PUD	548B6	STONEKIRK DR / BROOKWAY DR.	ABE LINCOLN / STONEKIRK	Northwest	Stability
99284	PECAN HILL ON WHITBY RD	548C7	Whitby Rd / Eckhart Rd	Huebner Rd / East Jolie Court	Northwest	Stability
99285	NW CROSSING DUPLEXES	546E8	North Trendwood/South Dover Ridge	East Gallery Ridge	Northwest	Stability
99286	ENCLAVE IN THE WOODS	547B8	Mainland Rd / Guilbeau Rd	Tezel Rd / Olde Village	Northwest	Stability
99287	VICKERY GROVE	547C3	Hausman Rd	E Bandera Rd	Northwest	Growth - New Construction
99288	BELCARA 2 SUBD (TH)	548F5	USAA BLVD / GUS ECKERT	BLVD AT MEDICAL CENTER / MESA RIDGE APPARTMENTS	Northwest	Growth - New Construction
99290	BRAUN WILLOW (NS)	546F7	NEW GUILBEAU RD/BRAUN RD	W LOOP 1604 N/OLD TEZEL RD	Northwest	Stability
99291	BRAUN WILLOW II	546F5	North Braun/South Autumn Dew	West Single Spur	Northwest	Stability
99292	NEW TERRITORIES GDN HMS	546D7	North Potranco	West Grossbacher/East 1604	Northwest	Stability
99293	AMHURST SUBD	611F6	POTRANCO ROAD TO THE NORTH/CARDINALSKY DRIVE TO THE SOUTH	SILVERMAPLE DRIVE TO THE WEST/ LOOP 1604 TO THE EAST	Northwest	Growth - New Construction
99294	AMERICAN LOTUS SUBD	611F6	LEMONMINT PKWY/MTN LAUREL RANCH NBHD	GROSENBACHER RD/ DOVE CREEK SUBDIVISION	Northwest	Stability
99295	CRIPPLE CREEK	579B1	Old Tezel Rd / Tezel Rd	North Fork Dr / Mainland	Northwest	Stability
99296	CRIPPLE CREEK DUPLEXES	547B8	Guilbeau Dr / Old Tezel Rd	Tezel Rd / Old Tezel rd	Northwest	Stability
99297	AMHURST III PREMIERE SERIES	611F5	Potranco Rd to the North	Loop 1604 to the	Northwest	Stability

				East/Silvermaple Dr to the West		
99298	GROSENBACHER RANCH	611E6	POTRANCO	GROSENBACHER RD	Northwest	Growth - New Construction
99299	OVERLOOK AT MEDIO CREEK	612D7	Marbach	Rivercrest	Northwest	Growth - New Construction
99300	ESTONIA SUBD	613B1	REED AND MILITARY	POTRANCO	Northwest	Growth - New Construction
99301	THE HILLS	547A8	North Bowen/South Dover Ridge	West Valley Trails/East Tezel	Northwest	Stability
99302	SUMMER POINT (NS)	579A1	North Dover Rige	East Tezel / West Valley Trails	Northwest	Stability
99303	MILLS RUN (NS)	578F1	North Dover Ridge/South Ridge Post	East Gallery Ridge	Northwest	Stability
99304	AUTUMN WOODS (NS)	578F1	North Points Edge/South Shadow Run	West Bowens Crossing/East Tezel Rd	Northwest	Stability
99305	WEBWOOD (NS)	578E1	North Dover Ridge	East Shadow Run / Gallery Ridge	Northwest	Stability
99306	GRAND JUNCTION (NS)	578E1	North Dover Ridge/	East Hardesty/West Webbwood	Northwest	Stability
99307	MEADOWS (NS)	578D1	1604/CULEBRA	TEZEL/ 1604	Northwest	Stability
99308	MILL RUN II (NS)	546D8	North Southbend/South Brandyridge	Alverstone Way/Bowens Crossing	Northwest	Stability
99309	NW TOWN HOMES (NS)	579A1	North Harvest/South Thornbury	East Wilder/West Sidbury	Northwest	Stability
99310	NW DUPLEXS (NS)	578F1	North Dover Ridge/South Coolbrook	East Valley Trails/West Misty Brook	Northwest	Stability
99311	CEDAR POINT (NS)	513E6	North Loop 1604/South University Row	East Babcock	Northwest	Stability
99312	REGENCY MEADOW (NS)	514B8	W Hausman Rd	Babcock Rd / IH-10	Northwest	Stability
99313	OXBOW (NS)	547F3	North Babcock/South Prue	East Babcock	Northwest	Stability
99314	NORTHWEST MEADOWS(NS)	578E1	Dover Ridge	Weybridge / Gallery Ridge	Northwest	Stability
99315	BRIDGEWOOD SUB (NS)	546B8	SHAENFIELD RD	LESLIE RD	Northwest	Stability
99316	HUNTERS BEND SUB (NS)	513E8	Hausmann to the North, development until De Zavala to the South	Huntsman to the West, Babcock to the East	Northwest	Stability
99317	SHAENFIELD PLACE	546B7	Shaenfield Rd	Loop 1604	Northwest	Stability

99318	VILLAS AT BRIDGEWOOD	546A8	Shaenfield Rd	Loop 1604	Northwest	Stability
99319	MEADOWS AT BRIDGEWOOD	578A1	Shaenfield Rd	Loop 1604	Northwest	Growth - New Construction
99320	WESTOVER MEADOWS (NS)	612E2	Hwy 151 / Wolf Point	Dugas Dr	Northwest	Stability
99321	WESTOVER HEIGHTS (NS)	578E5	Wiseman Blvd	Westover Hills Blvd	Northwest	Stability
99322	BRIDGEWOOD ESTATES	546C8	Shaenfield Rd	Loop 1604	Northwest	Stability
99323	LANDING AT FRENCH CREEK ENCLAVE	547C4	BANDERA RD	PRUE RD	Northwest	Stability
99324	ELM CREEK GDN HMS	549C2	ORSINGER ON THE NORTH AND WURZBACH ON THE SOUTH	LOCKHILL-SELMA ON THE EAST AND THE RR TRACKS ON THE WEST	Northwest	Stability
99325	ELM CREEK TH	549C2	ORSINGER ON THE NORTH AND WURZBACH ON THE SOUTH	LOCKHILL-SELMA ON THE EAST AND THR RR TRACKS ON THE WEST	Northwest	Stability
99326	MISSION OAKS PUD (NS)	549C3	Vance Jackson Rd	Wurzbach Pkwy	Northwest	Stability
99328	THE PARK @ UNIVERSITY HILLS	514C8	W Hausman Rd	IH 10	Northwest	Stability
99329	WELLSPRINGS (NS)	549C4	Vance Jackson Rd	Wurzbach Pkwy	Northwest	Stability
99330	CREEKSIDE (NS)	578F5	Culebra Rd	Westover Hills	Northwest	Stability
99331	POINTE WEST (NS)	579B4	Timber Path / Grissom Rd	Timberwilde / Northwest Trails	Northwest	Revitalization
99332	CREEKSIDE GDN HMS (NS)	578E4	Culebra Rd	Senisa Springs	Northwest	Stability
99333	WESTOVER VALLEY	578E4	Wiseman Blvd	Hwy 151	Northwest	Stability
99334	WESTOVER HILLS, EST. OF (NS)	578E5	Wiseman Blvd	Westover Hills Blvd	Northwest	Stability
99335	WESTOVER ELMS	579B6	Culebra Rd	Westover Hills Blvd	Northwest	Stability
99336	MILLER VALLEY	613C7	Flint Valley / Stimmel	Horal Dr / Loop 410	Northwest	Stability
99337	CULEBRA CROSSING	579B5	Grissom Rd / Culebra Rd	Timber Path	Northwest	Stability
99339	TROPHY RIDGE	612B5	Potranco Rd	Loop 1604	Northwest	Growth - New Construction
99340	SUNSET HILLS II (NS)	580F5	Bandera & Evers Rds / Clearview Dr	Callaghan Rd / Cloudcroft Dr	Northwest	Revitalization
99341	RUE ORLEANS (NS)	580D1	Crab Orchard	Danny Way	Northwest	Stability
99342	LAMB RD-THE VILLAGE (NS)	580D1	Oakdell Way / Babcock Rd	Lamb Rd	Northwest	Stability
99343	RETREAT AT OAK HILLS (NS)	580D1	Oakdell Way / Babcock Rd	Danny Kaye	Northwest	Stability
99344	ROCKWELL VILLAGE	580D1	ROWLEY RD / DANNY KAYE RD	BABCOCK RD / BOGART DR	Northwest	Stability
99345	KELIAN COURT AT ELM CREEK	549D3	Westelm Dr	Elm Creek Rd	Northwest	Growth - New Construction

