



Professionals Putting People First



This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

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.

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

Advantage of Mass Appraisal

The advantage of mass appraisal is cost. There are over 245,000 single family homes in El Paso County. If an individual appraisal costs \$300, it would cost over \$73 million to individually appraise all the single family homes in the county. There would be even higher costs to appraise more complex properties. The 2025-2026 EPCAD budget is just under \$26.5 million.

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

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

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

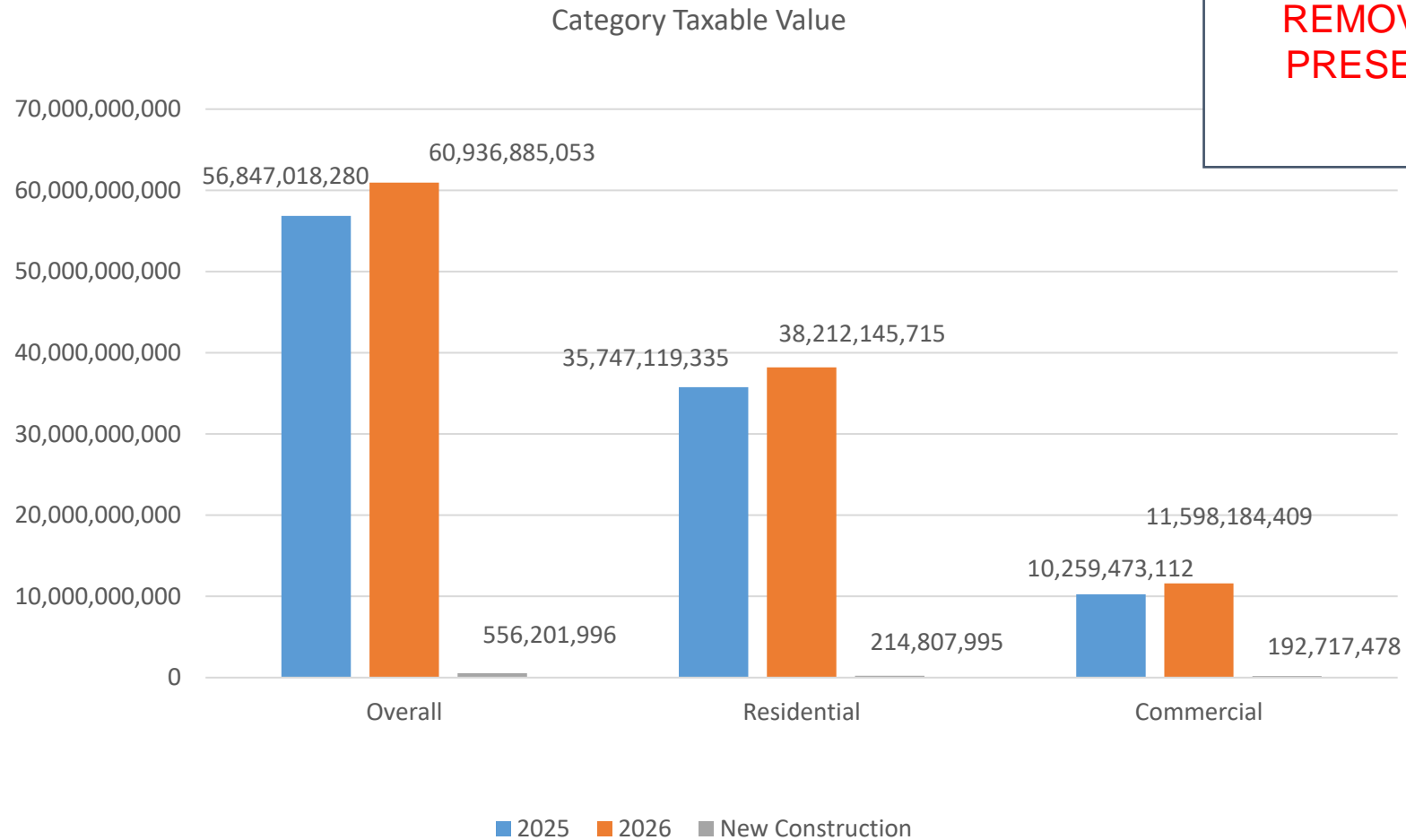
REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

