



Present Day Facility  
3000 N. Austin Street  
Seguin, TX





## Passage of Resolution 2025-03

### RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GUADALUPE APPRAISAL DISTRICT REGARDING THE ACQUISITION AND RENOVATION OF 216 E. COLLEGE STREET, SEGUIN, TEXAS, AS THE FUTURE SITE FOR APPRAISAL DISTRICT OPERATIONS**

★ WHEREAS, the current location of the Guadalupe Appraisal District is no longer adequate in size or functional utility to meet the needs of the taxing units and taxpayers; and

WHEREAS, the property located at 216 E. College Street, Seguin, Texas, has been identified as a suitable location that provides adequate space to meet these needs; and ★

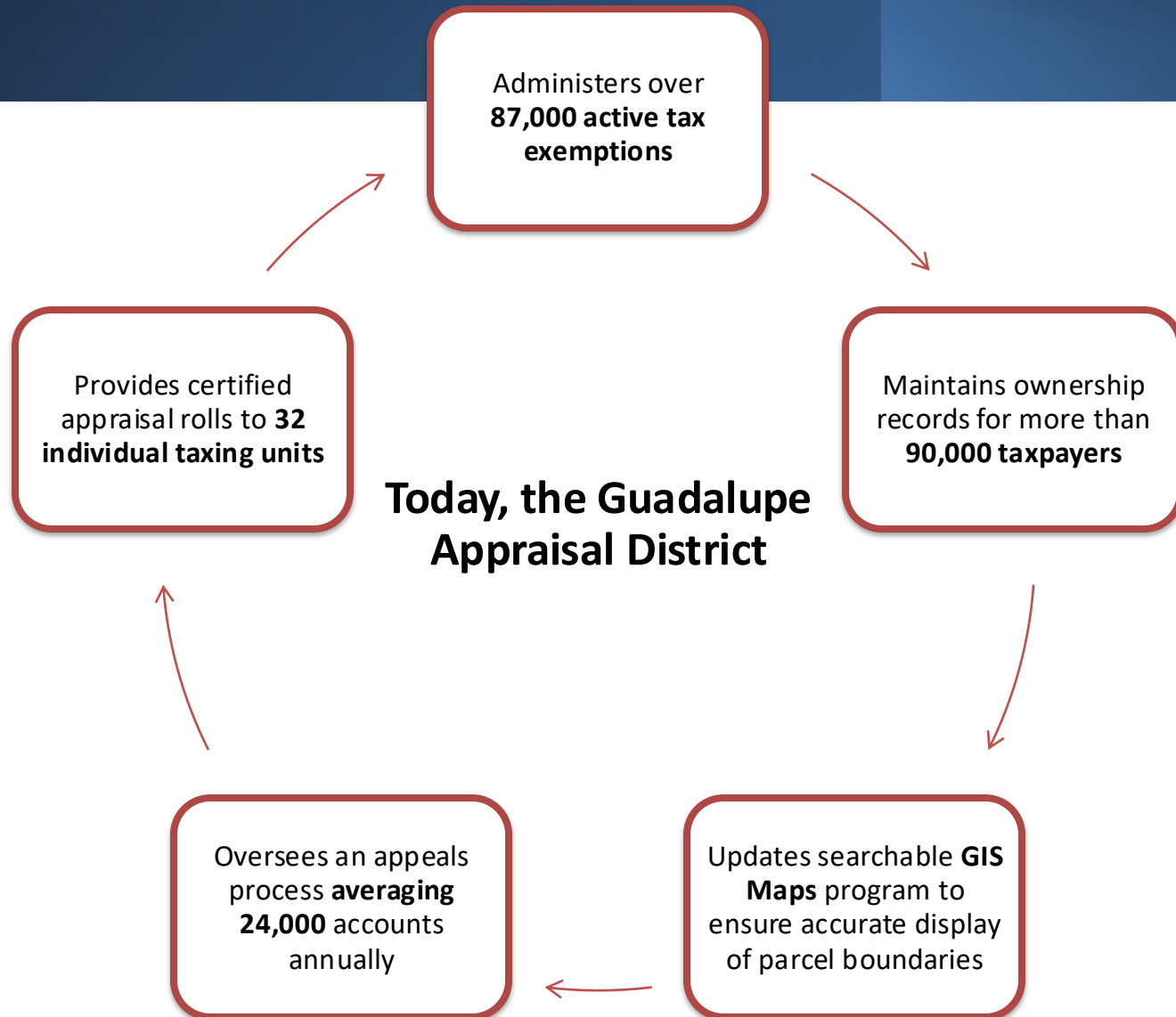
WHEREAS, Section 6.051 of the Texas Property Tax Code authorizes the Board of Directors of an appraisal district to purchase or lease real property and to construct or renovate improvements as necessary to establish and operate the appraisal office;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GUADALUPE APPRAISAL DISTRICT:

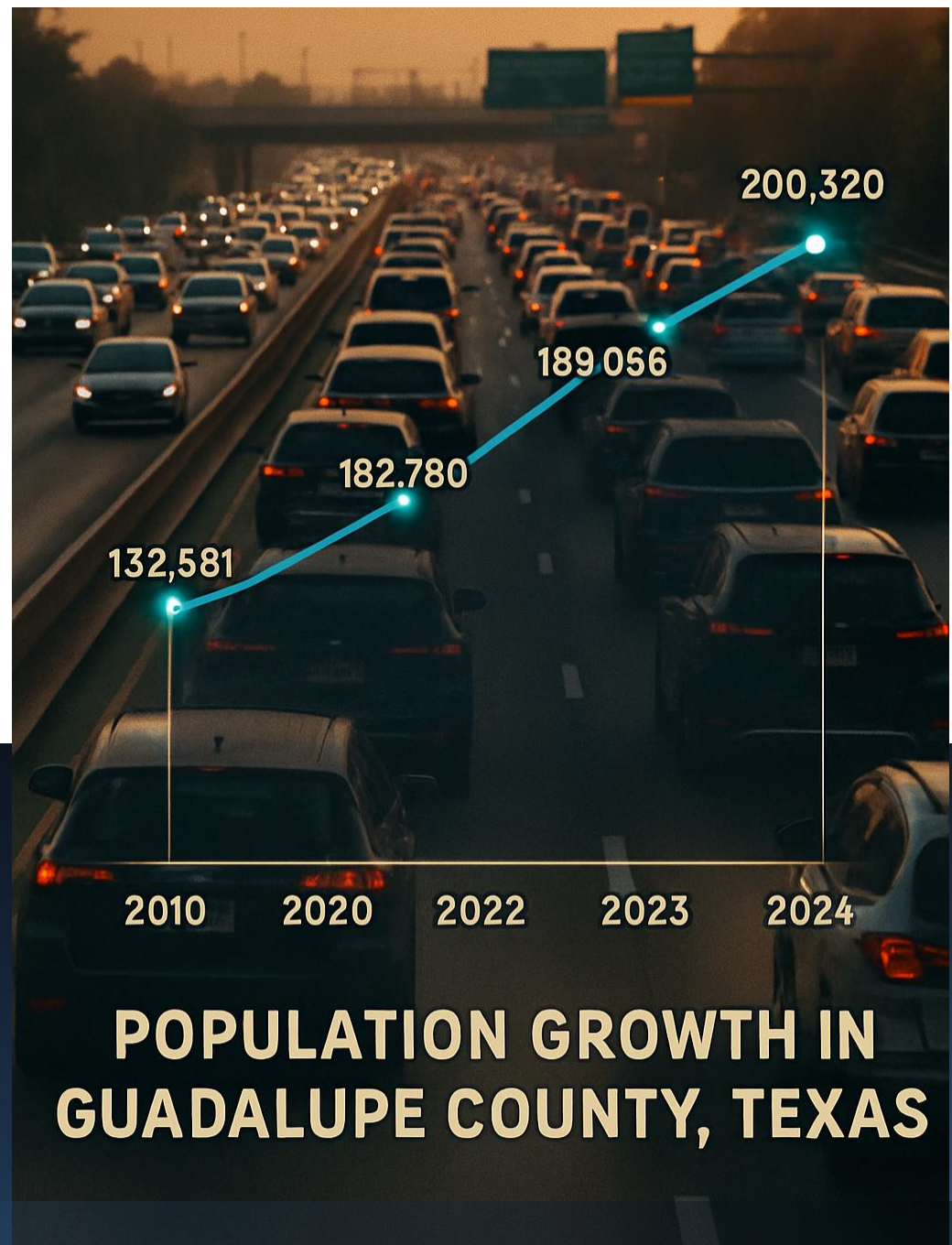
1. **Approval of Acquisition and Renovation:** The Board of Directors hereby approves the acquisition and renovation of the property located at 216 E. College Street, Seguin, Texas, for use as the future site of the Guadalupe Appraisal District operations.
- ★ 2. **Notification and Approval** The Chief Appraiser is directed to notify the presiding officer of each governing body entitled to vote on the approval of this proposal, as required by Section 6.051 of the Texas Property Tax Code. The notification shall include a copy of this resolution and information showing the costs of other available alternatives to the proposal.
3. **Implementation:** Upon receiving the necessary approvals from the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members, the Chief Appraiser is authorized to proceed with the acquisition and renovation of the property.
4. **Effective Date:** This resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 7th day of May 2025.