99346	OAK CREEK, VILLAS OF (NS)	580E2	Wurzbach Rd	Snowden Rd	Northwest	Stability
99348	CREEKSIDE GLEN PUD	580E2	Wurzbach Rd	Snowden Rd	Northwest	Stability
99349	CANTERBURY COURT	614C2	Culebra Rd	Callaghan Rd / Canterbury Dr	Northwest	Growth - New Construction
99350	AUBURN RIDGE (NS)	514A7	UTSA Blvd	Babcock Rd / Valero Way	Northwest	Stability
99351	WOODTHORN SUB (NS)	514A8	W Hausman Rd	Regency Bend	Northwest	Stability
99352	MAVERICK SPRINGS	513F7	UTSA Blvd / W Hausman Rd	Babcock Rd / Roadrunner Way	Northwest	Stability
99353	RIVER MIST U-1	547D3	Prue Rd	Kyle Seale Pkwy	Northwest	Stability
99354	PROVINCIA VILLAS SUBD	548A3	Prue Rd	Springtime Dr / Babcock Rd	Northwest	Stability
99355	MOCKINGBIRD/TUPELO HTS (NS)	549B8	WURZBACH / CALLAGHAN	IH 10 / FREDRICKSBURG	Northwest	Stability
99356	VAN DE WALLE ACRES SUBD	614C7	Old US Hwy 90	Jerome Rd / Callaghan Rd	Northwest	Stability
99357	STEBING FARM	548A1	W Hausman	JV Bacon Pkwy	Northwest	Growth - New Construction
99358	CHESTNUT SPRINGS	613A4	Vista West Dr / Lakeside Pkwy	Hunt Ln / Ingram Rd	Northwest	Stability
99359	PRESERVE @ PARK VISTA (NS)	579B1	Mainland Dr	Tezel Rd	Northwest	Growth - New Construction
99360	MAINLAND OAKS (NS)	547B8	Mainland	Tezel Rd	Northwest	Stability
99361	TIMBERWILDE SUBD	579A4	Grissom Rd / Timber Path	Tezel Rd / Timberwilde	Northwest	Stability
99362	WESTLAKES SUBD	613B5	Water Edge Dr / Garden Brook	Cable Ranch Rd / Horal Rd	Northwest	Stability
99363	ENCLAVE @ LAKESIDE	613B5	Waters Edge Dr	Cable Ranch Rd / Ingram Rd	Northwest	Growth - New Construction
99364	LAUREL CANYON SUBD U-1	546C3	Leslie Rd / FM 1560	Braun Rd	Northwest	Growth - New Construction
99365	BRAUNRIDGE	546D4	Braun Rd	Leslie Rd	Northwest	Growth - New Construction
99366	ENCLAVE AT WESTOVER HILLS PH I	613A1	Military/Hwy 151	Hunt Ln/Butler	Northwest	Growth - New Construction
99367	LANTANA OAKS	546B4	Leslie Rd. / FM 1560	Braun Rd.	Northwest	Growth - New Construction
99368	PRESERVE AT RESEARCH ENCLAVE	548E4	PRUE/HUEBNER	SOUTHWELL/RESEARCH	Northwest	Growth - New Construction

99369	NORTHCHASE - NORTHCHASE COVE	579A2	Mainland Rd/Silent Oaks	Tezel Rd/Silent Sunset	Northwest	Growth - New Construction
99370	MISTY OAKS GDN HMS	579D4	Misty Cv / Dove Flight	Timber Trace	Northwest	Stability
99371	POMONA PARK	547D3	CEDAR PARK	PRUE RD	Northwest	Growth - New Construction
99372	CARMEN HEIGHTS PUD	549B3	VANCE JACKSON RD	HUEBNER RD/WURZBACH RD	Northwest	Growth - New Construction
99373	BABCOCK RIDGE/CASINAS AT PRUE CROSSING	548A3	PRUE RD	BABCOCK RD	Northwest	Growth - New Construction
99374	NORTH OAK MEADOWS	547B8	TEZEL RD	MAINLAND	Northwest	Stability
99375	OAK CREST SUB (NS)	579B2	Silent Sunrise/Timber Ranch	Tezel Rd / Timber Trace	Northwest	Stability
99376	QUAIL RIDGE (NS)	579C2	Patty Ln	Heath Circle Dr / Timber Trace	Northwest	Stability
99378	BABCOCK TERRACE SUBD	513E6	N LOOP 1604 W	BABCOCK RD	Northwest	Growth - New Construction
99379	MIRA VISTA PARK (NS)	614C1	Culebra Rd / Mira Vista	Callaghan Rd/El Centro	Northwest	Growth - New Construction
99380	TOWNVIEW I (NS)	580C8	INGRAM ROAD TO THE NORTH; VIVA MAX RD TO THE SOUTH	CALLAGHAN RD TO THE EAST; NW HWY LOOP 410 TO THE FAR WEST	Northwest	Stability
99381	TOWNVIEW II (NS)	580B7	Ingram Rd	Oakhill Rd / Callaghan Rd	Northwest	Stability
99382	TOWN VIEW III (NS)	580B7	Ingram Rd to the north and Linus Drive to the south	Holmes high School to the west and Oakhill rd to the east	Northwest	Stability
99383	ROBBINS POINTE SUB'D	612D6	MARBACH RD	S ELLISON DR/W LOOP 1604 S	Northwest	Growth - New Construction
99384	LAMB SUBDIVISION	580D1	BABCOCK RD	LAMB RD	Northwest	Growth - New Construction
99385	CARDINAL RIDGE	613B5	HORAL DR	MARBACH	Northwest	Growth - New Construction
99390	NW CROSSING(U40)(NS)	578F2	Campton Farms / Ridge Post	Shadow Run / Valley Trails	Northwest	Stability
99391	GARDENS AT THE SUMMIT	580E3	Honey Hill Dr / Cambray Dr	Summit Parkway / Newcome Dr	Northwest	Growth - New Construction
99393	GARDEN BROOK EST	613B6	Waters Edge / Garden Brook	Cable Ranch Road / Hunt Lane	Northwest	Stability
99395	CROWNRIDGE/HGTS OF	513E1	Luskey Blvd / Babcock Rd	Kyle Seale/Camp Bullis Rd	Northwest	Growth - New Construction

99396	VISTAS OF LA CANTERA	514A2	CAMP BULLIS/LA CANTERA PKWY	BABCOCK RD/IH 10 W	Northwest	Growth - New Construction
99397	CANTERA MANOR (ENCLAVE)	514A2	BABCOCK RD	CAMP BULLIS RD	Northwest	Growth - New Construction
99398	DOVE CREEK II (NS)	612A5	W LOOP 1604	POTRANCO RD	Northwest	Growth - New Construction
99401	PARK PLACE PHASE II U-1	612C5	Potranco Rd/Marbach Rd	Loop 1604 / S Ellison Dr	Northwest	Growth - New Construction
99402	MAGNOLIA HEIGHTS II	612D2	W Military Dr/Magnolia River	N Ellison Dr/ Dugas Dr	Northwest	Stability
99403	MAGNOLIA HEIGHTS	612D2	Potranco Rd / W Military Rd	N Ellison Rd/ Dugas Dr	Northwest	Stability
99404	BRYCEWOOD	612F3	Potranco Rd / Hwy 151	Tisbury Pkwy / Amber Knoll	Northwest	Stability
99405	PARK PLACE (NS)	612C4	Potranco Rd / Marbach Rd	Loop 1604 / Ellison	Northwest	Stability
99406	SPRING VISTAS (NS)	612C3	W Military Dr / Potranco Rd	Loop 1604 / N Ellison Dr	Northwest	Stability
99407	OAK CREEK III (NS)	612B2	W Military and sea world to the North, Potranco to the South	1604 to the West, and Ellison to the East	Northwest	Stability
99408	WESTOVER PLACE	612F3	Hwy 151/Potranco Rd	Dugas Rd/Hunt Ln	Northwest	Stability
99409	WESTOVER CROSSING PUD	612D3	Military/Potranco Rd	N Ellison Rd/Rattler Bluff	Northwest	Stability
99410	HERITAGE FARMS I	612F5	Potranco rd to the North with marbach rd to the South	1604 further to the west and Hunt Ln to the East.	Northwest	Stability
99411	HERITAGE FARMS II	612D4	Potranco rd to the north and Dugas dr to the south	North Hunt Lane to the east and Arrowhead Trail dr to the west	Northwest	Stability
99412	HERITAGE FARMS III	612E5	Potranco rd is to the north and Marbach rd is to the south	Fillmore dr is to the west and the Heritage subdivision is to the east	Northwest	Stability
99413	HUNT CROSSING	613A6	INGRAM RD	HUNT RD	Northwest	Stability
99414	TRAILS OF SANTA FE	613A3	Potranco Rd / Marbach	Hunt Ln	Northwest	Stability
99415	SILVER OAKS	545E8	FM 1560 and 1604 to the South,	Shaenfield to the East, Culebra to the West	Northwest	Growth - New Construction
99416	MESA CREEK	646D2	Pue rd to the North, 90W to the South	1604 to the West, Hunt Ln further to the East after some development	Northwest	Growth - New Construction
99417	SILVER OAKS II	545E6	FM 1560 and 1604 to the South,	Shaenfield/Galm to the East, Culebra to the West	Northwest	Growth - New Construction

