



Professionals Putting People First



What is Mass Appraisal?

Mass appraisal is the valuation of a group of properties using common data, standardized methods and statistical testing. Like single property appraisal, mass appraisal is rooted in the three traditional approaches to value: direct comparison, cost and income.

EPCAD gathers property characteristic data for all properties in El Paso County. We build models based on national building cost data and apply the models to the property characteristics to get values. These models are adjusted based on sales of properties within the county. For commercial properties, models may also be built based on income and capitalization rates.

Advantage of Mass Appraisal

The advantage of mass appraisal is cost. There are over 242,000 single family homes in El Paso County. If an individual appraisal costs \$300, it would cost over \$72 million to individually appraise all the single family homes in the county. There would be even higher costs to appraise more complex properties. The 2024-2025 EPCAD budget is just under \$24.8 million.

Disadvantages of Mass Appraisal

- Property owners are not required to provide sales or income information to the appraisal district. The less data available, the harder it is to construct valuation models.
- Because we do not inspect every property every year, the appraisal district may not be aware of issues affecting an individual property's value. We heavily rely on property owners through the protest process to apprise us of problems affecting their property.

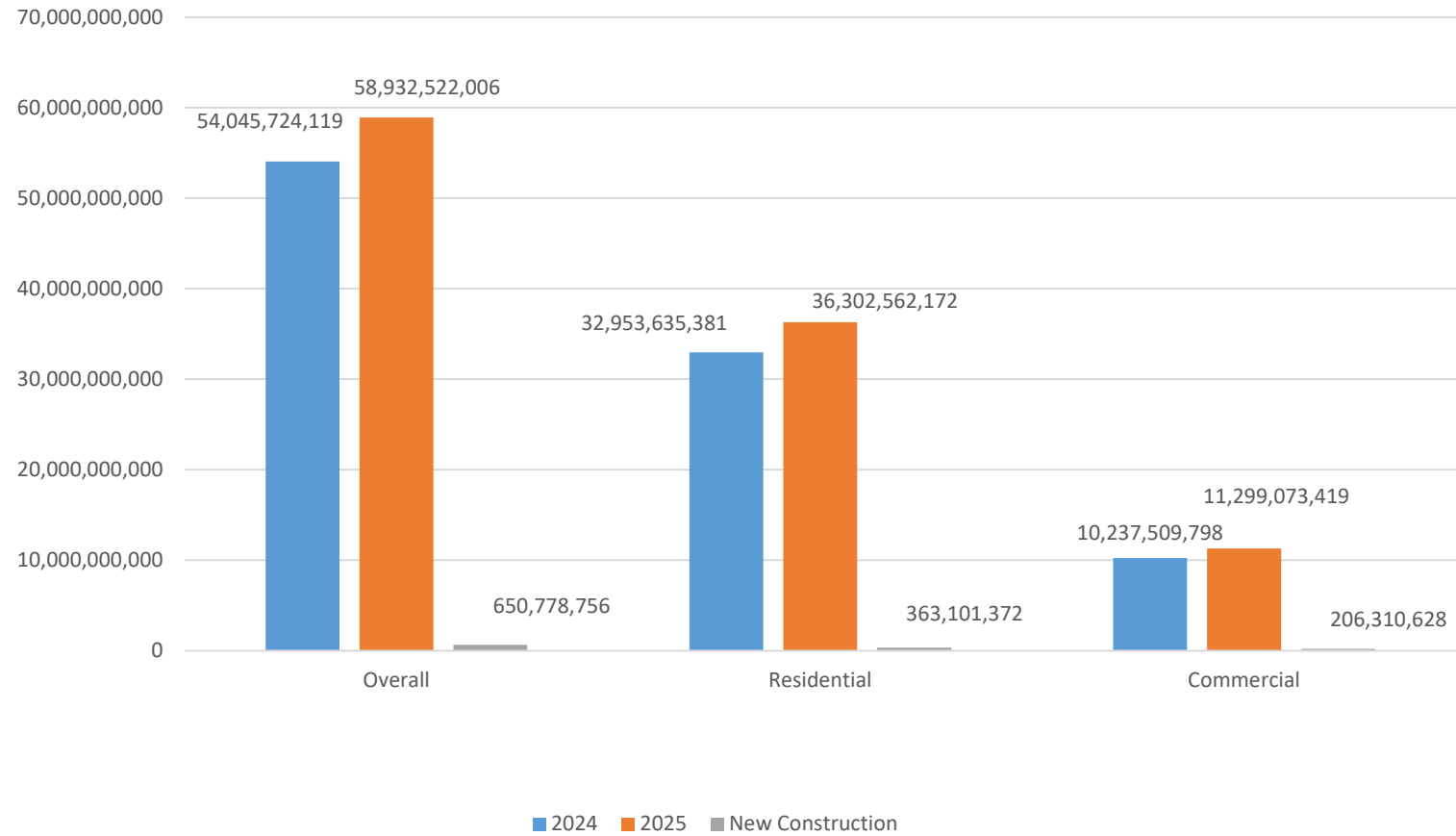
Annual Tax Calendar

Preliminary Totals 4/30

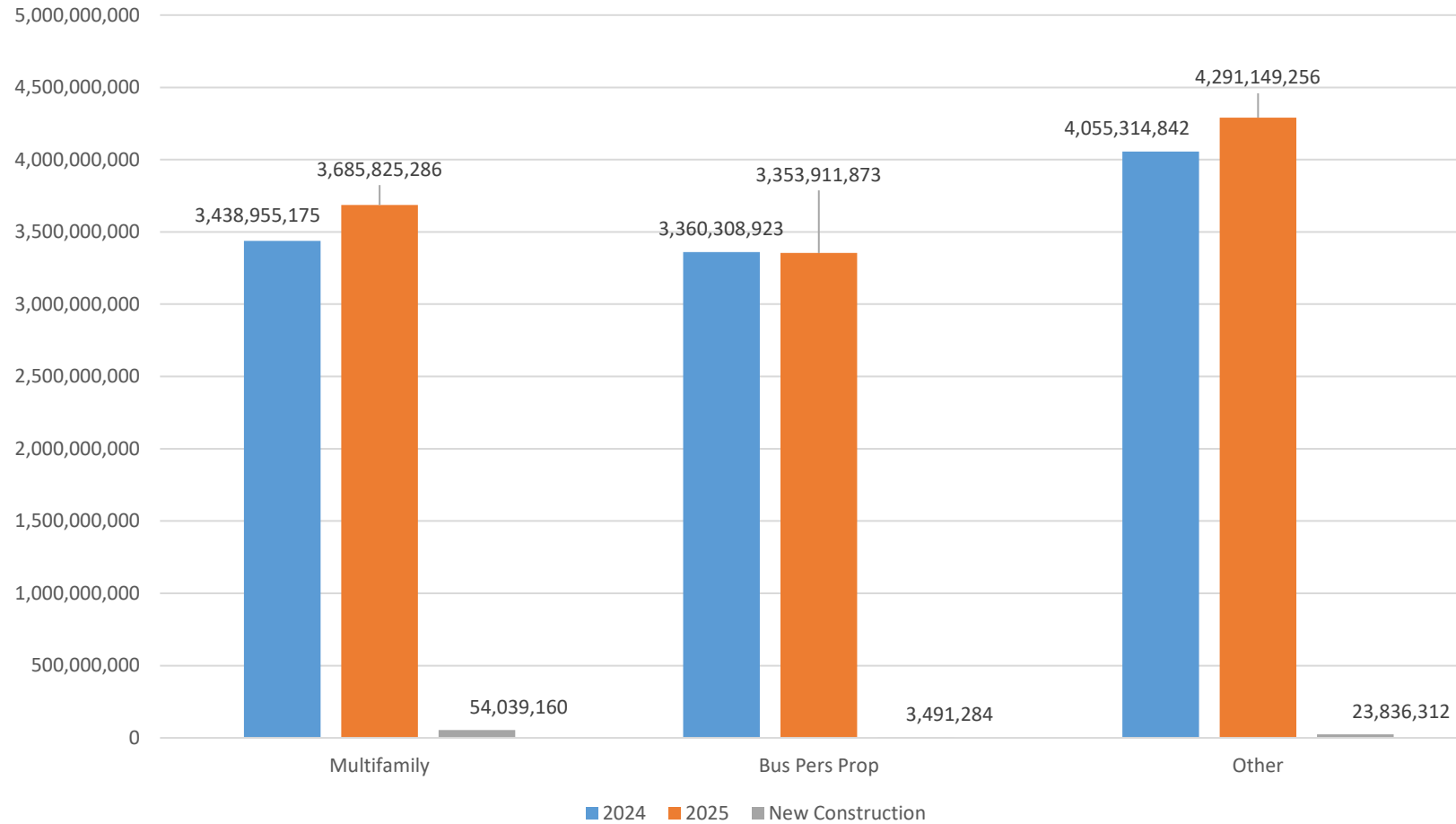
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Appraisal Phase (1/1 - 5/15)											
					Equalization Phase (ARB) (5/15 - 7/25)						
							Assessment Phase (7/25 - 9/30)				
									Current Collections (10/1-1/31 of following year)		