Preliminary Totals 4/30

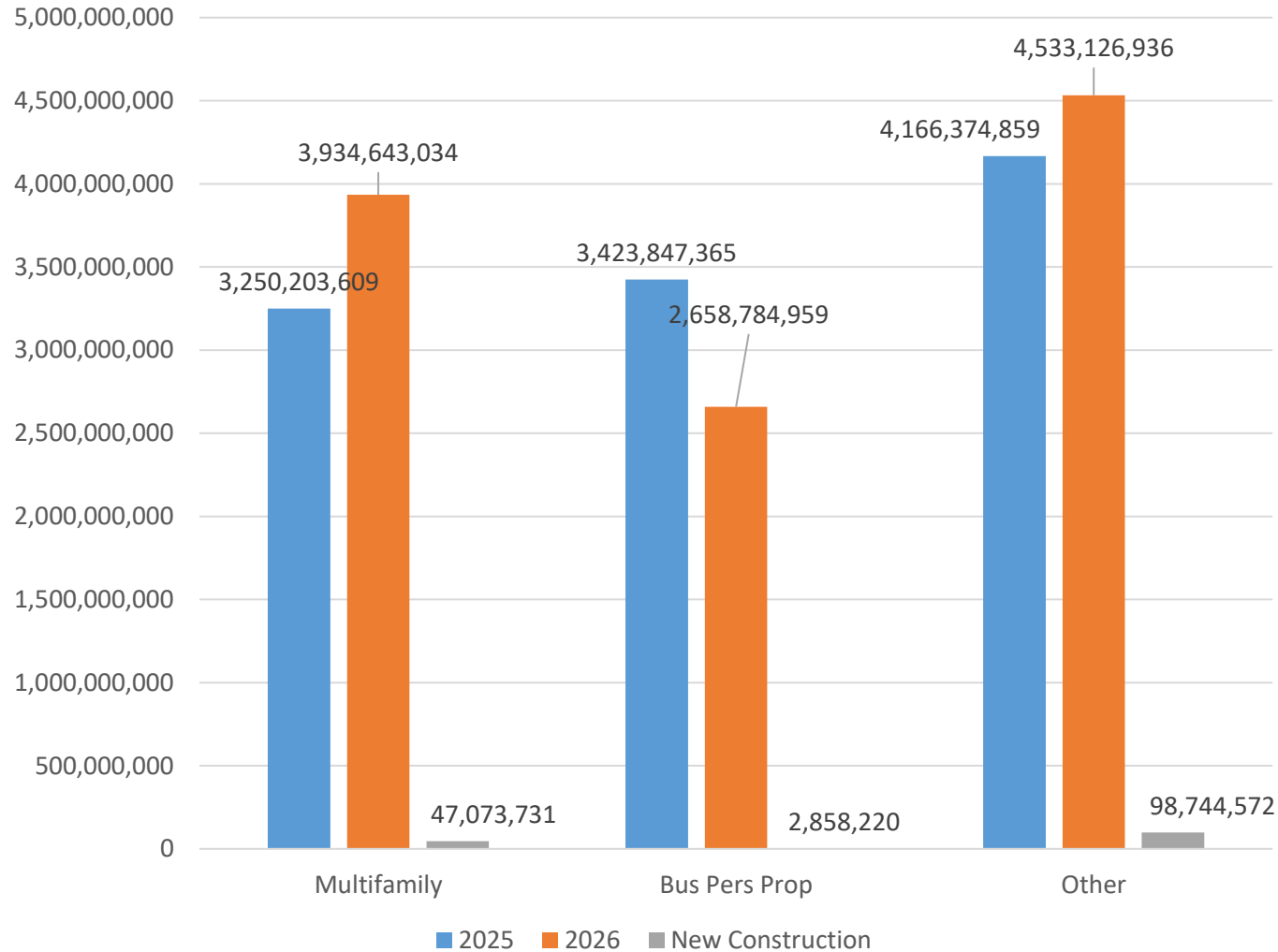
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Appraisal Phase (1/1 - 5/15)											
					Equalization Phase (ARB) (5/15 - 7/25)						
							Assessment Phase (7/25 - 9/30)				
									Current Collections (10/1-1/31 of following year)		

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.