99418	WESTCOVE VILLAGE PUD	612D2	West Military Drive is to the north and Westover Crossing subdivision is to the south	Coral Bay Drive is to the west and South Ellison Drive is to the east	Northwest	Stability
99419	SILVER OAKS III	545E7	FM 1560 and 1604 to the South,	Shaenfield to the East, Culebra to the West	Northwest	Growth - New Construction
99420	TRIBUTE RANCH	545F7	SHAENFIELD RD	FM 1560	Northwest	Growth - New Construction
99421	LOS REYES CANYONS (NS)	512B5	Iron Horse / San Antonio Ranch	Bandera Rd / Government Canyon State natural area	Northwest	Growth - New Construction
99422	THE VIEW AT POTRANCO	612D3	POTRANCO RD	N ELLISON DR/ W LOOP 1604 N	Northwest	Growth - New Construction
99424	CROSS CREEK	545F8	Culebra Rd	FM 1560	Northwest	Growth - New Construction
99425	AVIARA SUBD	578F7	Westover Hills Blvd	N Hunt Ln	Northwest	Growth - New Construction
99426	AVIARA ENCLAVE	578F7	Westover Hills Blvd	N Hunt Ln	Northwest	Stability
99427	STADIUM POINTE	547C1	KYLE SEALE PKWY	N LOOP 1604 W	Northwest	Growth - New Construction
99428	ARCHER OAKS	547C1	KYLE SEALE PKWY	N LOOP 1604 W	Northwest	Growth - New Construction
99429	BRAUN LANDINGS	547B4	BANDERA RD	PRUE RD	Northwest	Growth - New Construction
99430	EL SENDERO AT WESTLAKES (NS)	613A4	Potranco and 151 to the north Marback to the South.	Hunt Ln to the West and Ingram to the East.	Northwest	Stability
99431	LAKEVIEW	613A5	INGRAM RD TO THE NORTH/ GARDEN BROOK RD TO THE SOUTH	NORTH HUNT LANE TO THE WEST/WATERS EDGE DRIVE TO THE EAST	Northwest	Growth - New Construction
99432	WATERS EDGE	613B5	CABLE RANCH	WATERS EDGE	Northwest	Growth - New Construction
99433	WESTLAKES II UT-19	613B5	INGRAM RD	LAKESIDE PKWY	Northwest	Growth - New Construction
99434	S HAUSMAN SUBD	547B3	S HAUSMAN RD	PRUE RD	Northwest	Growth - New Construction
99435	THE VILLAGE	578F4	Culebra Rd	Village Park	Northwest	Stability

99436	HUNT VILLAS	613A5	Hunt Lane	Heritage Farm	Northwest	Growth - New Construction
99437	SUMMERWOOD PARK	580D2	WURZBACH RD TO THE FAR SOUTH/LAMB RD TO THE NORTH	BABCOCK RD TO THE FAR EAST/DESILU DR TO THE WEST	Northwest	Growth - New Construction
99440	WURZBACH HGTS TNHS	580B5	Crystal Run dr to the south and Crystal Bow dr. to the north	Wurzbach Dr to the east and Crystal Bow dr to the west	Northwest	Stability
99450	WESTWARD POINTE 2	612C6	Marbach Rd	Rivercrest	Northwest	Growth - New Construction
99460	TRIANA	512C4	SPRINGCROFT/NEWCROFT	BANDERA RD/	Northwest	Growth - New Construction
99461	TRAILS AT HELOTES	512C5	FAR REACHES LN	BANDERA RD	Northwest	Growth - New Construction
99462	BANDERA OAKS	546F1	FM 1560 N	BANDERA RD	Northwest	Growth - New Construction
99480	THE PARK @ CIMARRON ENCLAVE	576E7	Talley Rd. to the northeast	Medina Co. line to the west	Northwest	Growth - New Construction
99490	TALLEY GVH SUB	576F6	Talley rd to the south, farmland and eventually Culebra to the North	1604 a ways to the east, proposed research pkwy 211 and medina county to the west.	Northwest	Stability
99491	ARCADIA RIDGE	610F6	HWY 211	POTRANCO	Northwest	Growth - New Construction
99492	RIVERSTONE	576F6	GALM RD	TALLEY RD	Northside	Growth - New Construction
99495	TEZEL RD THS (NS)	547B6	Braun rd is to the north and Wickersham street is to the south	Tezel rd is to the west and Guilbeau rd is to the east	Northwest	Stability
99497	SUNDANCE SQUARE I	611A6	Potranco Rd to the north and The Trails of Briggs Ranch nbhd to the south	Sundance Ridge subdivision to the west and Coolcrest subdivision to the east	Northwest	Growth - New Construction
99498	SUNDANCE SQUARE II	611A6	Potranco Rd to the north and The Trails of Briggs Ranch nbhd to the south	Sundance Ridge subdivision to the west and Coolcrest subdivision to the east	Northwest	Growth - New Construction
99499	ALTAIR/SCENIC LOOP AREA	478E5	WEST SIDE OF SCENIC LOOP	JUST NORTH OF BACOCK	Northwest	Stability

99500	THE RANCH @ IRON HORSE II	546A1	IRON HORSE WAY / HELOTES RANCH NBHD	WALKING HORSE / GOVERNMENT CANYON STATE PARK	Northwest	Growth - New Construction
99501	OAKLAND ESTATES (NS)	548D5	Prue rd is to the north and Huebner rd is to the south	Fredericksburg rd is to the east and Babcock rd is to the west	Northwest	Stability
99502	ALAMO FARMSTEADS (NS)	548A5	Country Field / Eckhart Rd	Babcock Rd / French Creek Village	Northwest	Stability
99503	TRAILWOOD (NS/BO)	447A5	Ranchland View dr is to the north and Country Estates subdivision is to the south	IH 10 is to the east and Boerne Stage rd is to the west	Northwest	Stability
99504	CHIMNEY CREEK (NS)	477F7	Chimnea creek is to the north while Banders rd or Hwy 16 is to the south	Chimnea creek is to the east; Large vacant acreage and Los Reyes creek to the west	Northwest	Stability
99505	ROLLING OAKS (NS)	611A4	Potranco rd. / Elm Forrest	Talley rd / the proposed TX Research Pkwy	Northwest	Stability
99506	HILLTOP ACRES	611B1	Point Crossing rd / Jaybar Ranch	Talley rd / Sage Run dr / Medio creek	Northwest	Stability
99507	JAY BAR RANCH (NS)	577A6	Culebra Rd to the North - Talley Rd to the South	North San Antonio Hills to the East - Ravens Ranch Rd / Gage Crossing Rd to the West	Northwest	Stability
99508	COOLCREST (NS)	611D5	Potranco Rd / Grapevine Dr	Grosenbacher Rd / NW Loop 1604	Northwest	Revitalization
99509	SERENE HILLS (NS)	446D7	Boerne Stage rd to the north and Scenic View Dr to the south	Toutant Beauregard rd to the west and Boerne Stage rd to the east	Northwest	Growth - New Construction
99511	BEVERLY HILLS (NS)	546A4	Donkey Flat / Galm rd & FM 1560	Sunset Hill rd / FM1560 & Hollowridge rd	Northwest	Stability
99512	STAGECOACH HILLS (NS)	479B1	Big Oak Estates to the north and Cross Mountain Ranch to the south	Scenic Loop rd to the west and Boerne Stage rd to the east	Northwest	Stability
99513	HELOTES CK RANCH (NS)	512E5	Menchaca rd to the north and Rafter S trail to the south	Scenic Loop rd to the west and Sonoma Ranch to the east	Northwest	Stability
99514	WESTBROOK I,II,III(NS)	478E1	Toutant Beauregard rd to the north and Leon creek to the south	Anaqua Springs to the west and Scenic Loop rd to the east;	Northwest	Stability

99515	BIG OAK EST. (NS)	479A1	Boerne-Stage rd to the north and Stage Coach Hills to the south	Scenic Loop rd to the west and Broad Oak Trail dr to the east	Northwest	Stability
99516	SCENIC OAKS (NS)	447C8	Country Estates to the north and Stage Run to the south	IH 10 west to the east and Triangle Loop rd/Hardind Blvd to the west	Northwest	Stability
99517	SUMMIT OAKS (NS)	479D4	Cielo Vista	Cielo Vista/IH 10 W	Northwest	Stability
99518	HELOTES RNCHAC I (NS)	546A2	Hunters Way dr to the south; Walking Horse dr/Black Horse dr to the north	Government Canyon State Park to the west; FM 1560 to the east	Northwest	Stability
99519	PARRIGIN RD SUB	546C1	Parrigin rd / Ashwell dr / Black Horse dr	Iron Spring dr / FM 1560	Northwest	Stability
99520	SCENIC HILL EST.(NS)	446D8	Serene Hills Estates is to the north and Toutant Beaugard rd is to the south	Scenic Loop rd is to the east and Anaqua Springs is to the west	Northwest	Stability
99521	SAN ANTONIO RANCH A (NS)	512A4	Ranch Creek / Ranch Parkway Dr	Bandera rd (Hwy 16) / Gov't Canyon State Park	Northwest	Stability
99522	CROSS MOUNTAIN RNCH(NS)	479A3	Stage Coach Hills is to the north and Babcock rd is to the south	Scenic Loop rd is to the west and Cielo Vista dr is to the east	Northwest	Stability
99523	FOREST CREST (NS)	480D6	The Dominion / Camp Bullis Rd	IH 10 / Camp Bullis Military Reservation	Northwest	Stability
99524	HELOTES PARK EST.(NS)	512E7	Scenic Loop rd to the north and FM 1560 to the south	Fossil Springs Ranch to the east and HWY 16/Bandera rd to the west	Northwest	Stability
99525	EVANS VALLEY ACRES(NS)	513A8	FM 1560 / Cedar Springs subdivision	Western Oak Dr / FM 1560	Northwest	Stability
99526	CEDAR SPRINGS (NS)	546F1	Circle S dr / Bandera rd	FM 1560 / NW Loop 1604	Northwest	Stability
99527	HELOTES PARK TERRACE(NS)	512E8	Helotes Creek Ranch subdivision to the north and FM 1560 to the south	Flying W trail rd to the west and The Park at French Creek nbhd to the east	Northwest	Stability
99528	STAGCOACH HILLS EST(NS)	479B5	Cross Mountain Ranch is to the north and Cielo Vista dr is to the south	Babcock rd is to the west and Cielo Vista dr is to the east	Northwest	Stability
99529	DOMINION/ORIGINAL EST. (NS)	480A3	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH 10 on the west	Northwest	Stability
99531	DOMINION/THE GARDENS	480A2	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH10 on the west	Northwest	Stability

