



Wilson County Appraisal District  
Current Building & New Building Project

# Wilson Appraisal District



## Passage of Resolution 2026-02

### Resolution 2026-02

#### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WILSON COUNTY APPRAISAL DISTRICT REGARDING THE ACQUISITION AND RENOVATION OF 3586 US HWY 181 N, FLORESVILLE, TEXAS AS THE FUTURE SITE FOR APPRAISAL DISTRICT OPERATIONS

WHEREAS the current Location of the Wilson County 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 3586 US Hwy 181 N, Floresville, 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 allows for the purchase, lease, and construction of improvements as necessary to establish and operate the appraisal office and section 6.051(b) states that this action must be approved by governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, the Board of Directors of the Wilson County Appraisal District will notify the presiding officer of each governing body entitled to vote on the approval to purchase property which is situated in Wilson County;

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WILSON COUNTY APPRAISAL DISTRICT:

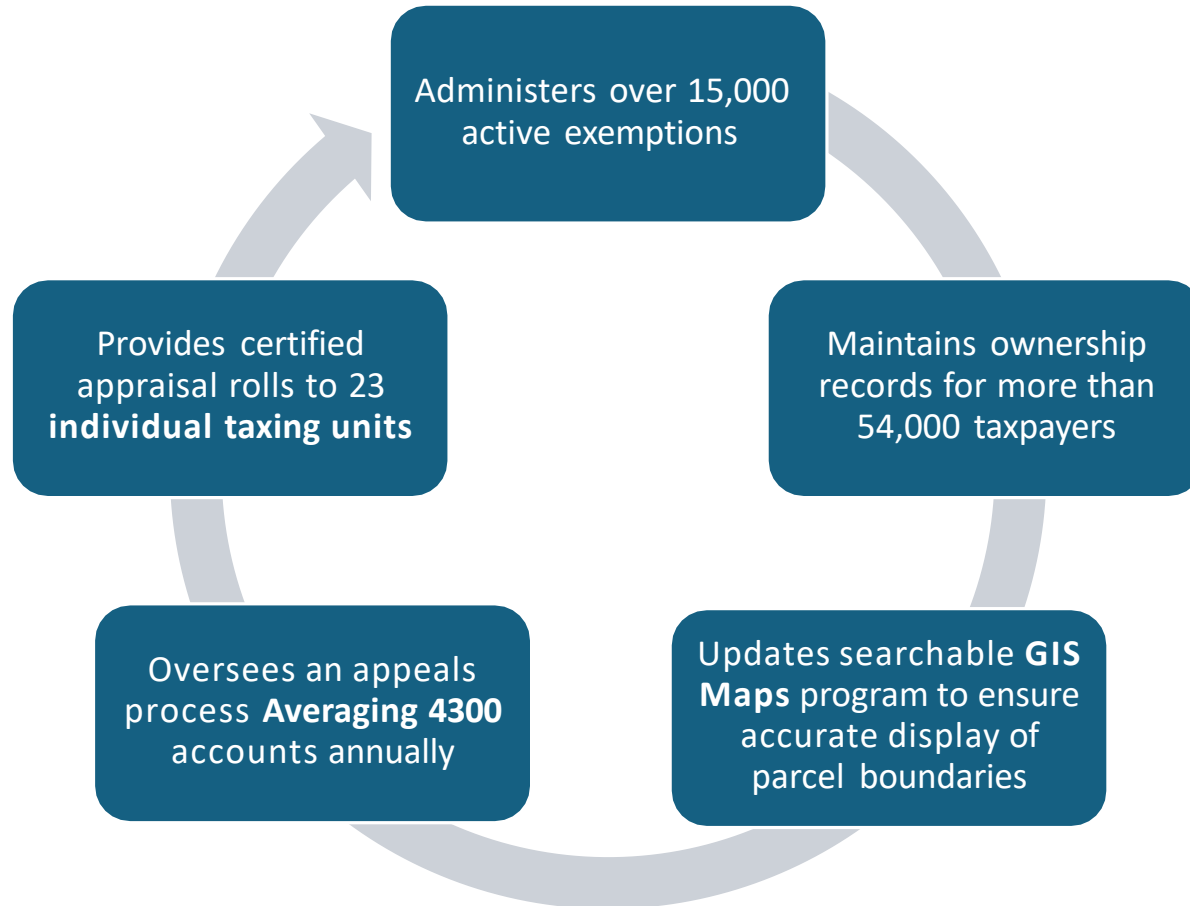
- Approval of Acquisition and Renovation:** The Wilson County Appraisal District Board of Directors desires to seek approval to purchase and renovate the property located at 3586 US HWY 181 N, Floresville, Texas for use as the future site of the Wilson County Appraisal District operations.
- Notification 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.
- Implementation:** Upon receiving the necessary approvals from the governing bodies of three-fourths of the taxing units entitled to vote on the budget, the chief appraiser is hereby authorized to negotiate the final terms of the Agreement and related financing documents and to execute all such documents on behalf of the District to accomplish the goal of the purchase and renovation of the property.
- Effective Date:** This resolution shall take effect immediately upon its passage.