# More than just appraising....



# Impact of Surging Population Numbers....







**2008  
Aerial**



**2025  
Aerial**

# Current Facility Challenges



**Limited Public Service Counterspace:  
Extended wait times can be frustrating to taxpayers**





**Public Service Lobby  
Accessibility Difficulty for ADA Visitors**

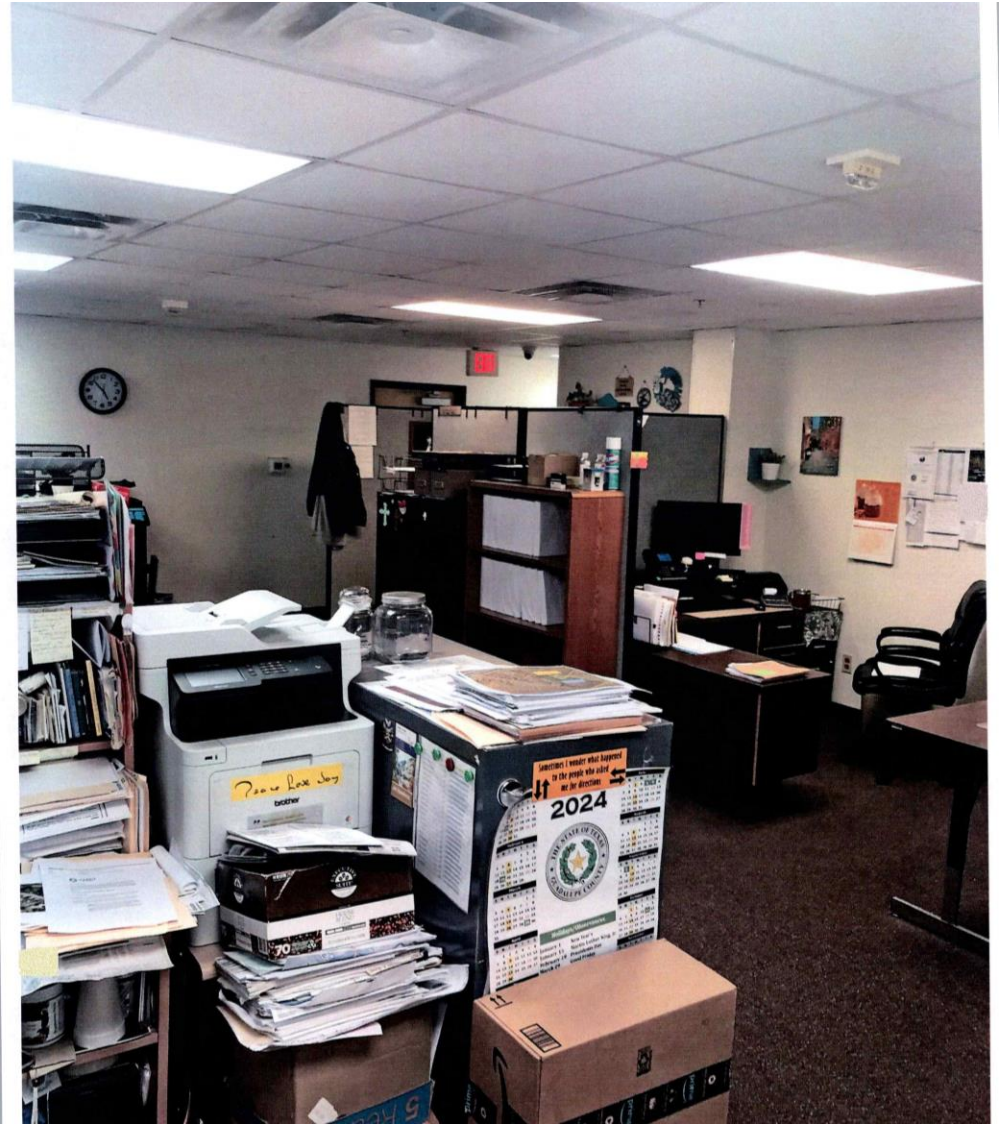




**Parking Lot**  
*(Ingress/ Egress)*

# Workstations

## *Deeds & Exemptions*





# Cubicle Workstation







**Inadequate  
Restrooms**

# IT Workstation and Server Room



# Undersized Mail Room





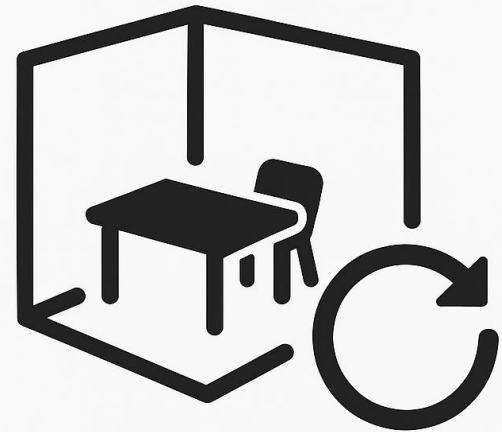
# Insufficient Breakroom





# Restrictive Walkways

# **Repurposed Spaces: A Growing Trend**







**Repurposed Supervisory Offices**





**Repurposed Storage Closets**

A photograph of an office interior. In the foreground, there is a wooden desk with a black office chair. On the desk, there is a keyboard and some papers. To the left, another desk with a computer monitor and a lamp is visible. In the background, there are two open doorways leading to other rooms. To the right, there are several tall filing cabinets, some grey and some white, with labels on them. The floor is covered with a patterned carpet. The overall scene suggests a busy administrative environment.