99532	DOMINION RMNS (NS)	480B5	Boerne Stage on thye north and Camp Bullis on the south	Camp Bullis on the east and IH10 on the west	Northwest	Stability
99533	DOMINION/COTTAGE ESTATES(NS)	480B4	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH10 on the west	Northwest	Stability
99534	DOMINION/CLOISTERS(NS)	480B5	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH 10 on the west	Northwest	Stability
99535	HUNTERS RIDGE (NS)	546A3	Bandera Rd / Braun Rd	FM 1560	Northwest	Stability
99536	WYNSTONE ESTATES	546B2	Bandera Rd / Brain Rd	FM 1560	Northwest	Stability
99537	LGND HLLS/CRWN RDG(NS)	514A2	Camp Bullis Rd	IH-10 / Babcock Rd	Northwest	Stability
99538	WALDEN MEA/CRWN RDG(NS)	514A1	Camp Bullis Rd	IH-10 / La Cantera Golf Club	Northwest	Stability
99539	WALDEN HTS/CROWNRIE(N)	514A1	Crownridge and The Dominion to the north, Camp Bullis Road to the south	I-10 to the east, La Cantera Golf Course to the west	Northwest	Stability
99540	CEDAR CREEK (NS)	513C1	Cedar Creek Golf Course / Babcock Rd	Kyle Seale Pkwy	Northwest	Stability
99541	DOMINION/THE NEW ESTATES	480B4	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH10 on the west Dominion Dr. on the east	Northwest	Stability
99542	DOMINION/GOLF EST. (NS)	480A3	Boerne Stage on the north and Camp Bullis on the south	Camp Bullis on the east and IH10 on the west	Northwest	Stability
99543	DOMINION/CCVILLAS (NS)	480A4	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH 10 ON THE WEST	Northwest	Stability
99544	DOMINION/LEGENDS AT (NS)	480B5	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 OON THE WEST ALSO BRENTONHURST	Northwest	Stability
99545	DOMINION/THE RENAISSANCE	480B5	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST ALSO BRENTONHURST	Northwest	Stability
99546	DOMINION GOLF GDN HMS(NS)	480A3	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST	Northwest	Stability
99547	DOMINION/THE VINEYARD ESTATES (NS)	480B2	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST	Northwest	Stability
99548	DOMINION/THE CRESCENT(NS)	480B2	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST	Northwest	Stability

99549	DOMINION/THE SANCTUARY	480B6	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH ALSO BRENTONHURST	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST	Northwest	Stability
99550	STONEWALL RANCH PUD	479E4	Steeple Park in Steeple Brook sub on the north	10 W on the east	Northwest	Stability
99551	SAN ANTONIO RANCH B (NS)	512A3	BANDARA RD OR HWY16 ON THE NORTH AND EAST	RANCH CREEK ON THE SOUTH AND WEST	Northwest	Stability
99552	SHADOW CANYON	511D3	HWY 16 (Bandera Rd) / Government Canyon State Park	Government Canyon State Park / Los Reyes Creek	Northwest	Growth - New Construction
99553	ARBOR AT SONOMA RANCH	513B7	Sonoma Pkwy / FM 1560 (Hausman Rd)	Loop 1604 / Kyle Seale Pkwy	Northwest	Stability
99554	STAGE RUN	479D1	I-10 to the north, and Boerne Stage rd to the south.	I-10 to the east, and Boerne Stage to the West.	Northwest	Stability
99555	HILLS AT IRON HORSE CANYON	546C1	BANDERA RD/ FM1560	ANTONIO DR	Northwest	Stability
99556	ESTATES AT IRON HORSE CANYON	512A7	FM 1560 / Los Reyes Canyons	Bandera Rd / Government Canyon State Natural Area	Northwest	Growth - New Construction
99557	SPRINGS AT SONOMA RANCH	513C6	Kyle Seale Pkwy	Sonoma Pkwy	Northwest	Stability
99558	SONOMA RANCH/SUMMIT I	513B6	-----/LOOP 1604	=====/KYLE SEALE PKY	Northwest	Stability
99559	SONOMA RANCH	513C5	Ruidosa Downs	Kyle Seale Pkwy	Northwest	Stability
99560	COUNTRY ESTATES (NS)	447C6	Buckskin Dr / Hazy Hollow Dr	IH-10	Northwest	Stability
99561	CROWN RIDGE/LEGEND HOLL.	514B1	CAMP BULLIS / Loop 1604	Interstate Hwy 10	Northwest	Stability
99562	CROWN RIDGE/WALDEN CK (NS)	514B1	North Camp Bullis Rd/South La Cantera Pkwy	East I-H10	Northwest	Stability
99563	SPRINGS AT BOERNE STAGE RD	479C3	Boerne Stage Rd/Babcock Rd	Ih 10 W	Northwest	Growth - New Construction
99564	STEEPLE BROOK (NS)	479F4	North Cielo Vista	East I-H 10	Northwest	Stability
99565	LEON SPRINGS ESTATES	479E3	North Boerne Stage Rd	South Babcock	Northwest	Stability
99566	WILDHORSE	546B5	BRAUN RD	LOOP 1604 AND 1560	Northwest	Stability
99567	CEDAR CREEK SOUTH	513B4	South Huseman	West Kyle Seale Pkwy	Northwest	Growth - New Construction
99568	DOMINION ENCLAVE	480B4	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST AT INTERSECTION OF DOMINION DR. AND BRENTONHURST	Northwest	Stability

99569	SONOMA RANCH UNIT 5A	513B6	LOOP1604	KYLE SEALE PKWY, SONOMA PARKWAY	Northwest	Stability
99570	WOODLAND PARK (NS)	514E8	North UTSA Blvd	West Vance Jackson	Northwest	Stability
99571	SONOMA RANCH II PREMIER	513B7	LOOP1604	KYLE SEALE PKWY	Northwest	Stability
99572	SONOMA RANCH II LEGACY	513B8	LOOP 1604	KYLE SEALE PKWY	Northwest	Stability
99573	ANAQUA SPRINGS RANCH U-1 PUD	446A8	TOUTANT BEAUREGARD RD TO THE NORTHEAST	A COUPLE MILES WEST OF BOERNE STAGE, SCENIC LOOP INTERSECTION	Northwest	Growth - New Construction
99574	DOMINION/THE RENAISSANCE COURT	480B5	BOERNE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST	Northwest	Growth - New Construction
99575	DOMINION/THE COTTAGES II	480A4	BOERBE STAGE ON THE NORTH AND CAMP BULLIS ON THE SOUTH	CAMP BULLIS ON THE EAST AND IH10 ON THE WEST OFF AMBASSDOR LN.	Northwest	Growth - New Construction
99576	LAS VENTANASTH'S	514A1	CAMP BULLIS RD	BABCOCK RD	Northwest	Growth - New Construction
99577	DOMINION/THE RESERVE	479F1	Boerne Stage on the and Camp Bullis on the south and Dominion Dr.	Camp Bullis on the east and IH10 on the west and Aue Dr.	Northwest	Growth - New Construction
99578	DOMINION/THE CHATEAUX AT	480A2	Boerne Stage on the north and Camp Bullis on the south Dominion Dr.	Camp Bullis on the east and IH10 on the west	Northwest	Growth - New Construction
99579	WALNUT PASS @ BOERNE STG U-1	479C2	BOERNE STAGE RD	IH 10	Northwest	Stability
99580	TAMARON (NS)	576B5	North Talley Rd	East Talley Rd / West 211 (Texas Research Pkwy)	Northwest	Stability
99581	ADOBE RANCH ACRES (NS)	512C8	-----/FM 1560-	-----/BANDERA RD antonio Dr.	Northwest	Stability
99582	STABLEWOOD @ IRON HORSE CANYON	512C8	BANDERA RD/1560	ANTONIO DR	Northwest	Stability
99583	THE RANCH @ IRON HORSE I	512B8	-----/FM 1560	-----;/BANDERA RD	Northwest	Growth - New Construction
99584	HILLS @ BOERNE STAGE II	479B4	BABCOCK - SCENIC LP NBHD / STAGCOACH HILLS EST NBHD	BABCOCK - SCENIC LP NBHD / BABCOCK - SCENIC LP NBHD	Northwest	Growth - New Construction
99585	CANYON PARKE ESTATREMUDA RNCH	545B5	North Government Canyon State Natural Area	East Galm Rd/West Culebra	Northwest	Stability
99586	HELOTES CANYON	511C1	Bandera Rd. / Government Canyon State Park	HWY 211	Northwest	Growth - New Construction