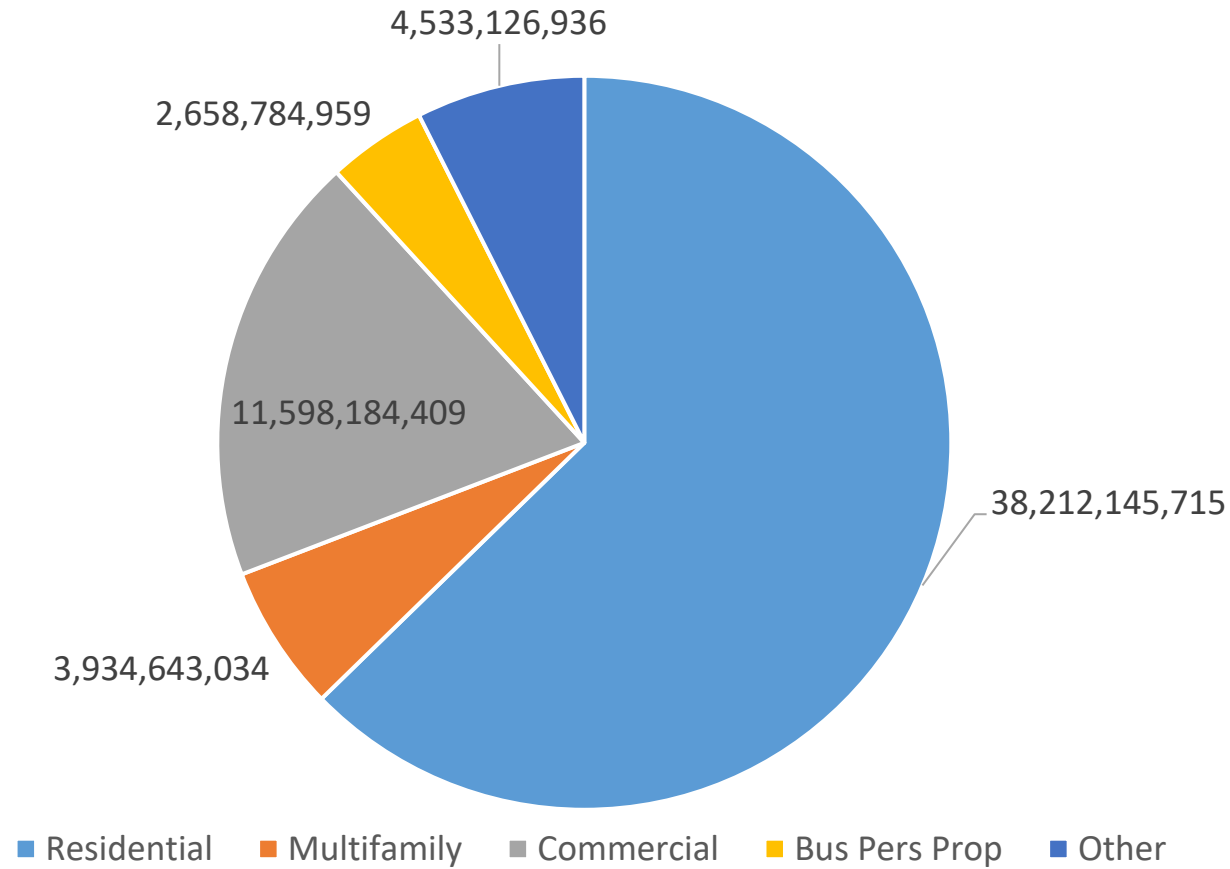
Category Taxable Value



This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

2026 Taxable Value by Category



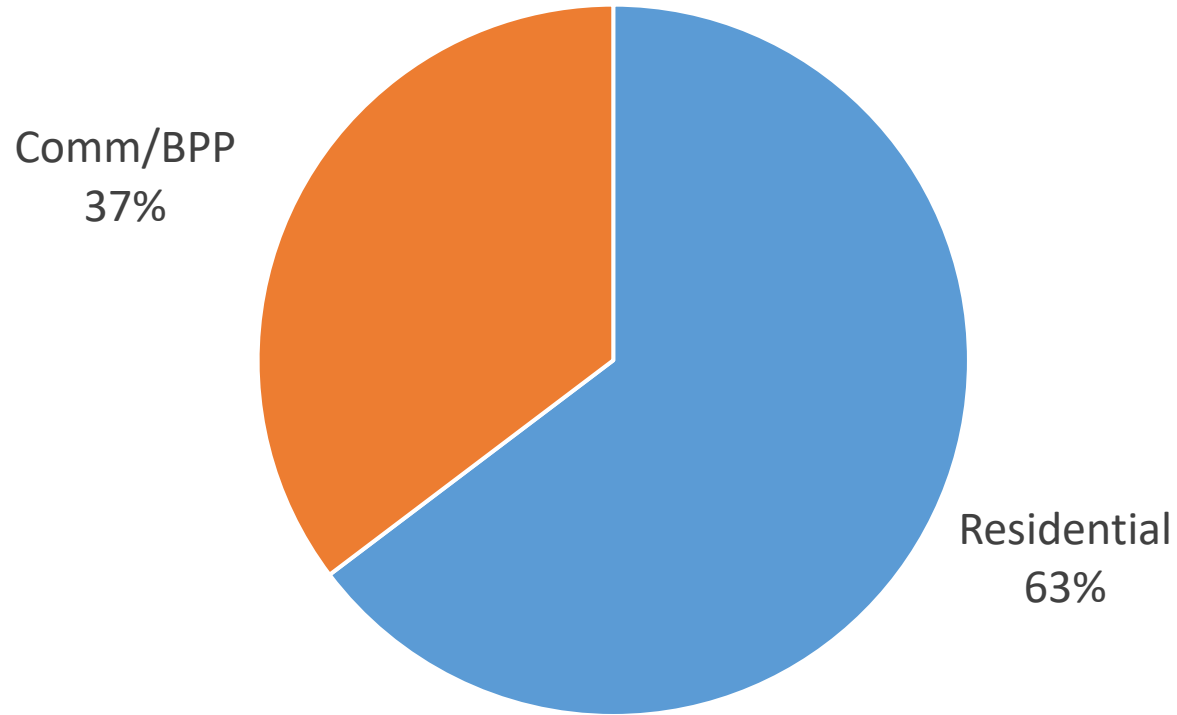