Passed and approved This the 4th day of May 2026.

Board Chairman

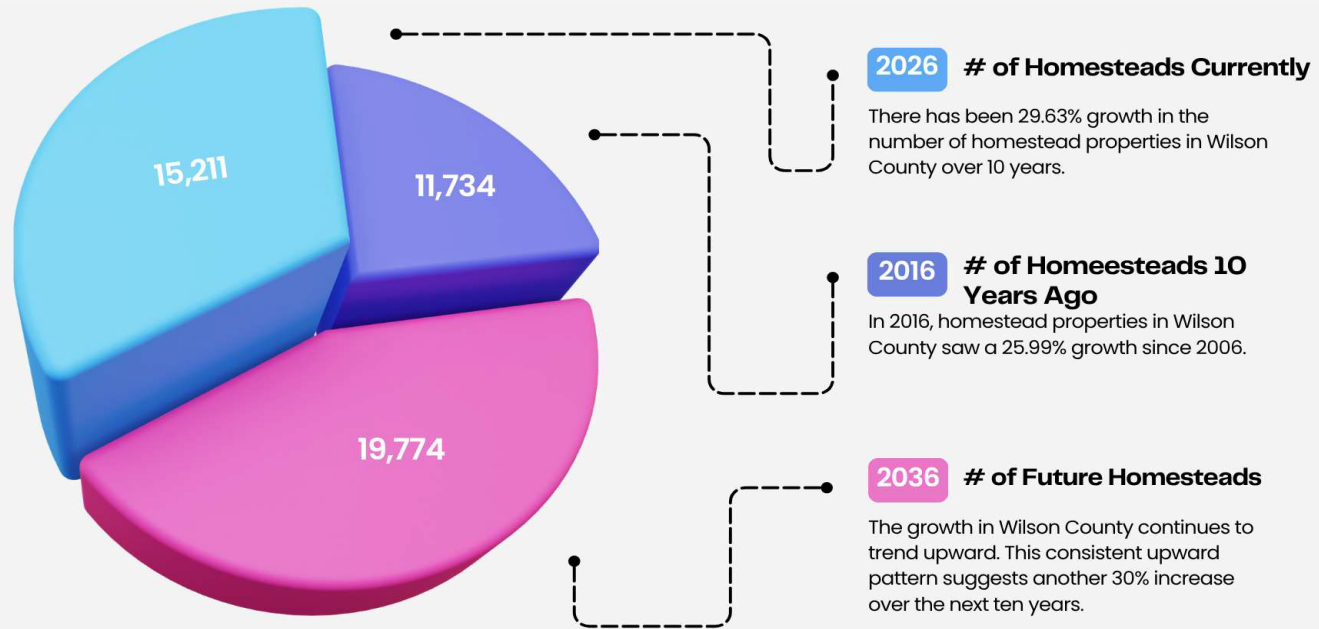
Board Secretary

# More than just Appraising .....

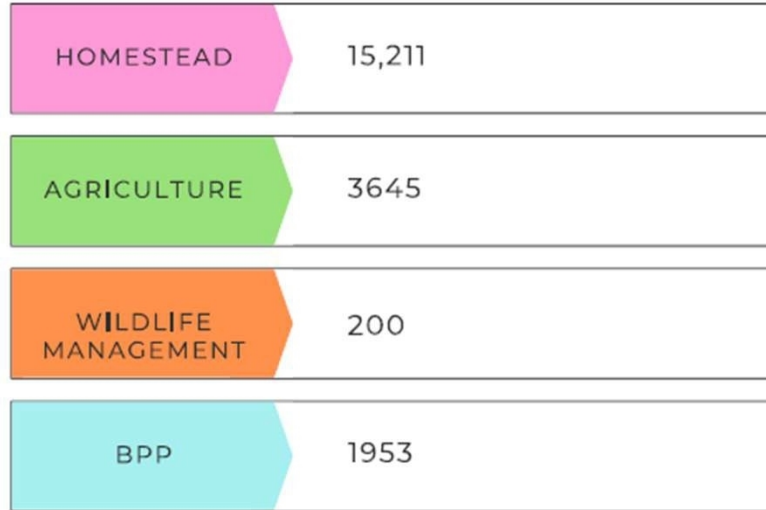


## Homestead Exemption Statistics

# WILSON CAD



ACCOUNTS WITH  
APPLICATION PROCESSING



As of 3/20/2026

# Current Facility Challenges



Appraisal Card for Property ID: 38971 (version 8.51.1.0003 - 02/20/2026)

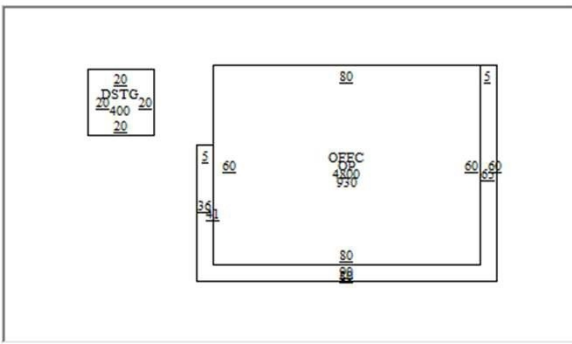
WILSON COUNTY APPRAISAL DISTRICT		PROPERTY APPRAISAL INFORMATION 2025		Entities		Values	
PROPERTY	38971 R 07-23-1998	OWNER ID	WILSON COUNTY APPRAISAL DIST	CAD	100%	IMPROVEMENTS	649,990
Legal Description	DBA WILSON CAD	44137	1611 RAILROAD ST	CF	100%	LAND MARKET	+ 50,090
	FLORESVILLE SECTIONS, BLOCK SEC 9, LOT 14B, ACRES 1.0		FLORESVILLE, TX 78114	ESD#4	100%	MARKET VALUE	= 700,080
		OWNERSHIP		ESD#5	100%	PRODUCTIVITY LOSS	- 0
		100.00%		GW	100%	APPRaised VALUE	= 700,080
				HH	100%	CAP LOSS	- 0
				SARA	100%	ASSESSED VALUE	= 700,080
				SF	100%		
				WEU	100%		

2710-09000-01406 Ref ID: R38971

SITUS 1611 RAILROAD ST FLORESVILLE, TX 78114

APPR VAL METHOD: Cost

GENERAL		
JTILITIES	LAST APPR.	TMR
TOPOGRAPHY	LAST APPR. YR	2024
ROAD ACCESS	LAST INSP. DATE	11-02-2023
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON	[1] NEW PIC	
REMARKS	4/1/24 TMR: FL-OBSC COMM LAND TABLE FOR 2024. 11/2/23 TMR: ADJ SKETCH, NEW COST SCHEDULES FOR 2023. 8/23/18 DF/RRS - ADJ IMPS F/19. 5-14-2012- RRS / JC-- ADJ VALUE PER	