99587	SONOMA/VISTAS AT	513C4	Kyle Seale	Kyle Seale	Northwest	Growth - New Construction
99588	SONOMA RANCH/SPRINGS II	513C6	Sonoma Parkway	Kyle Seale Pkwy	Northwest	Stability
99589	SONOMA RANCH/SUMMIT II	513B5	KYLE SEALE PARKWAY	RUIDOSO DOWNS	Northwest	Growth - New Construction
99590	ESTANCIA	479A5	-----/BABCOCK	SCENIC LOOP RD/-----	Northwest	Growth - New Construction
99591	FOREST CREST/ESTATES	480C7	Camp Bullis is to the south	IH 10 is to the west	Northwest	Stability
99592	STONEWALL ESTATES	479E5	IH 10	Milsa Dr	Northwest	Growth - New Construction
99593	SONOMA VERDE/THE ESTATES	513D1	Babcock Rd	Kyle Seale Pkwy	Northwest	Growth - New Construction
99594	TWO CREEKS AREA 3	447D8	IH-10	BOERNE STAGE RD	Northwest	Growth - New Construction
99595	ACADIA HEIGHTS EST	512F7	LAZY J TRAIL/FM 1560	BANDERA RD/-----	Northwest	Stability
99596	TWO CREEKS/THE BLUFFS	479C1	Baywater tage & Boerne Stage	IH10 to the East	Northwest	Growth - New Construction
99597	LOST CREEK	447E7	Old Fredericksburg Rd and Ralph Fair Rd	Ralph Fair	Northwest	Growth - New Construction
99598	TWO CREEKS/CROSSING	479C1	North Baywater Stage/South Boerne Stage Rd	East I-H10	Northwest	Stability
99599	WINDGATE RANCH I	544C6	North Government Canyon State Natural Area/South Culebra (FM471)	West 211 (Texas Research Pkwy)	Northwest	Growth - New Construction
99600	TANGLEWOOD TH'S	548B2	SPRINGTIME/-PRUE RD	BABCOCK/-----	Northwest	Stability
99601	WOODRIDGE VILLAGE (NS)	548C3	SPRINGTIME/PRUE RD	BABCOCK/WOODRIDGE BLUFF	Northwest	Stability
99602	JADE OAKS (NS)	548B3	SPRINGTIME DR / PRUE RD	BABCOCK Rd / WOODRIDGE BLUFF	Northwest	Stability
99603	WOODRIDGE STD LOTS I (NS)	548C3	----/PRUE RD	BABCOCK/WOODRIDGE BLUFF	Northwest	Stability
99604	WOODRIDGE ESTATE LOTS (NE)	548C3	-----/PRUE RD	BABCOCK/WOOD RIDGE BLUFF	Northwest	Stability
99605	WOODRIDGE STD LOTS II (NS)	548D3	Prue Rd	Woodridge Bluff	Northwest	Stability
99606	CHELSEA CREEK (NS)	547F3	Spring Garden / Prue Rd	Springtime	Northwest	Stability

99607	KALLISON RANCH SUBD	544D7	Culebra Rd / Old FM 471	Wind Gate Pkwy / Talley Rd	Northwest	Growth - New Construction
99608	CANTERA VILLAGE PUD	514E7	UTSA Blvd / De Zavala Rd	Vance Jackson	Northwest	Growth - New Construction
99609	WINDGATE RANCH II	544C5	Culebra Rd to the South	Kallison Bend/Galm/1604 to the East/Texas Research Pkwy (211) to the West	Northwest	Growth - New Construction
99610	DEZAVALA GARDENS (NS)	514C8	W HAUSMAN RD/DE ZAVALA	----/IH 10	Northwest	Stability
99611	PEMBROKE FARMS (NS)	548C6	Babcock Rd	Hollyhock Rd / Huebner Rd	Northwest	Stability
99612	TEZEL HEIGHTS SUB	547A8	NEW GUILBEAU/OLD TEZEL RD	OLD TEZEL RD/TEZEL RD	Northwest	Stability
99613	BANDERA DERBY SUB	547E7	Bandera Rd	Bristlecone	Northwest	Growth - New Construction
99614	THE GARDENS AT OAKLAND ESTATES	548C4	OAKLAND ESTATES	PRUE RD.	Northwest	Growth - New Construction
99615	APPLE CREEK I (NS)	580C1	NORTH HUEBNER/ SOUTH CRAB ORCHARD	WEST DASHWOOD/EAST JOHN CHAPMAN	Northwest	Stability
99616	APPLE CREEK II (NS)	548C8	HUEBNER RD AND ECHKERT/- ---	----/BABCOCK	Northwest	Stability
99617	PHEASANT CREEK (NS)	580B1	Canterfield Subd / Huebner Rd	Huebner Rd / Apple Creek Subd	Northwest	Stability
99618	BLUFFS AT WESTCHASE	547F8	Bandera Rd / Woodchase Dr	Westchase Dr / Leon Creek	Northwest	Stability
99619	PARKLANDS SUB (NS)	547C8	MAINLAND	TEZEL RD	Northwest	Stability
99620	PAVONA PLACE (NS)	580A1	---/EVERS	----/HUEBNER	Northwest	Stability
99621	PALO BLANCO (NS)	547E8	GUILBEAU RD/MAINLAND	DAWN WOOD/BANDERA RD	Northwest	Stability
99622	CROWN MEADOWS (NS)	579D8	REED ROAD/POTRANCO	MICRON/PIPERS CREEK	Northwest	Stability
99623	MAINLAND SQUARE (NS)	579C1	GUILBEAU RD/MAINLAND DR	MAINLAND DR/KRUEGER MOORE RD	Northwest	Stability
99624	CROWN MEADOWS WEST (NS)	579C8	Reed Rd / Ingram Rd	Micron Dr	Northwest	Stability
99625	WESTCHASE (NS)	547F8	Woodchase / Bandera Rd	Westchase / Eckhart Rd	Northwest	Stability
99626	VILLAS OF CROWN MEADOWS (NS)	579C8	Reed Rd	Micron Dr	Northwest	Stability
99627	FOSSIL SPRINGS RANCH (LOS CEDROS)	513A7	FM 1560 (Hausman Road)	Loop 1604	Northwest	Stability
99628	FOSSIL SPRINGS SUB (NS)	513A7	FM 1560 (Hausman Road)	LOOP 1604	Northwest	Stability
99629	SADDLEBROOK FARMS (NS)	546E5	Braun Rd	Loop 1604	Northwest	Stability
99630	GUILBEAU GARDENS (NS)	546E6	New Guilbeau Rd	Loop 1604	Northwest	Stability

99631	BRAUN POINT (NS)	546E5	Braun Rd	Loop 1604	Northwest	Stability
99632	STAGECOACH RUN (NS)	546E6	New Guilbeau	Loop 1604	Northwest	Stability
99633	HELOTES CROSSING (NS)	546F2	Bandera Rd (Hwy 16)	Leslie Rd / Loop 1604	Northwest	Stability
99634	STANTON RUN (NS)	546F2	Bandera Rd (Hwy 16)	Loop 1604	Northwest	Stability
99635	GUILBEAU OAKS (NS)	546F7	New Guilbeau / Roquefort	New Guilbeau / Rue De Lis	Northwest	Stability
99636	STONEFIELD (NS)	546F4	Bandera Rd	Loop 1604 / Stonecroft	Northwest	Stability
99637	VALLECITO RIDGE (NS)	546F8	Bowen Rd / Arborwood	Valley Trails / Old Tezel Rd	Northwest	Stability
99638	STONEFIELD/OAKS OF (NS)	547A4	Stonecroft / Bandera Rd	Stonefield Pl / Loop 1604	Northwest	Stability
99639	THE HEIGHTS AT HELOTES (NS)	546F3	Bandera Rd / Braun Rd	Leslie Rd / Loop 1604	Northwest	Stability
99640	VILLAGE NORTHWEST II (NS)	578F3	Woodland Hills / Timber Path	Cliff Path / Ridge Pl	Northwest	Stability
99641	SELENE SUB (NS)	578E3	Culebra Rd	Les Harrison Dr / Cliffbrier	Northwest	Stability
99642	TURTLE CREEK PARK TH	549B6	Wurzbach Dr / Datapoint Dr	Gardendale Dr / Parkdale Dr	Northwest	Stability
99643	KINGSBURY SUBD	547F8	Woodchase Dr	Westchase Dr / Eckhart Dr	Northwest	Stability
99644	THE TRAILS AT PROVIDENCE	548C4	OAKLAND ESTATES	PRUE	Northwest	Growth - New Construction
99645	PARK AT FRENCH CREEK	512F7	Hausman Rd	Magnolia Way / Rehm Dr	Northwest	Stability
99646	MEHAR GARDENS	514E8	VANCE JACKSON RD	BECKWITH BLVD	Northwest	Growth - New Construction
99647	CONCEPT THERAPY	447A8	SCENIC LOOP RD	BOERNE STAGE RD	Northwest	Stability
99648	RIVER ROCK RANCH	447A7	Boerne Stage Rd to the south and Classic Oaks Ln to the North	Limestone Ridge Dr to the East and Triangle Loop Rd to the west	Northwest	Growth - New Construction
99649	WATERWHEEL	544D7	TALLEY RD	CULEBRA RD	Northwest	Growth - New Construction
99650	SILENT PARK EST. (NS)	579D3	Shooting Quail / Roy Ln	Heath Circle Dr	Northwest	Stability
99651	CROWN HAVEN RESIDENTIAL	579D8	CULEBRA RD	POTRANCO RD	Northwest	Growth - New Construction
99652	KALLISON WINDGATE	544D7	STATE HWY 211	CULEBRA RD	Northwest	Growth - New Construction
99653	THE PRESERVE AT THE DOMINION	479F5	STONEWALL PKWY	MILSA DR	Northwest	Growth - New Construction
99655	WILDHORSE VISTA	546B6	Shaenfield Rd	FM 1560 / Loop 1604	Northwest	Growth - New Construction