This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

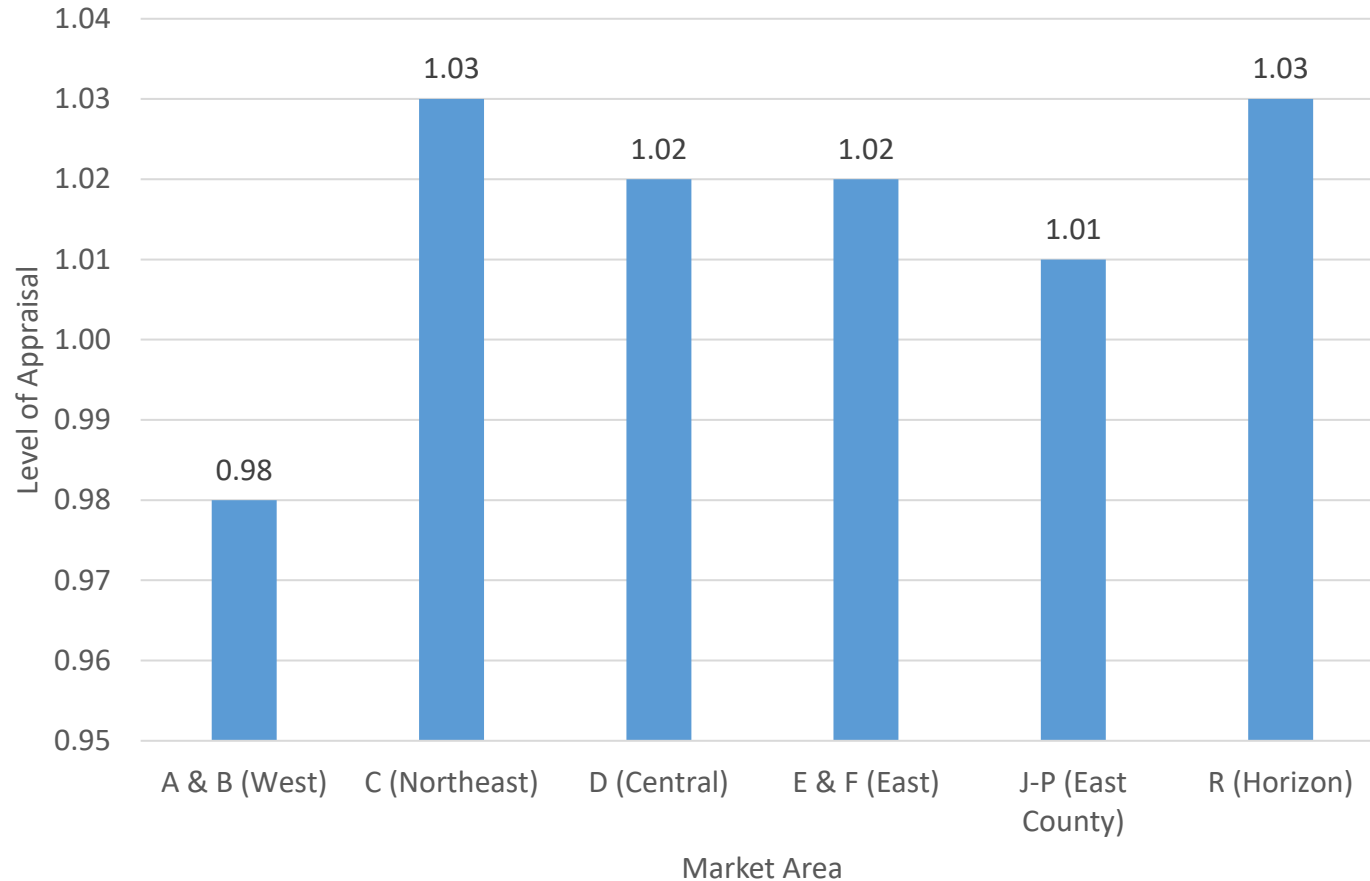
Residential Department makes up 63% of total appraisal roll 2025