EXEMPTIONS	
EX-XV	Other Exemptions (including



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
06-29-1998	*****	MC BEE'S INC	WD	968 / 735

IMPROVEMENT INFORMATION																	
IB	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE/UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	OFFC	344 OFFICE	C	S-AJ	4,800.0	132.17 1	2017			634,420	100%	95%	100%	100%	100%	0.95	602,700
	CS	CONCRETE SLA	C	CS/	11,500.0	5.83 1	1998			67,050	100%	20%	100%	100%	100%	0.20	13,410
	OP	COVERED PORC	C	8/	930.0	17.01 1	2017			15,820	100%	95%	100%	100%	100%	0.95	15,030
	DSTG	DET STORAGE	C	10/	400.0	49.61 1	2017			19,840	100%	95%	100%	100%	100%	0.95	18,850
1.	COMMERCIAL			STCD: X	17,630.0		Homesite: N			737,130							649,990

IMPROVEMENT FEATURES																	

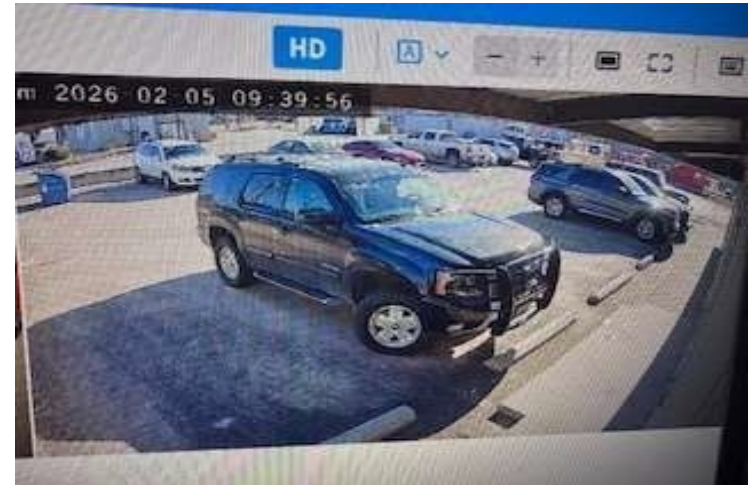
LAND INFORMATION																		
IB	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	FL COMMERCIAL		FL-OBSC	X	N	SQ	43,580.0000 SQ	1.15	50,090	1.00	1.00	A	50,090	NO	IP3		101.70	0

Current Building Appraisal Card.  
4,800 sqft on 1 Acre total

Lobby waiting area limited space with no room to expand



# Parking Lot



Normal Day in February, Not during  
Protest time ,  
6 spots left open between staff and  
taxpayers in the lobby