99656	TAUSCH FARMS	546C7	Braun Rd / Shaenfield Rd	Loop 1604 / FM 1560	Northwest	Growth - New Construction
99657	ENCLAVE AT HAUSMAN	513B8	Fm 1560 / W Hausman Rd	Loop 1604 / Western Oak	Northwest	Growth - New Construction
99658	THE PARK AT TWO CREEKS	479C1	TWO CREEKS	BOERNE STAGE RD/BAYWATER STAGE	Northwest	Stability
99660	SUNSET (NS)	612D8	Marbach Rd / Ravenfield Dr	Pue Dr	Northwest	Revitalization
99661	WESTBURY PLACE SUBD	613A6	Marbach Rd	Hunt Ln	Northwest	Stability
99662	THE HILLS OF SHAENFIELD SUBD	546A6	Shaenfield Rd	Loop 1604/FM 1560	Northwest	Stability
99663	WESTBURY HEIGHTS	612F6	S ELLISON RD	MARBACH RD	Northwest	Growth - New Construction
99664	ALAMO RANCH UT 9 & 10	577C4	Rockwall Mill to the North, and Red Maple Way to the South	Alamo Parkway to the East and Roft to the West	Northwest	Growth - New Construction
99665	ALAMO RANCH	577D2	Rockwall Mill to the North, and Red Maple Way to the South	Alamo Parkway to the East and Roft to the West	Northwest	Growth - New Construction
99666	ALAMO RANCH/ENCLAVE	577D7	Cottonwood / Hwy 151 / Lonestar PKWY	Loop 1604 /	Northwest	Growth - New Construction
99668	ALAMO RANCH AREA 3	577C4	151 to the North, and Potranco/nothing to the South	Alamo parkway to the East, and Nothing to the West	Northwest	Growth - New Construction
99669	ALAMO RANCH AREA 4	577D5	151 to the North, and Volunteer PKWY to the South	1604 to the east, and Alamo PKWY to the West	Northwest	Stability
99672	ALAMO RANCH AREA 7	577E5	Volunteer PKWY	Lonestar PKWY / Volunteer PKWY	Northwest	Stability
99673	ALAMO RANCH AREA 8	577C6	Alamo Ranch	Alamo Parkway	Northwest	Growth - New Construction
99677	ALAMO RANCH AREA 12	577C7	Alamo Ranch Pkwy / Wiseman Blvd	Alamo Pkwy	Northwest	Growth - New Construction
99680	ALAMO RANCH/HILL COUNTRY RETREAT	577C5	DELL WEBB BLVD	ALAMO RANCH	Northwest	Growth - New Construction
99681	ALAMO RANCH 13B	577F5	ALAMO RANCH PKWY/ EL BOSQUE	LONE STAR PARKWAY	Northwest	Growth - New Construction
99690	WESTCREEK OAKS (NS)	611E1	Westcreek Oaks	W Military Dr	Northwest	Stability
99691	CARACOL CREEK (NS)	611F3	Quailbrook / Potranco Rd	Talon Ridge / Territory Oak	Northwest	Stability

99692	WESTCREEK/THE HILLS AT (NS)	612A3	Westcreek Oaks/Bronze Sand	Creek Corner/Creek Cabin	Northwest	Stability
99693	STONE FIELDS	548A5	Stonykirk Rd/Kitchener Rd	Kirk Pond/Kirk Path	Northwest	Stability
99694	VISTAS AT WESTCREEK	611C4	POTRANCO RD	LOOP 1604	Northwest	Stability
99695	VILLAS OF WESTCREEK	611D4	POTRANCO RD	GROSENBACHER RD	Northwest	Stability
99696	HIGHPOINT WESTCREEK U-1	611C3	W Military Dr, Westcreek View / Potranco Rd	Talley Rd / N Grossenbacher Rd	Northwest	Stability
99697	WESTCREEK/PARK@	611D3	WEST MILITARY DR / SONNI FIELD DR	N. GROESENBACHER RD / PINAFOREST	Northwest	Growth - New Construction
99698	WESTCREEK/RESERVE@	611D3	JACOBS POND DR TO THE NORTH AND POTRANCO RD TO THE SOUTH	N. GROESENBACHER RD TO THE WEST AND PINAFOREST TO THE EAST	Northwest	Growth - New Construction
99700	LEGACY TRAILS I /RETREAT(NS)	578F7	WESTOVER HILLS/MILITARY DR W	HUNT LANE/---	Northwest	Stability
99701	LEGACY TRAILS II /FAIRWAYS(NS)	578F8	Westover Hill Blvd / W Military Dr	N Hunt Ln / Rogers Rd	Northwest	Stability
99702	LEGACY TRAILS III/GREENS (NS)	612E1	W Military Dr	Rogers Rd / Hwy 151	Northwest	Stability
99703	RESERVE AT WESTOVER HILLS	578F7	Westover Hills Blvd	N Hunt Ln	Northwest	Stability
99704	ROGERS RANCH (NS)	515D2	Point Bluff Dr / Salado Creek & Loop 1604	Salado Creek / Falling Brook Dr	Northwest	Growth - New Construction
99705	TARA WEST (NS)	613A1	MILITARY DR W / POTRANCO RD	HUNT LANE / ROLAND HILLS DR	Northwest	Stability
99706	POINT BLUFF AT ROGERS RANCH	515D2	SALADO CANYON@ROGERS RANCH/LOOP 1604	SPIDER LILLY@ROGERS RANCH/IVORY CREEK@ROGERS RANCH	Northwest	Stability
99707	ROGERS RANCH GDN HOMES	515D1	WILDERNESS OAK& PRIVATE SAWS RD/LOOP 1604	CROSSPRAIRIE/SALADO CANYON	Northwest	Stability
99708	SEALE SUBD	611F7	Loop 1604	Marbach / Loop 1604	Northwest	Growth - New Construction
99709	DOVE MEADOW	611F6	DOVE BEND/WLOOP 1604 S-- BETWEEN POTRANCO / MARBACH	CREEK EAGLE	Northwest	Stability
99710	WESTWOOD LAKE VILLAGE(NS)	613E5	TIMBER CREEK / HICKORY GROVE	CANYON RIDGE / STARHAVEN PLACE	Northwest	Stability
99711	WESTWOOD VILLAGE TH(NS)	613E5	---/TIMBER CREEK	CANYON RIDGE/---	Northwest	Stability
99712	SHAVANO HIGHLANDS	515C2	SHAVANO RANCH	NORTH LOOP 1604 W	Northwest	Growth - New Construction

99715	WESTOVER HILLS/RESERVE TERRACE	579A8	---/REED	MILITARY DR / SLIPPERY ROCK	Northwest	Stability
99716	WESTOVER HILLS/RESERVE MEADOWS	579A8	MILITARY DR W/-----	HUNT LANE/---	Northwest	Stability
99717	DOVE CANYON	612A6	JUST NORTH OF HWY 90 WEST	WEST OF LOOP 1604	Northwest	Growth - New Construction
99718	DOVE CREEK (NS)	612A6	DOVE CREEK / COVE LANDING NBHD	W 1604 / AMHURST NBHD	Northwest	Growth - New Construction
99719	DOVE LANDINGSUBD	612A6	Dove Canyon	Loop 1604	Northwest	Growth - New Construction
99720	CARLSON PARK AT WESTOVER HILLS (NS)	578D7	Westover Hills / Rogers Ranch	Hwy 151	Northwest	Stability
99725	WOODS @ WESTOVER PH VI	578F8	W Military Dr	N Hunt Ln	Northwest	Stability
99726	FOREST @ WESTOVER	578F8	MILITARY DR W/-----	----/HUNT	Northwest	Stability
99728	WESTON OAKS	611C5	Potranco Rd	Grosenbacher Rd / Talley Rd	Northwest	Growth - New Construction
99730	ROGERS RANCH UT-P1 (NS)	515C1	Loop 1604	Bitters	Northwest	Growth - New Construction
99735	MONTICELLO RANCH SUBD	611B4	Potranco Rd	Talley Rd	Northwest	Growth - New Construction
99737	ASPEN PARK WEST	580C7	INGRAM RD/WAR ARROW DR	CALLAGHAN/RED RIVER	Northwest	Growth - New Construction
99738	MG ROAD HOMES PUD	613D1	Potranco	Micron	Northwest	Stability
99739	ASPEN PARKEAST	580C7	Ingram Rd / Farragut Dr	Callaghan Rd	Northwest	Growth - New Construction
99740	WESTWINDS EAST	577E4	Culebra Rd to the North, and 151 to the South	Alamo Ranch PKWY to the West, and Lonestar PKWY to the East	Northwest	Growth - New Construction
99745	BELLA SERA / THE ABBEY	547F2	Babcock Rd	Old Babcock Rd / De Zavala Rd	Northwest	Growth - New Construction
99746	WESTWINDS LONESTAR	577F3	Culebra Rd (FM 471) / Alamo Ranch Pkwy	Lone Star Pkwy	Northwest	Growth - New Construction
99750	TERRA MONT	479B8	BABCOCK / NBHD 21041	TEXAS LAND FUND / MAVERICK SPRINGS	Northwest	Growth - New Construction
99755	BELLA VISTA VILLAGE	610F5	ROLLING OAKS ESTATES/POTRANO RD	BELLA VISTA NBHD 99756/ ROLLING OAKS LN	Northwest	Growth - New Construction
99756	BELLA VISTA COTTAGES	610F5	POTRANCO CREEK	BELLA VISTA PLACE DR	Northwest	Stability