# **Administrative Overflow Workstations**



# Conference Room Limitations

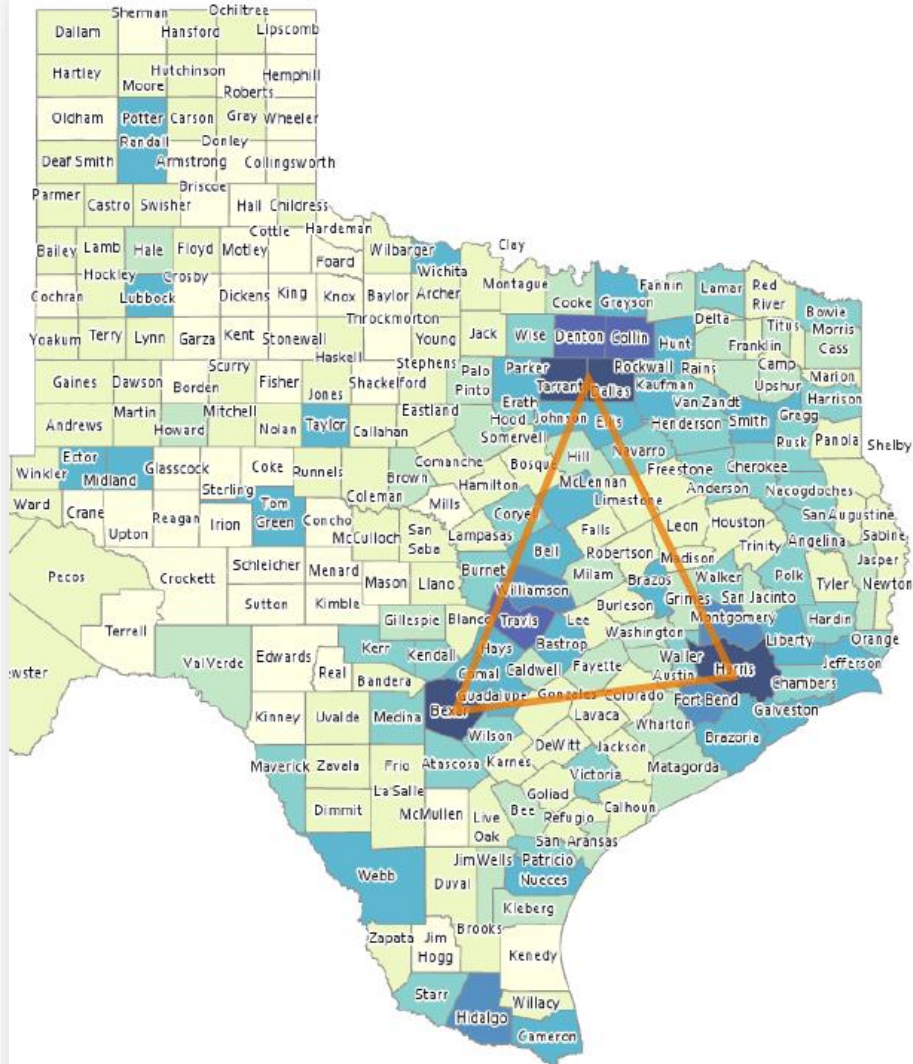






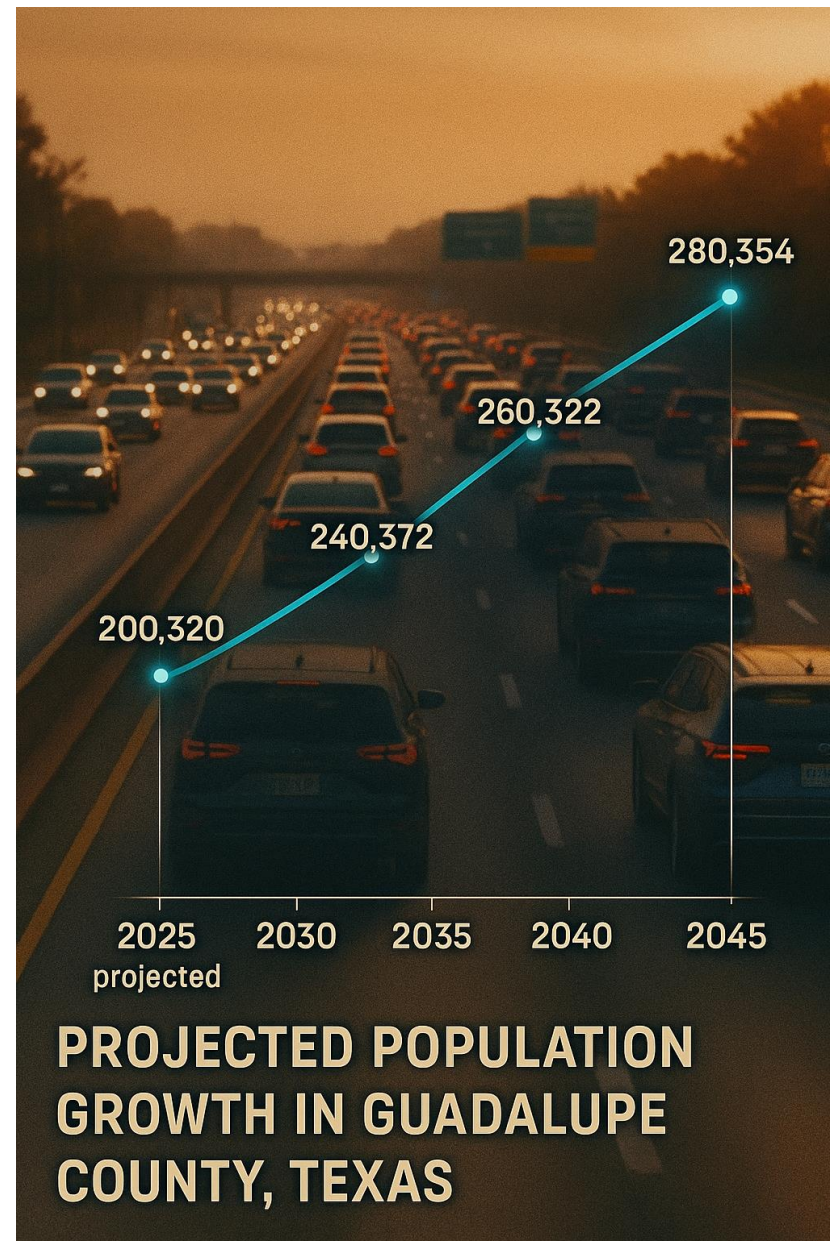
# Loss of Public Research Room

# Its Geometry!





# Strategic Planning for Continued Success.....



# Strategic Planning for Growth & Modernization

Planning Period

2025 - 2045

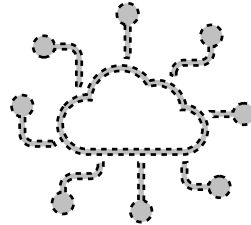
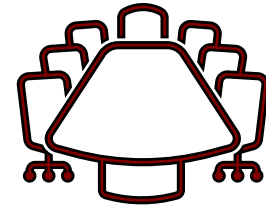
<b>Facility Space</b>	<i>Expand square footage; integrate public-facing service areas</i>
<b>Technology</b>	<i>Scalable CAMA system, GIS, exemptions/ application online portals</i>
<b>Staffing</b>	<i>Grow appraisal and customer support staff by 30-50%</i>
<b>Public Services</b>	<i>Increase virtual services, multilingual access, self-service kiosks</i>
<b>Training</b>	<i>Quarterly Open to Public training sessions, host continuing education seminars</i>

# Tier 1 Appraisal District

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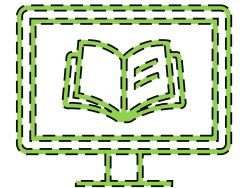
## Operational Requirements