Certified Totals 7/25

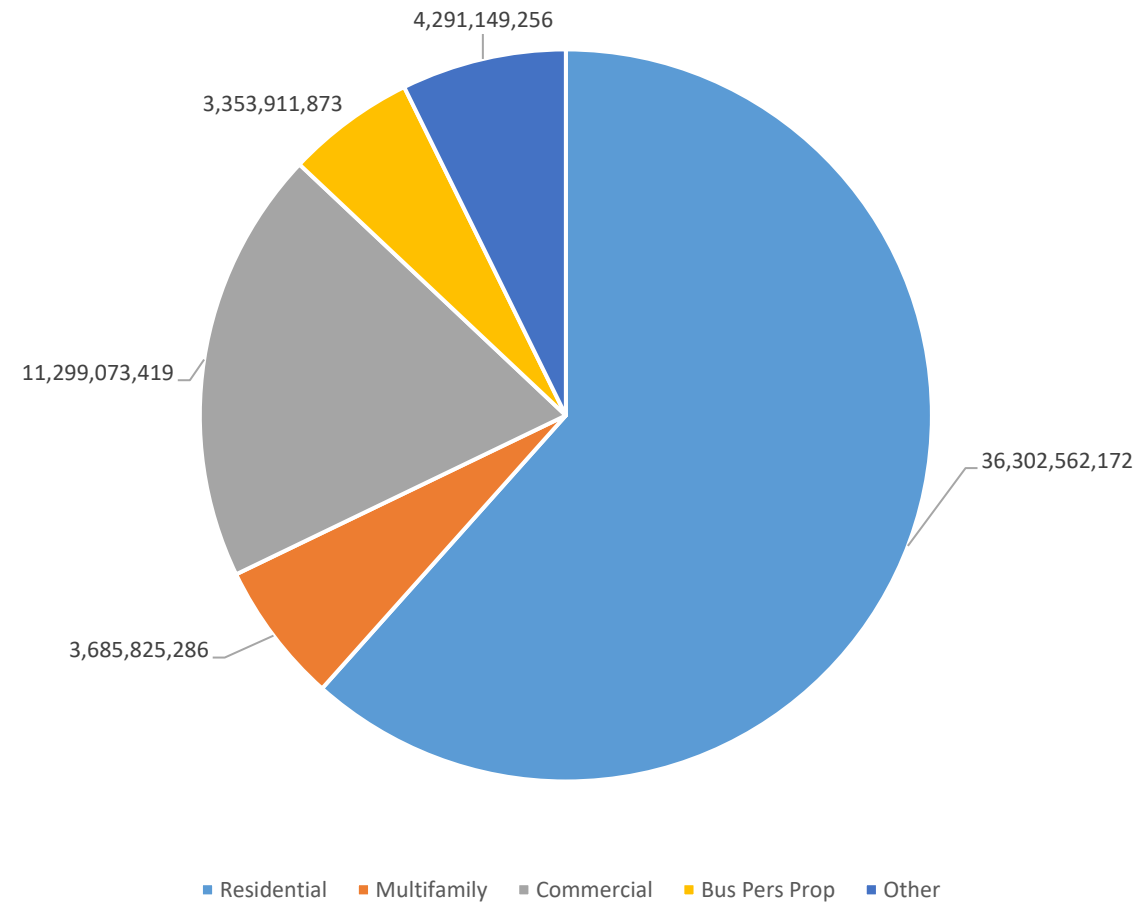
Category Taxable Value



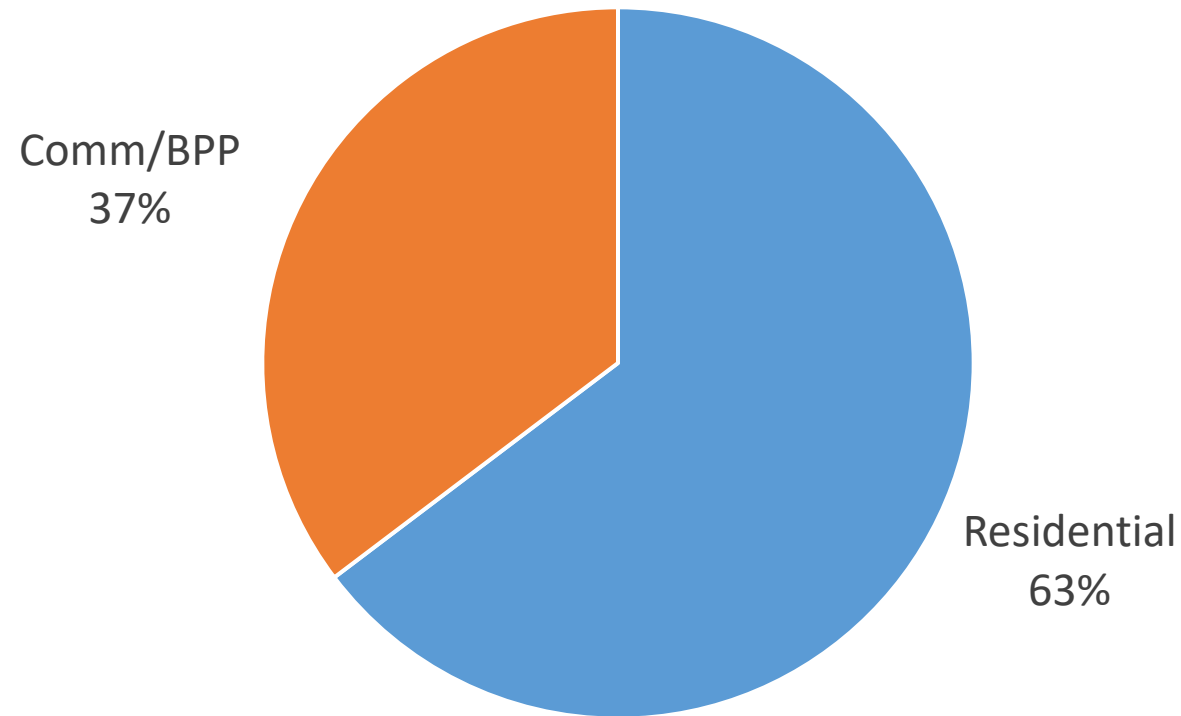
Category Taxable Value



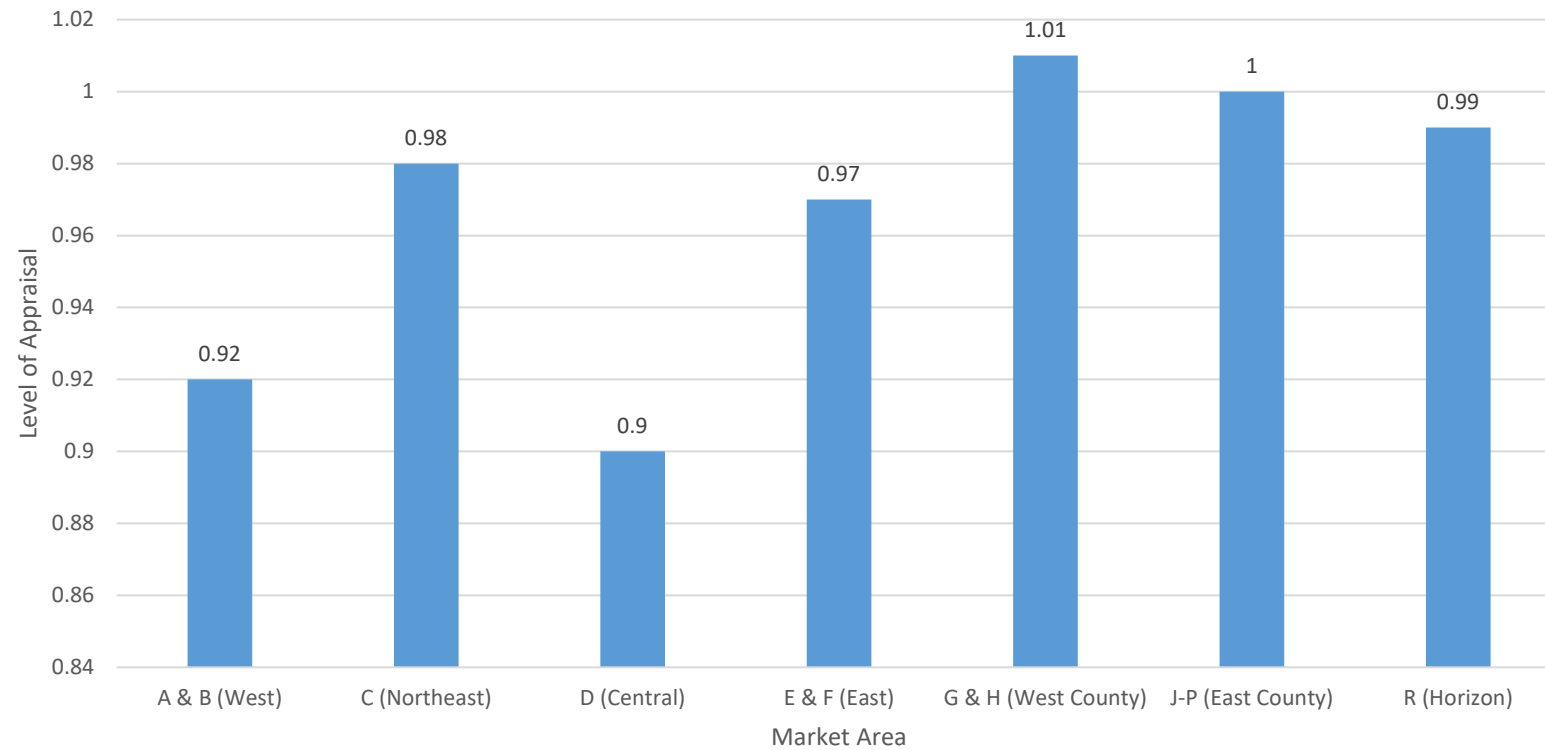
2025 Taxable Value by Category



Residential Department makes up 63% of total appraisal roll 2025

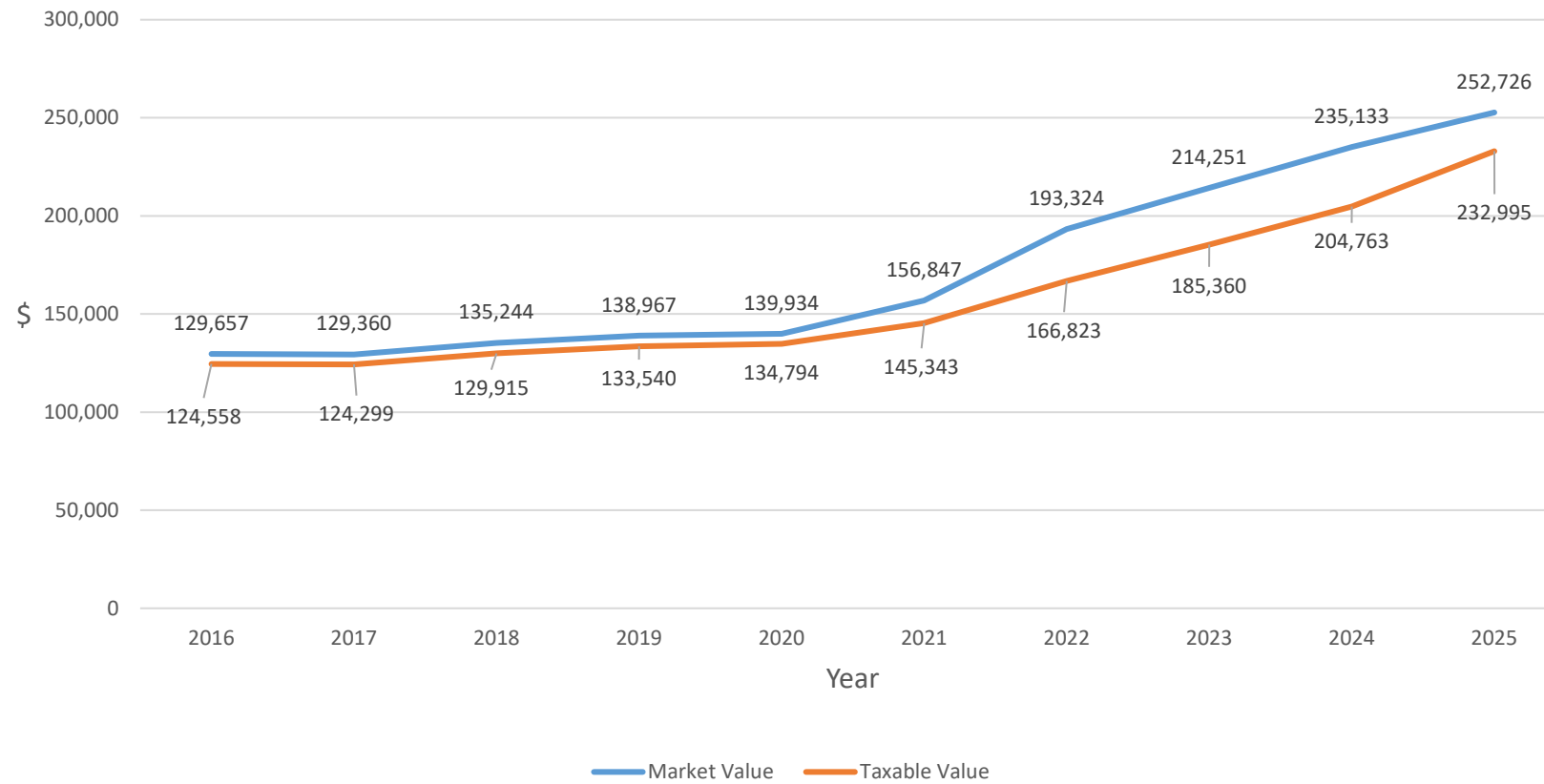


2024 Value Appraisal Level



January 1st 2024 Appraised Values to 2024 Sales

Average Home Value City of El Paso



Every 2 years, the Property Tax Assistance Division of the State Comptroller's Office conducts a Property Value Study, in part to measure appraisal district performance.

El Paso CAD's Overall Level of Appraisal

96%

2020

98%

2022

100%

2024

Every 2 years, the Property Tax Assistance Division of the State Comptroller's Office conducts a Methods and Assistance Study, to determine the appraisal districts compliance with proper appraisal procedures.

El Paso CAD MAPS Results

	Year			
Category	2017	2019	2021	2023
Mandatory	Pass	Pass	Pass	Pass
Governance	100	100	100	100
Taxpayer Assistance	100	100	100	100
Operating Procedures	100	100	100	100
Appraisal Standards, Procedures and Methodology	100	100	100	100

Protest Process

File a Protest

Deadline: May 15th or 30 days from the date of the appraisal notice, whichever is later

Ways to Protest

- Hardcopy
 - paper, fax, email
 - included with appraisal notice
 - print form from website
- Digital
 - fill form out online (including on mobile)
 - access through property search or QR code
 - upload evidence
 - can have informal hearing
 - option to receive offer through email and skip informal hearing

Protest Process Hearings

You will receive an appointment letter with your informal and formal hearing date and time