			/POTRANCO DRIVE	/STEVENS PKWY DR		
99760	PRESIDIO HEIGHTS	515B3	Loop 1604	NW Military Hwy	Northwest	Stability
99763	PALMIRA/THE	478D3	Boerne Stage Rd / Scenic Loop	Toutant Beauregard / Scenic Loop	Northwest	Growth - New Construction
99764	CANTERA HILLS	478F3	BABCOCK	SCENIC LOOP RD	Northwest	Growth - New Construction
99765	BLOOMFIELD HILLS	479B6	CIELO VISTA/ BABCOCK	SCENIC LOOP/HEUERMANN RD.	Northwest	Growth - New Construction
99770	SUNDANCE RANCH	446C8	Toutant Beauregard Rd	Anaqua Springs	Northwest	Growth - New Construction
99775	STEVENS RANCH POD	610E4	Stevens Parkway / HWY 211	Potranco Rd (FM1957)	Northwest	Growth - New Construction
99780	SONOMA VERDE/RESERVE AT	513B2	Plum Valley Dr	Kyle Seale Pkwy	Northwest	Growth - New Construction
99781	SONOMA VERDE/THE RIDGE	513C2	Babcock Rd	Kyle Seale	Northwest	Growth - New Construction
99782	SONOMA VERDE/THE GARDENS	513D1	Babcock Rd	Kyle Seale	Northwest	Growth - New Construction
99783	SONOMA VERDE/ENCLAVE	513C3	Kyle Seale	Loop 1604	Northwest	Growth - New Construction
99790	THE SANCTUARY	511F2	BANDERA RD 1.2 MILES NORTH OF HELOTES CITY LIMIT	BETWEEN SHADOW CANYON AND SAN ANTONIO RANCH	Northwest	Growth - New Construction
99792	MISSION VIEJO	512A2	Bander/Scenic Loop	Hill Top Bend	Northwest	Growth - New Construction
99795	CRESTA BELLA	479F7	Heuermann Rd / Camp Bullis Rd	IH-10	Northwest	Growth - New Construction
99800	LACKLAND TERRACE I (NS)	613D8	WESTSHIRE/HWY 90 W	SW LOOP 410/RAWHIDE	Northwest	Stability
99801	LACKLAND TERRACE II (NS)	613D7	MARBACH/BRONCO LANE	SW LOOP 410/S W MILITARY	Northwest	Stability
99802	LACKLAND TERRACE III(NS)	613E7	MARBACH/HWY 90 W	RAWHIDE/SW MILITARY DR	Northwest	Stability
99803	LACKLAND TERRACE IV/CABLE(NS)	613F7	MARBACH/HW 90 W	S. W. MILITARY/PINN RD	Northwest	Stability
99804	LACKLAND TERRACE V (NS)	613C8	BRONCO LANE/HWY 90	SW LOOP 410/GUNSMOKE	Northwest	Stability
99810	MARBACH GARDENS(NS)	613D6	MARBACH / WESTSHIRE	WRANGLER / RAWHIDE	Northwest	Stability

99811	WIND GATE RUN	512E8	Huisache Way Dr/FM 1560	Magnolia Way Dr/Bandera Rd	Northwest	Growth - New Construction
99815	WESTPOINTE NORTH	577A1	CULEBRA/WISEMAN	1604/TALLEY	Northwest	Growth - New Construction
99816	TALISE DE CULEBRA	545B8	Culebra	Galm	Northwest	Growth - New Construction
99819	PRESCOTT OAKS	545B6	GALM RD	CULEBRA RD	Northwest	Growth - New Construction
99820	STILLWATER RANCH	545D8	Culebra Rd / FM 471	Galm Rd / FM 1560	Northwest	Growth - New Construction
99821	STILLWATER RANCH 2	577E1	Culebra Rd	FM 1560	Northwest	Growth - New Construction
99822	STILLWATER RANCH 3	545C7	GALM/CULEBRA	SILVER SPOT/FM1560	Northwest	Growth - New Construction
99825	REMUDA RANCH SOUTH	545A7	Culebra	Galm	Northwest	Growth - New Construction
99826	REMUDA RANCH NORTH	545B6	Culebra	Galm	Northwest	Growth - New Construction
99830	LAURA HEIGHTS PUD	545E5	Right off Galm Rd, nothing to the north but vacant land	Just west of 1560 and Galm	Northwest	Growth - New Construction
99831	ASHTON PARK	610B5	FM 1957 (Potranco Rd)	FM 211 (Texas Research Pkwy)	Northwest	Growth - New Construction
99832	BRICEWOOD UT-1	545E5	Bandera Rd to the North/Galm Rd to the South	Texas 211 to the West/FM 1560 to the East	Northwest	Growth - New Construction
99833	SILVER CANYON	545E4	Right off Galm Rd. To the north are Vacant lots	Galm Rd and Mill Park Rd	Northwest	Growth - New Construction
99834	DAVIS RANCH	545E5	FM 1560	GALM RD	Northwest	Growth - New Construction
99835	REDBIRD RANCH SUBD	610C4	Potranco Rd	Hwy 211	Northwest	Stability
99837	REDBIRD RANCH AREA 3	610B4	Potranco Rd	Hollimon Pkwy / Hwy 211 (Texqas Research Pkwy)	Northwest	Stability
99839	REDBIRD RANCH AREA 5	610A4	Potranco Rd	Loop 1604	Northwest	Stability
99841	REDBIRD RANCH AREA 7	610B4	Potranco Rd	Loop 1604	Northwest	Stability

99843	REDBIRD RANCH AREA 9	610B3	Potranco Rd (FM 1957)	Medina County Line / Hwy 211	Northwest	Growth - New Construction
99850	GORDON'S GROVE	611B3	Potranco Rd	Talley Rd	Northwest	Growth - New Construction
99851	WESTPOINTE EAST	611C1	LOOP 1604 , TALLEY	WISEMAN	Northwest	Growth - New Construction
99855	AFTON OAKS ENCLAVE	576F8	TALLEY	MEADOW LAKE	Northwest	Growth - New Construction
99856	STOLTE RANCH	577A8	TALLEY RD	WISEMAN BLVD	Northwest	Growth - New Construction
99860	DOMINION/NEW GARDENS	480A2	Bordered by IH10 and Aue on the north and by Camp Bullis on the south	Dominion Dr.	Northwest	Growth - New Construction
99861	DOMINION/LUCCHESI VILLAGE	480B5	DOMINION DR	IH10 AND BRENTONHURST	Northwest	Growth - New Construction
99863	DOMINION/THE RENAISSANCE II	480B5	IH10 / CAMP BULLIS	CAMP BULLIS / IH10 AND BRETONHURST	Northwest	Growth - New Construction
99864	DOMINION/THE BLUFF ESTATES	479F2	IH-10	CAMP BULLIS RD AND AUE	Northwest	Growth - New Construction
99865	DOMINION/ALTURAS @	480C5	IH-10	CAMP BULLIS RD AND BRENTON HURST	Northwest	Growth - New Construction
99866	DOMINION/THE BLUFFS AT	479F1	DOMINION DR. AND CAMP BULLIS	IH10	Northwest	Growth - New Construction
99868	DOMINION HILLTOPS AT	480C6	BRENTHURST LN / ACCESS ALONG GRAND TERRACE	BRENTHURST LN / ACCESS ALONG GRAND TERRACE	Northwest	Growth - New Construction
99869	DOMINION/ARAGON	480C5	RENAISSANCE CT. / BRENTHURST LN.	DOMINION REMAINS / RENAISSANCE CT.	Northwest	Growth - New Construction
99870	DOMINION PANHANDLE	480B6	BRENTHURST LN. / MISSION CEMETARY	IH-10 / TEXAS MILITARY INSTITUTE	Northwest	Growth - New Construction
99871	DOMINION HEIGHTS	480B4	BRENTHURST LN	DOMINION DR	Northwest	Growth - New Construction
99880	KALLISON RANCH II	545A6	Culebra Rd (FM 471)	Kallison Ln / Galm Rd	Northwest	Growth - New Construction

99882	COLUMBIA SQUARE	613C6	COLUMBIA SQ	MARBACH RD	Northwest	Growth - New Construction
99883	WATERFORD PARK	544F8	FM417 / OLD FM 471	TALLEY RD	Northwest	Growth - New Construction
99884	LYNWOOD VILLAGE ENCLAVE	612D6	MARBACH RD	PUE RD	Northwest	Growth - New Construction
99901	MOSS BROOK ESTATES (NS)	513E3	PALMER GOLF COURSE/LOOP 1604	KYLE SEALE PKWY/BABCOCK	Northwest	Stability

STAFF SUMMARY SHEET

ISSUE: Contract - Property/Casualty Insurance

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into a contract for property/casualty insurance.