**Personnel & Office  
Infrastructure**



**Appraisal and  
Data Management**

**Customer Services  
& Public Resources**



**Taxpayer Remedies**

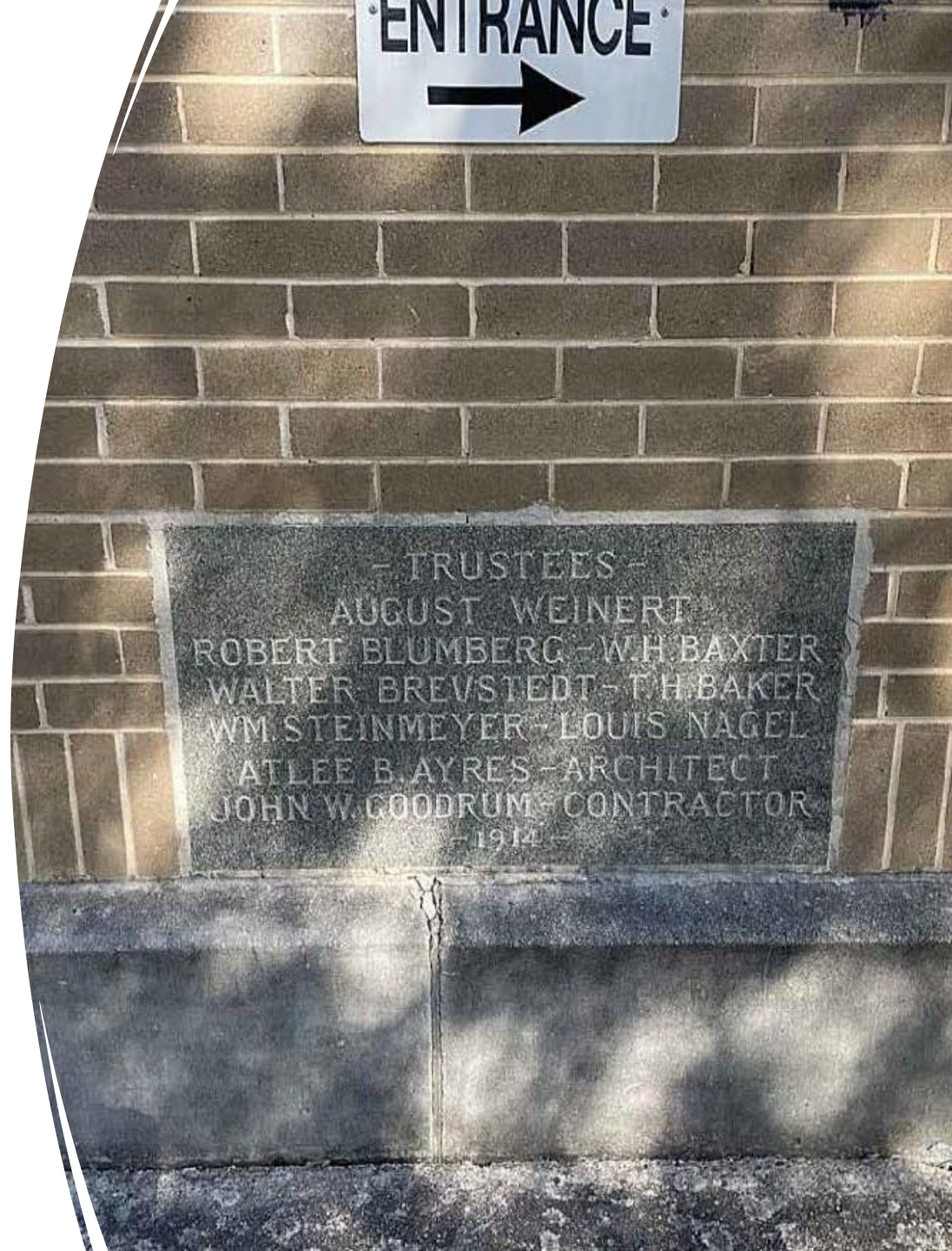




# Proposed Acquisition & Renovation of 216 E. College Street

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A Strategic  
Facilities Solution  
for Guadalupe  
Appraisal District