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.



2025 Value Appraisal Level



This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

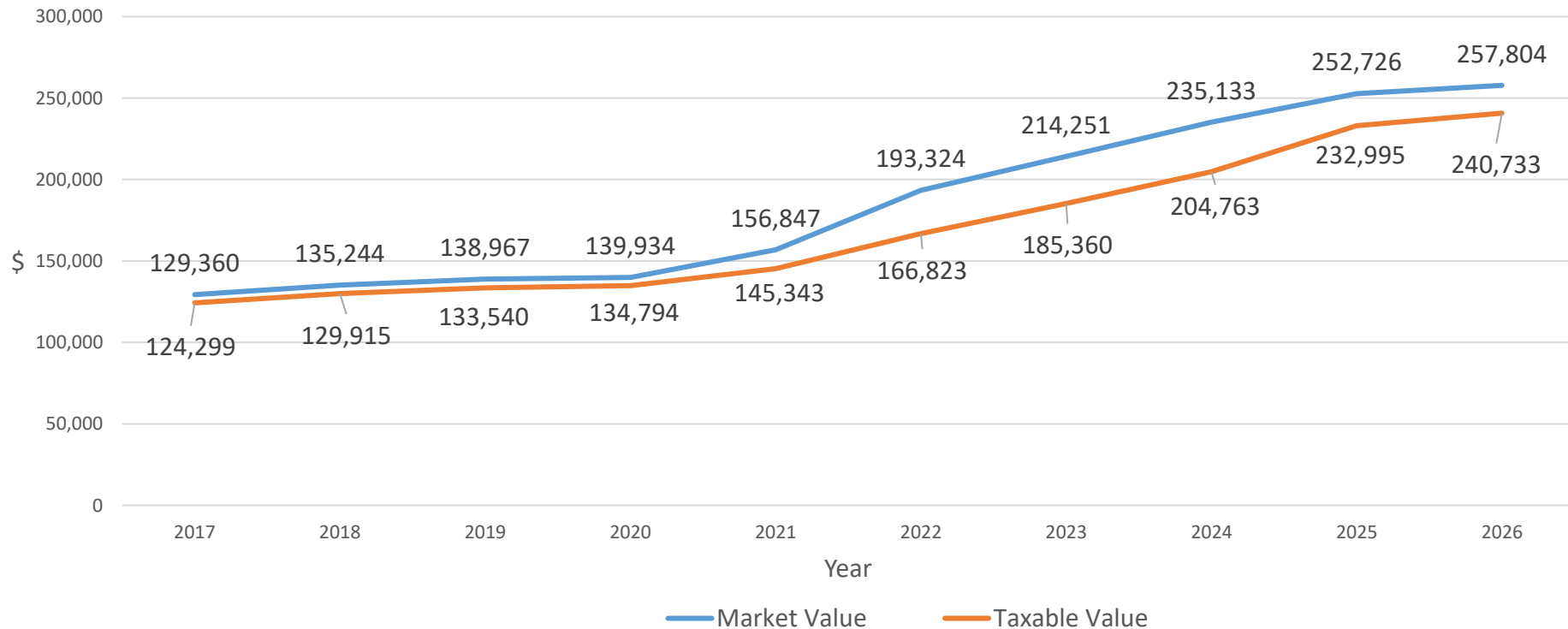
REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

January 1st 2025 Appraised Values to 2025 Sales

Average Home Value City of El Paso

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.