Bexar Appraisal District

*Board of Directors
Summary Report for Approval
of Bids, Contracts and Agreements*

DATE: 9/7/2022

TYPE:

- IFB - Invitation for Bid
- RFP - Request for Proposal
- Contract/Agreement

SERVICE/PRODUCT:

Property/ Casualty Insurance

VENDOR NAME:

TML Intergovernmental Risk Pool

CONTRACT AMOUNT:

\$80,000

LOWEST BID/PROPOSAL:

- Yes
- N/A
- No. If not, why _____

ADDITIONAL INFO:

TML is a purchasing coop, bids are not required
2022 Premiums \$78,421.87

PERIOD COVERED:

January 1, 2023 - December 31,2023

REFERENCES:

- Yes

NUMBER OF BIDS:

N/A

CURRENT VENDOR:

TML Intergovernmental Risk Pool

BUDGETED AMOUNT:

\$95,000

ORIGINATING DEPT.:

Executive Services

REVIEWED/APPROVED BY:

Finance Director

Chief Appraiser

Cynthia Khoo
Mohd A. J.

STAFF SUMMARY SHEET

ISSUE: Contract - Janitorial Services

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into a contract for janitorial services.



Bexar Appraisal District

**Board of Directors
Summary Report for Approval
of Bids, Contracts and Agreements**

DATE: 9/7/2022

TYPE:

- IFB - Invitation for Bid**
- RFP - Request for Proposal**
- Contract/Agreement**

SERVICE/PRODUCT:

Janitorial Services

VENDOR NAME:

Unified Service Associates

CONTRACT AMOUNT:

\$4,363 per month / \$52,356 per year

LOWEST BID/PROPOSAL:

- Yes**
- N/A**
- No. If not, why**

PERIOD COVERED:

January 2, 2023 - December 31, 2023

REFERENCES:

- Yes**

NUMBER OF BIDS:

Four

CURRENT VENDOR:

Unified Service Associates

BUDGETED AMOUNT:

\$54,000

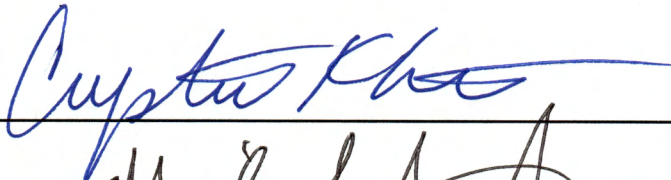
ORIGINATING DEPT.:

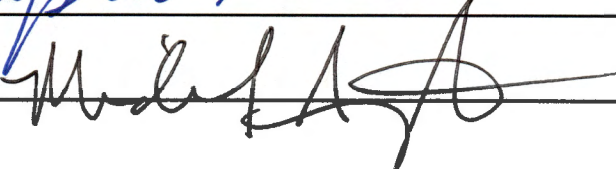
Executive Services

REVIEWED/APPROVED BY:

Finance Director

Chief Appraiser





**BEXAR APPRAISAL DISTRICT
 JANITORIAL SERVICES IFB
 Bid No. JANT2022**

Bids listed in ascending order by monthly cost.

COMPANY NAME	MONTHLY COST	POINT TOTAL	EXPERIENCE	PRICING	REFERENCES	ADD'L SERV.	EMPL. TRAINING	ADD'L COMMENTS
<i>LCS Facility Group</i>	\$ 9,629	78	35	20	15	3	5	<i>Over 20 years of experience, Smart Inspect Quality Assurance Program, No Prompt Payment Discount</i>
<i>O.P.E.N America Inc, DBA OpenWorks</i>	\$ 5,461	83	35	25	15	3	5	<i>Has experience with buildings of similar size. No prompt payment discount</i>
<i>Pritchard Industries</i>	\$ 5,205	85	35	30	15	0	5	<i>Has experience with Government offices. No prompt payment discount.</i>
<i>Unified Service Associates</i>	\$ 4,363 *	91	35	33	15	3	5	<i>5% discount for invoice paid within 10 days, Locally owned , Over 5 years of experience with BCAD</i>
			<i>Max. 35 pts.</i>	<i>Max. 35 pts.</i>	<i>Max. 20 pts.</i>	<i>Max. 5 pts.</i>	<i>Max. 5 pts.</i>	

* Monthly Cost is reflected net of any discount offered

STAFF SUMMARY SHEET

ISSUE: Contract Renewal – Aerial Orthophotography

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into the final year of a three-year contract for aerial orthophotography services.



Bexar Appraisal District

**Board of Directors
Summary Report for Approval
of Bids, Contracts and Agreements**

DATE: 9/7/2022

TYPE:

- IFB - Invitation for Bid
- RFP - Request for Proposal
- Contract/Agreement

SERVICE/PRODUCT:

Aerial Orthophotography

VENDOR NAME:

Nearmap U.S. Inc.

CONTRACT AMOUNT:

\$218,500

LOWEST BID/PROPOSAL:

- Yes
- N/A 3rd year renewal (Final)
- No. If not, why _____

PERIOD COVERED:

11/01/2022 - 10/31/2023

REFERENCES:

- Yes

CURRENT VENDOR:

Nearmap U.S. Inc.

BUDGETED AMOUNT:

\$240,000

ORIGINATING DEPT.:

Geographic Information Services

REVIEWED/APPROVED BY:

Department Manager

[Signature]

Finance Director

[Signature]

Chief Appraiser

[Signature]

STAFF SUMMARY SHEET

ISSUE: Contract - Restroom Renovations

The board of directors may discuss and/or vote to authorize the chief appraiser to enter into a contract for the renovation of the men's restrooms.



Bexar Appraisal District

**Board of Directors
Summary Report for Approval
of Bids, Contracts and Agreements**

DATE: 9/7/2022

TYPE: IFB - Invitation for Bid
 RFP - Request for Proposal
 Contract/Agreement

SERVICE/PRODUCT: Men's 2nd floor restroom renovation

VENDOR NAME: Sabinal Group

CONTRACT AMOUNT: \$255,500

LOWEST BID/PROPOSAL: Yes
 N/A
 No. If not, why Best value

PERIOD COVERED: 2022-2023

REFERENCES: Yes

NUMBER OF BIDS: Five

CURRENT VENDOR: N/A

BUDGETED AMOUNT: \$250,000 Restroom Reserve, \$5,500 Building

ORIGINATING DEPT.: Executive Services

REVIEWED/APPROVED BY:

Finance Director

Chief Appraiser

Cyrtus [Signature]
[Signature]



BIDDER EVALUATION SCORESHEET

Project: Bexar Appraisal District Remodel & Expansion

Bid Date: July 7, 2022

Project No: 21170

Basis of Selection	Acme Const.	AllPro GC	Garren Const.	Sabinal Group	Azteca
A. The Vendor experience in providing services complying with the requirements of this Bid (25 pts)	20	15	10	25	15
B. The competitive pricing including any discounts given (45 pts)	43	25	38	40	45
C. The Vendor's references from clients which are comparable to the District (15 pts)	15	9	10	15	11
D. Additional services including by the Vendor not otherwise listed by the District (5 pts)	0	0	0	0	0
E. Description of methods to be used in order to complete project (10 pts)	0	0	0	0	0
TOTAL POINTS	78	49	58	80	71



B I D T A B U L A T I O N

Project: Bexar Co Appraisal District Restroom Remodel
Bid Date: July 7, 2022
Project No: 21170

GENERAL CONTRACTOR	DAYS	BASE BID
ARS Specialty Contractors, LLC DBA Garren Construction	180	\$532,500.00
Azteca Designs and Construction	45	\$190,000.00
ACME Construction, LLC	30	\$193,000.00
The Sabinal Group	120	\$255,500.00
All Pro General Construction Inc.	180	\$297,000.00

STAFF SUMMARY SHEET

ISSUE: Furniture Expenditure

The board of directors may discuss and/or vote to authorize an expenditure to upgrade and purchase new office furniture.



Bexar Appraisal District

**Board of Directors
Summary Report for Approval
of Bids, Contracts and Agreements**

DATE: 9/7/2022

TYPE:

- IFB - Invitation for Bid*
- RFP - Request for Proposal*
- Contract/Agreement/Expenditure*

SERVICE/PRODUCT:

Furniture

VENDOR NAME:

DCInteriors

CONTRACT AMOUNT:

\$185,000

LOWEST BID/PROPOSAL:

- Yes*
- N/A*
- No. If not, why* *Omnia is a purchasing coop, bids are not required*

PERIOD COVERED:

REFERENCES:

- Yes*

NUMBER OF BIDS:

N/A

CURRENT VENDOR:

N/A

BUDGETED AMOUNT:

\$162,645 (reserve account furniture)/Fund Balance

ORIGINATING DEPT.:

GIS/CIA/Commercial

REVIEWED/APPROVED BY:

Finance Director

Cyrus Khes

Chief Appraiser

[Signature]

STAFF SUMMARY SHEET

ISSUE: Cost of Living Adjustment

The chief appraiser will inform the board of the district's intent to increase the amount of the budgeted cost of living adjustment for eligible district staff.

STAFF SUMMARY SHEET**ISSUE:** Adjourn to Executive Session

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Section 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by the section, this meeting may be convened in closed executive session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072 Deliberations regarding real property.
3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4. Section 551.076 Deliberations regarding security devices.

STAFF SUMMARY SHEET

ISSUE: Executive Session

The board of directors may consider and act upon any item discussed in closed executive session.

STAFF SUMMARY SHEET

ISSUE: Adjourn

The board of directors may adjourn the meeting.