Informal

- Meet with an appraiser
- Anytime up to formal hearing (once scheduled)

Formal

- Appear before ARB (Appraisal Review Board)
 - In person
 - By phone
 - Online video

Protest Process Additional Remedies

Arbitration

Must pay a fee (may be refundable)

District Court

Must file a lawsuit

Tips for Filing a Protest

- Make sure the property characteristics the appraisal district shows for your property are accurate. You can check what characteristics we have for your property on our website.
- Make sure you have all the exemptions to which you are entitled, especially the homestead exemption if you reside at the property.
- Request the appraisal district's evidence. In most cases for residential property, the CAD will prepare a CMA and an equity analysis for the property.
- Bring your closing statement if you recently purchased the property or a recent appraisal if you have one.
- Bring pictures of any problems with the property and estimates to get the problems fixed. It is important to have pictures that corroborate the estimates.

Tips for Filing a Protest (cont.)

- Get a comparative market analysis (CMA) from a real estate professional. Make sure any CMA you get adjusts the comparable properties to the subject property's characteristics, or it is not an acceptable CMA.
- If you protest based on equity (your property is not appraised equally to similar properties), make sure the properties you compare to are actually similar and adjusted for any differences in characteristics with the subject.
- If you bring in evidence, load it on a thumb drive or print out copies. You can also upload your evidence to our website from your phone. The appraisal district cannot download evidence from your cell phone.
- Please read all the information accompanying your notice of appraised value and any subsequent appointment letter. They contain important information that will help prevent unpleasant surprises in the protest process.
- Be calm, polite, and respectful when presenting your case to an appraiser or the Appraisal Review Board.

5/7/2025	2024 Hearing Results							
Count	Status_Category	Department	Beginning Market	Final Market	Difference	Reduced	Value Reduction	%Accts Reduced
5,441	FORMAL_SETTLED	Commercial	13,205,004,210	11,060,043,591	-2,144,960,619	2,971	-16.24%	54.60%
1,255	INFORMAL_SETTLED	Commercial	3,286,192,344	2,923,640,295	-362,552,049	862	-11.03%	68.69%
436	NO_SHOW	Commercial	373,374,431	375,446,315	2,071,884	2	0.55%	0.46%
2	PENDING	Commercial	4,016,760	4,016,760	0	0	0.00%	0.00%
942	WITHDRAWN	Commercial	354,558,780	354,558,780	0	0	0.00%	0.00%
780	FORMAL_SETTLED	Personal Property	728,017,228	687,830,059	-40,187,169	116	-5.52%	14.87%
1,591	INFORMAL_SETTLED	Personal Property	3,966,143,309	3,570,137,783	-396,005,526	932	-9.98%	58.58%
681	NO_SHOW	Personal Property	221,128,805	219,743,656	-1,385,149	7	-0.63%	1.03%
2	PENDING	Personal Property	151,158	65,282	-85,876	2	-56.81%	100.00%
363	WITHDRAWN	Personal Property	361,470,931	361,238,047	-232,884	5	-0.06%	1.38%
8,142	FORMAL_SETTLED	Residential	2,206,884,051	2,037,466,955	-169,417,096	5,692	-7.68%	69.91%
18,605	INFORMAL_SETTLED	Residential	5,127,995,783	4,666,505,042	-461,490,741	16,549	-9.00%	88.95%
5,242	NO_SHOW	Residential	1,292,526,281	1,291,588,163	-938,118	52	-0.07%	0.99%
12	PENDING	Residential	2,851,117	3,459,247	608,130	0	21.33%	0.00%
2,405	WITHDRAWN	Residential	297,834,369	297,806,091	-28,278	2	-0.01%	0.08%
45,899			31,428,149,557	27,853,546,066	-3,574,603,491	27,192	-11.37%	59.24%

Pending Lawsuits

2,432 accounts-years 2011-2024
\$5,743,043,592 value under suit

Thank You For Your Attention

- Dinah L. Kilgore – RPA
- Executive Director/Chief Appraiser
- 915-780-2003

- David L. Stone II – AAS, RPA, CTA
- Deputy Chief Appraiser
- 915-780-2077