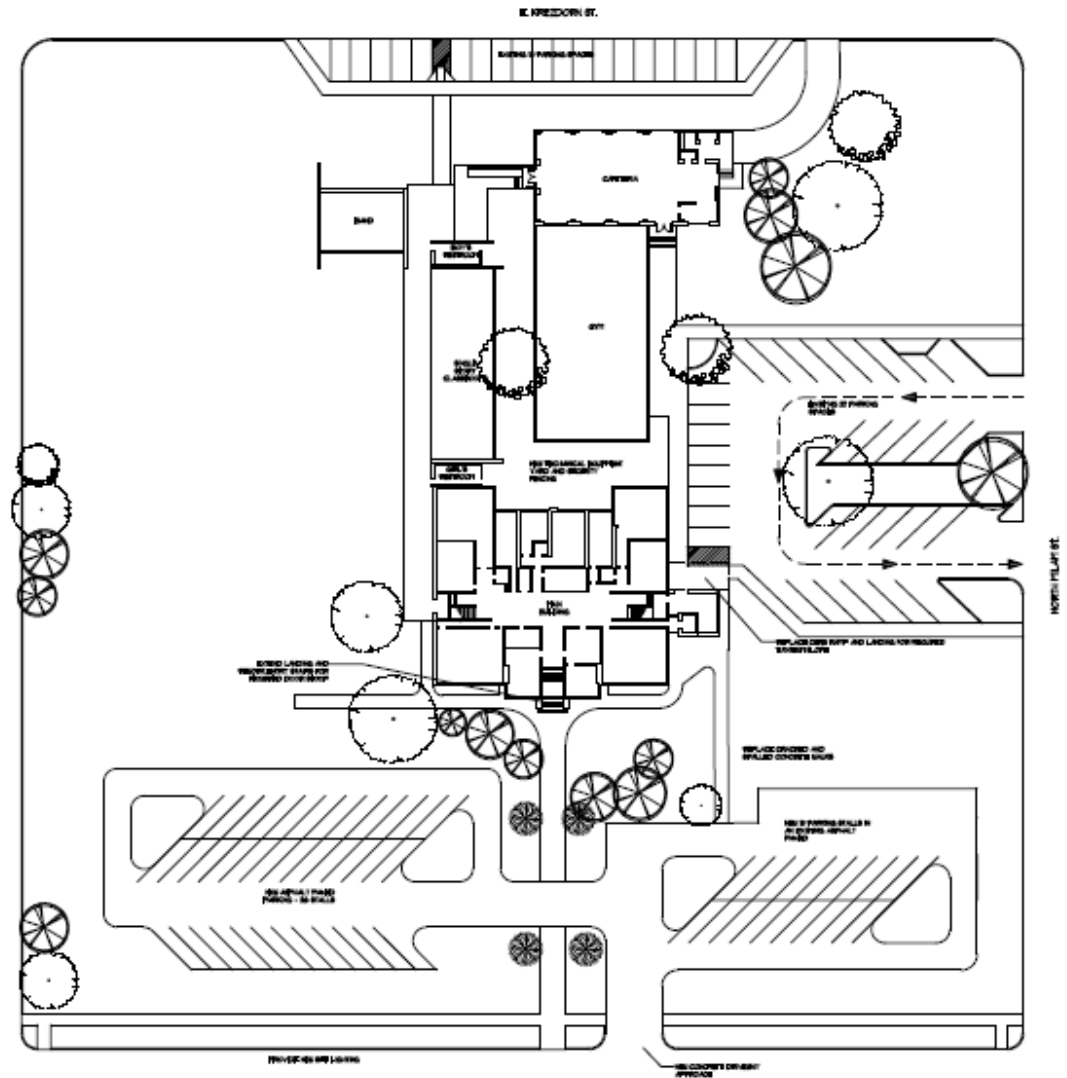




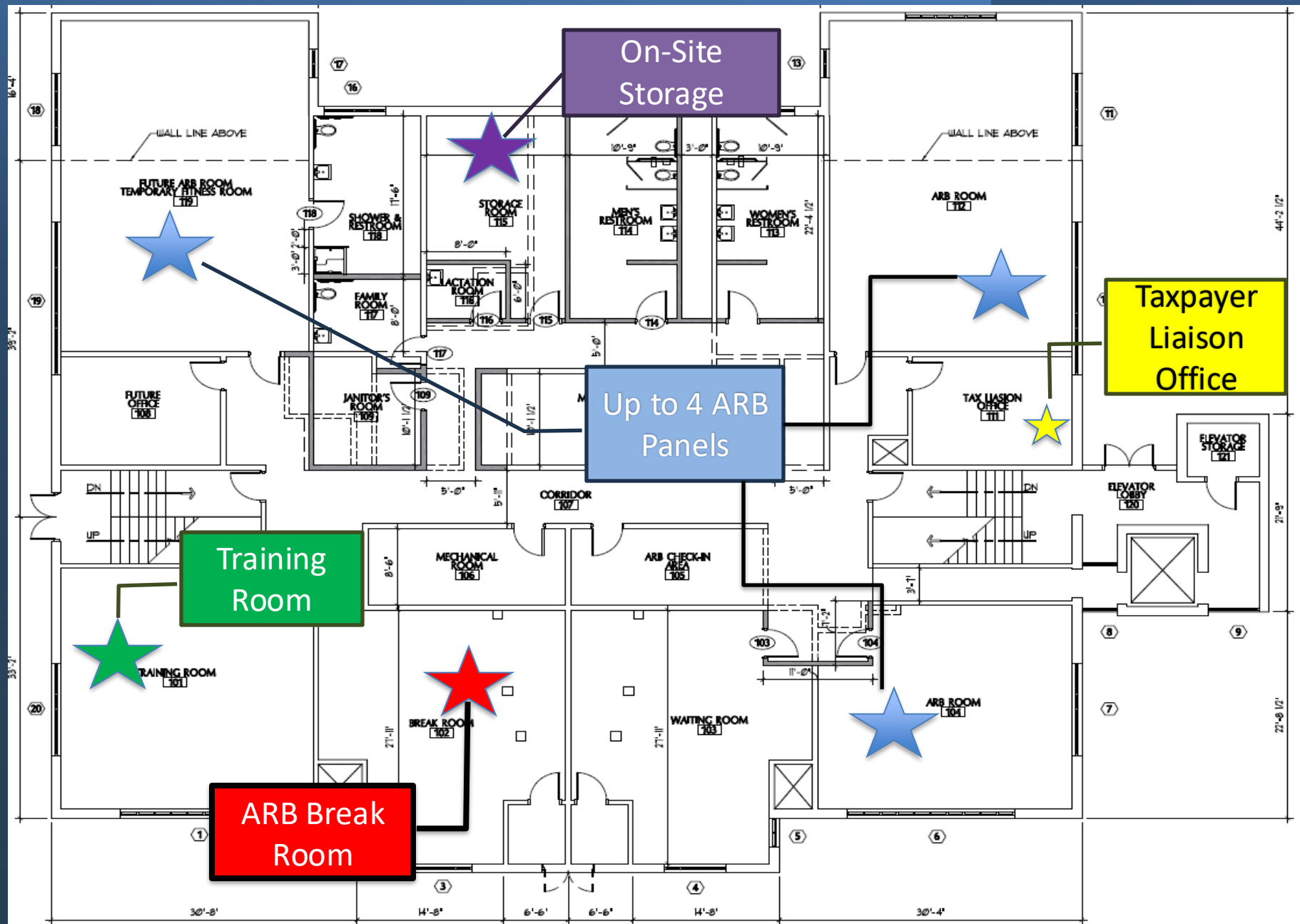
**Proposal:** *Purchase and  
Renovation of 216 E. College Street*