# Entrance / Location Problems

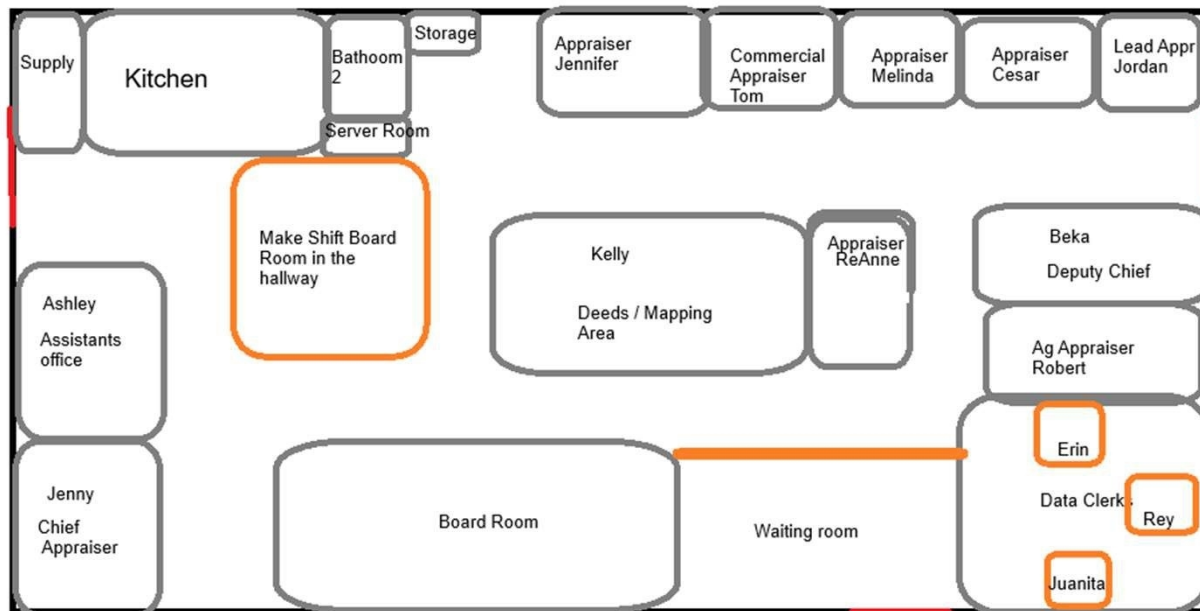


No one can find our office and the entrance to the office is horrible , However Privately owned so therefore, we can not “ improve it” .

GIS for taxpayers take them to the old school on Railroad street, where the road was Supposed to come out at.

# No room for Growth in the current building

- every office and space is filled



# ARB in Hallway Cubicle – No privacy for taxpayers during the Hearing



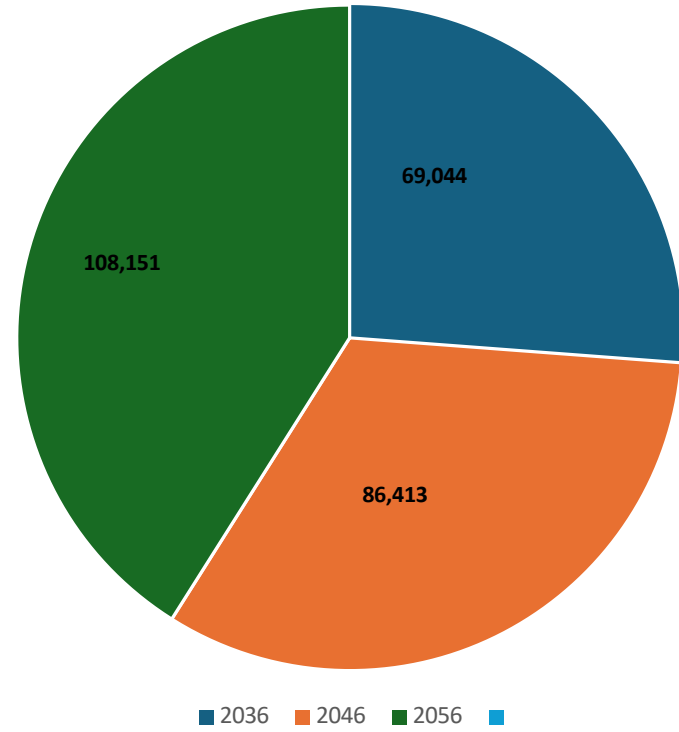
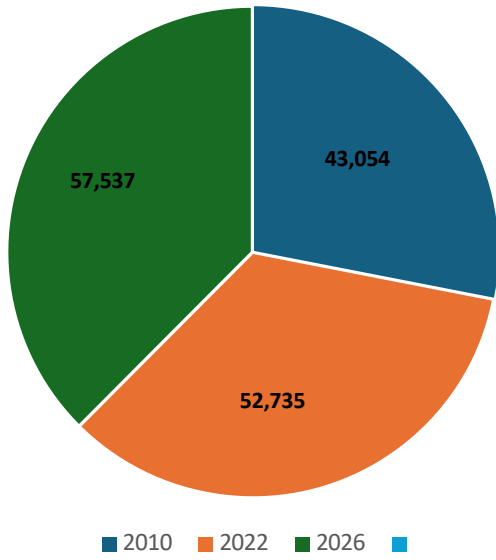
## Inadequate Restrooms