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.

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

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.

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

El Paso CAD MAPS Results

Category	Year				
	2017	2019	2021	2023	2025
Mandatory	Pass	Pass	Pass	Pass	Pass
Governance	100	100	100	100	100
Taxpayer Assistance	100	100	100	100	100
Operating Procedures	100	100	100	100	
Appraisal Standards, Procedures and Methodology	100	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

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

Protest Process Hearings

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

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

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

5/6/2026		2025 Hearing Results						
Count	Status_Category	Department	Beginning Market	Final Market	Difference	Reduced	Value Reduction	%Accts Reduced
5,126	FORMAL_SETTLED	Commercial	10,867,772,096	10,110,865,021	-756,907,075	1,775	-6.96%	34.63%
1,413	INFORMAL_SETTLED	Commercial	4,281,202,888	3,591,746,840	-689,456,048	994	-16.10%	70.35%
27	LATE_PROTEST_REJECTED	Commercial	21,354,036	21,354,036	0	0	0.00%	0.00%
405	NO_SHOW	Commercial	445,495,543	445,495,543	0	4	0.00%	0.99%
0	PENDING	Commercial	0	0	0	0	0.00%	0.00%
410	WITHDRAWN	Commercial	296,493,056	296,493,056	0	0	0.00%	0.00%
682	FORMAL_SETTLED	Personal Property	755,824,378	731,006,636	-24,817,742	99	-3.28%	14.52%
1,796	INFORMAL_SETTLED	Personal Property	4,130,741,740	3,637,294,634	-493,447,106	870	-11.95%	48.44%
49	LATE_PROTEST_REJECTED	Personal Property	18,792,780	18,792,780	0	0	0.00%	0.00%
432	NO_SHOW	Personal Property	108,940,955	108,677,559	-263,396	4	-0.24%	0.93%
32	PENDING	Personal Property	7,228,735	7,105,540	-123,195	1	-1.70%	3.13%
333	WITHDRAWN	Personal Property	350,906,568	350,852,570	-53,998	3	-0.02%	0.90%
15,653	FORMAL_SETTLED	Residential	4,359,422,485	4,156,200,293	-203,222,192	9,965	-4.66%	63.66%
13,657	INFORMAL_SETTLED	Residential	3,497,771,899	3,212,047,758	-285,724,141	11,339	-8.17%	83.03%
550	LATE_PROTEST_REJECTED	Residential	130,383,067	130,383,067	0	0	0.00%	0.00%
4,813	NO_SHOW	Residential	1,181,827,707	1,181,332,824	-494,883	819	-0.04%	17.02%
35	PENDING	Residential	6,828,158	6,817,348	-10,810	2	-0.16%	5.71%
2,003	WITHDRAWN	Residential	422,072,341	422,072,341	0	5	0.00%	0.25%
47,416			30,883,058,432	28,428,537,846	-2,454,520,586	25,880	-7.95%	54.58%

Protest Process

Additional Remedies

Arbitration

Must pay a fee (may be refundable)

District Court

Must file a lawsuit

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

Tips for Filing a Protest

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

- 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.

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

Pending Lawsuits

2,256 accounts-years 2011-2025
\$3,783,440,629 value under suit

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

HB 9 New Business Personal Property Exemption

Texas Tax Code Section 11.145 (effective 2026) creates a new \$125,000 exemption for business personal property. The \$125,000 applies to each business location.

The City of El Paso is losing **\$920,092,044** in taxable value to this new exemption as of 4/30/2026.

Board of Directors Election

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

Under Texas Tax Code Section 6.0301 (effective 2024), residents in counties with 75,000+ people elect three members to the appraisal district board of directors for four-year terms.

The next election will occur in November of 2026.

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

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.