

**For Immediate Release**

**8-6-21**

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## **CAD Discovery and Data Collection Phase**

The Appraisal District process now transitions to the Discovery & Data Collection Phase. From August to May, appraisers may be seen throughout the County as they are measuring new residential or commercial construction, reviewing, and updating characteristics of existing construction and/or land parcels, and reviewing, updating, or adding inventory of present or new businesses.

**Our top priority will continue to be to keep owners healthy while appraising properties. Therefore, appraisers will limit contact & if you have questions, please contact the office using the methods at the end of this article.**

Aerial imagery, digital field devices, and GIS analysis tools are utilized to assist in staff efficiency and ensure proper valuations and equitable results during this phase. This process requires collection and analysis of three types of data:

**General Data** may include:

- Trends in business cycles, the economy, financing options, building costs, and purchasing power.
- Physical factors affecting value, are lot size, soil capability class as determined by National Resources Conservation Service, drainage, utilities, and structures.
- Economic factors such as population levels, land use, new construction, price and rent levels, vacancy rates, lender attitudes, utility costs, wage levels, and transportation systems.
- Governmental factors such as municipal services, planning, and zoning, building codes, development regulations, taxes, special assessments, and services.
- Social factors such as population density, crime rate, income levels, labor supply and skill levels, and cultural activities.

**Specific Data** may include:

- Ownership data, type of ownership (warranty deed, titling information, etc.), easements or encroachments, zoning regulations, assessed value and taxes, and deed restrictions and covenants.
- Site information, including description of the land (size, shape, and location), building orientation, accessibility of the site, and any advertising value offered by the site are also considered.
- Improvement information such as the size, quality and condition of all structures and physical condition

**Comparative Data** may include:

- Cost data, which may be obtained through developers and general contractors, and the use of Marshall & Swift (a private firm that studies and develops costs for markets across the country).
- Sales data, which is collected, and basic adjustments made are developed, such as time, location, as well as adjustments for property characteristics.
- Income data may be gathered from income and expense statements. The development of economic rents, vacancy and collection loss allowances, discounts, effective taxes, and recapture rates.

We appreciate your patience during this time as the CAD staff continues to work hard to serve you and continue to social distance as it is one of the best ways to support the health of the entire community.

**To Contact the CAD staff:**

- **Mail to: Comanche CAD, 8 Huett Circle, Comanche, TX 76442.**
- **Place in the drop box at the Appraisal District front entrance.**
- **Email: [info@comanchecad.org](mailto:info@comanchecad.org)**
- **Call: 325-356-5253**
- **Fax: 325-356-1363**

We encourage you to use our website [comanchecad.org](http://comanchecad.org) for property research, available forms, and other valuable information.