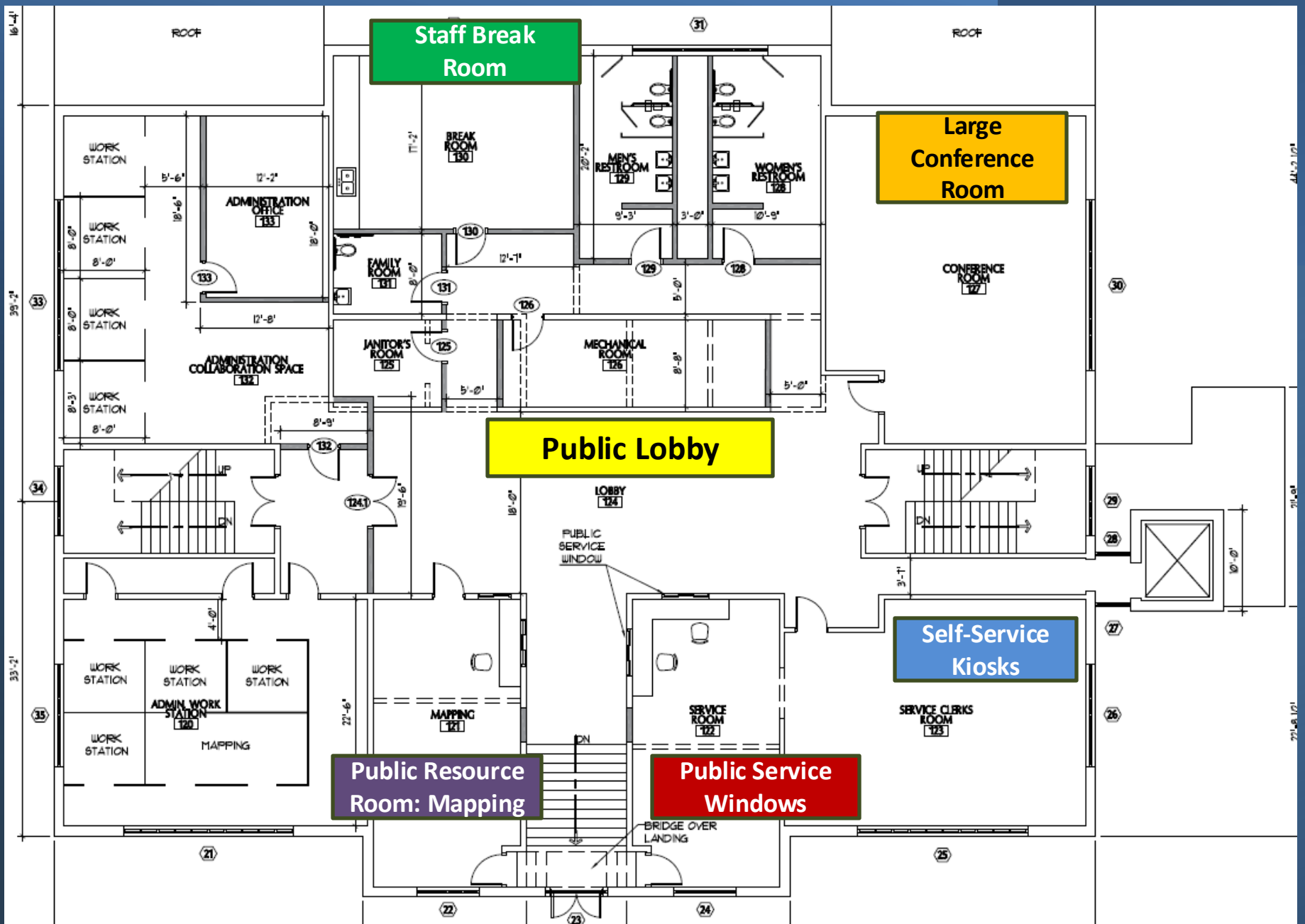
# Campus Site Plan







Lower Level



Second (Main) Level





# Staffing Projections



Suggested increase of 30-50% over course of 20-year planning period



GAD projected to require 12 to 20 new full-time staff members



# Taxpayer Remedies



ANNUAL PROTESTS PROJECTED TO  
INCREASE TO **40,000** BY 2045



STATE LAW REQUIRES AN INFORMAL  
CONFERENCE UPON REQUEST

# Probable Cost Projections

<i>Site Acquisition</i>	<b>\$1,895,000</b>
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<i>Opinion of Probable Renovation Cost</i>	<b><u>\$8,401,765</u></b>
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<b><i>Grand Total</i></b>	<b><u><u>\$10,296,765</u></u></b>
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<i>Annual Taxing Unit Funding Increase</i>	<b>16.30%</b>
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<i>As a % of Total Levy*</i>	<b>0.2383%</b>
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***\*Overall Taxing Unit Funding Increase  
is less than a quarter of a percent.***

**Financing Terms:** 20-yrs @ 6%

**\*1st Payment:** Tax Year 2027

*\*Funding obligations will not  
begin until GAD's 1st Quarter  
budget allocation payments  
are due for the 2027 tax year.*

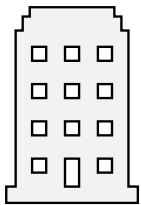


# Taxing Unit Funding Observations

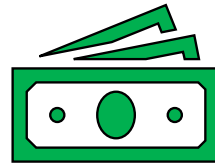
*Funding responsibility is provided in several units of measure for reference purposes.*

<i><b>Taxing Unit</b></i>	<b>Luling ISD</b>
<i><b>GAD Budget Allocation</b></i>	0.278%
<i><b>Probable Annual Funding Requirement</b></i>	\$2,457.81
<i><b>Taxable Value Estimate</b></i>	\$138,028,404
<i><b>Tax Rate per \$100 of Taxable Value</b></i>	The tax rate per \$100 of taxable value is approximately \$0.001781
<i><b>Impact Statement</b></i>	This tax rate represents 0.18% of one cent per \$100 of taxable value.

# Cost Mitigation Projections



Sale of Current Facility



Dedication of Annual  
Unspent Budget Funds



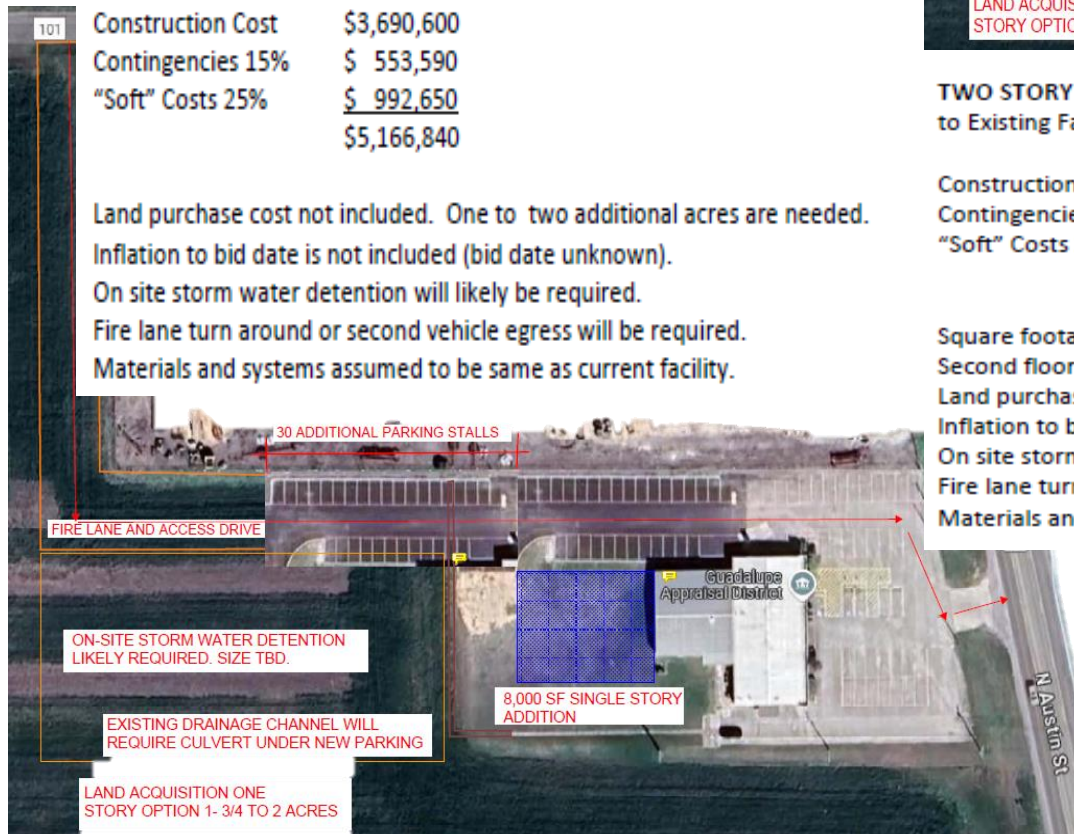
Dedication of Earned  
Interest

# Alternate Options

## SINGLE STORY 8,000 SF ADDITION to Existing Facility Including 30 Additional Parking Stalls

Construction Cost	\$3,690,600
Contingencies 15%	\$ 553,590
"Soft" Costs 25%	<u>\$ 992,650</u>
	\$5,166,840

Land purchase cost not included. One to two additional acres are needed.  
Inflation to bid date is not included (bid date unknown).  
On site storm water detention will likely be required.  
Fire lane turn around or second vehicle egress will be required.  
Materials and systems assumed to be same as current facility.



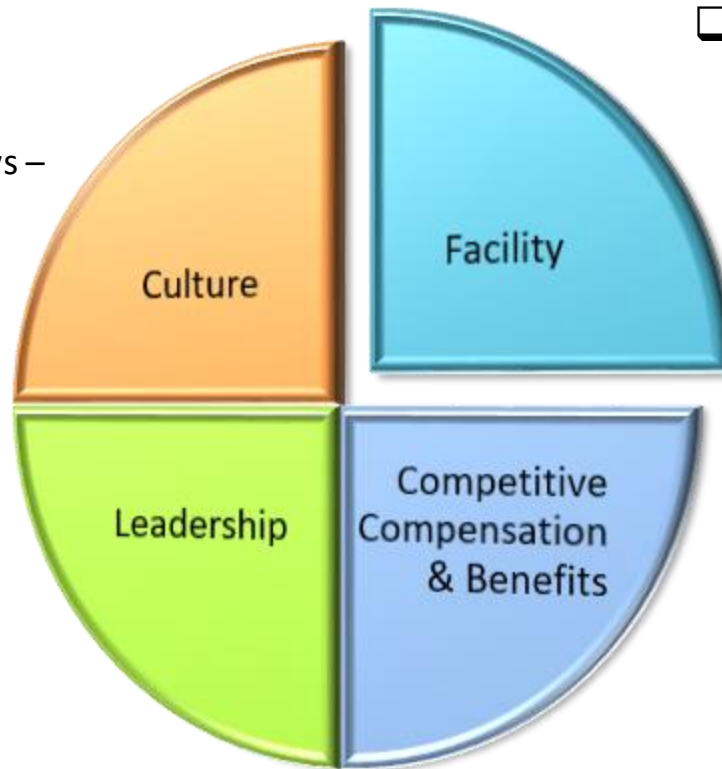
## TWO STORY 8,960 SF ADDITION to Existing Facility Including 30 Additional Parking Stalls, 2<sup>ND</sup> Floor Shell Space

Construction Cost	\$3,580,827
Contingencies 15%	\$ 537,124
"Soft" Costs 25%	<u>\$ 895,207</u>
	\$5,013,158

Square footage increased to account for elevator and 2 stairs.  
Second floor not finished out initially. No a/c, no plumbing, limited electrical.  
Land purchase cost not included. At least one additional acre is needed.  
Inflation to bid date is not included (bid date unknown).  
On site storm water detention will likely be required.  
Fire lane turn around or second vehicle egress will be required.  
Materials and systems assumed to be same as current facility.



# Final Thoughts



- ✓ Successfully Passed Annual Comptroller Oversight Reviews – 2008 to Present

- ❑ Modernized facility, Sufficient space to meet demands of growth for next 20 years.

- ✓ Executive Management Team: An Average of 22 years in Service to District

- ✓ Implemented Grade & Step System in 2025 bringing compensation to competitive marketplace levels.

Questions....



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