Only have 2 at the office- during busy times, that is not enough  
Also, located right next to the 2<sup>nd</sup> boardroom in the hallway



Future Population at 20.1% increase according to census estimate

2010-2022-2026 population



# Strategic Planning for Growth & Modernization

Planning Period  
2025-2065

- Facility Space – Expand square footage; integrate public-facing service areas
- Technology – Scalable CAMA system, GIS, exemptions /application online portals
- Staffing- Grow appraisal and customer support staff by 30-50%
- Public Services- Increase virtual services, multilingual access

# Proposed Acquisition & Renovation of 3586 US Hwy 181 N

A Strategic Facilities Solution for  
Wilson County Appraisal District  
with room for Future Growth



# Proposal : Purchase & Renovation of 3586 US HWY 181 N. Floresville, TX 78114



# 17 offices on the 1<sup>st</sup> floor, 10 offices on the 2<sup>nd</sup> floor



3586 U.S. Hwy 181 N. Floresville 78114  
 TOTAL APPROX. FLOOR AREA 8,991 SQ.FT.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

FIRST FLOOR : 6,970 SQ.FT.  
 SECOND FLOOR : 2,021 SQ.FT.  
 TOTAL AREA : 8,991 SQ.FT.  
 San Antonio Board of Realtors

# Security and Safety will be a top priority

- ARB side of the building
- No taxpayers on the Staff side of the building
- 6 Bathrooms ( currently 2)
- Multiply Board rooms for ARB panels
- Offices on the second floor would be for future growth in the years to come
- Over 50 parking spots ( currently 26 )
- Highway 181 Frontage
- 5 acres for more parking or any addition's needed in the future
- Add locking doors on Jenny & Ashley's office



# Renovation List

- Glass wall / locking door for front counter and into right hand side of the office space
- Locking door on the ARB side
- Change out all exterior doors for safety purpose
  - 2 big double doors
  - 4 single doors
  - 2 double fake doors into windows
- Add Mag lock to all exterior doors
- Add keypad lock to ARB exterior door and interior lobby doors
- Flooring – either stain concrete or change out flooring – NO carpet
- Tint windows to see out not in
- Fence around CAD parking in back for safety reasons
- Possibly remove a wall in ARB side to make a bigger board room to have 2 big ones on that side .



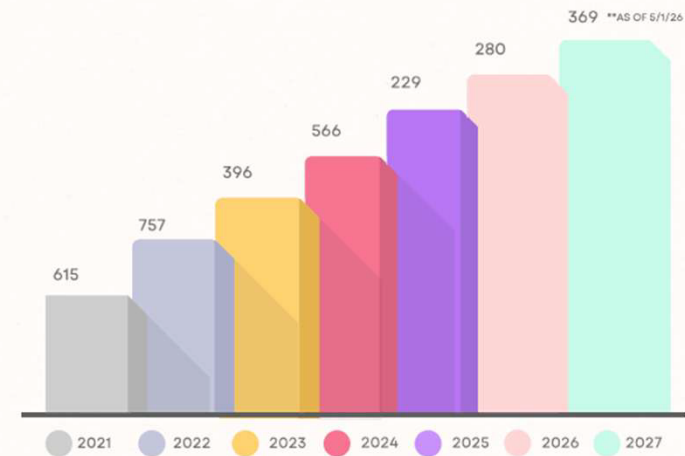
We will need more staff as the county continues to grow

### NEW NEIGHBORHOODS

YEAR	#
2016	5
2017	2
2018	4
2019	5
2020	6
2021	12
2022	8
2023	11
2024	8
2025	7
2026	4
2027 **As of 5/01/2026	5

PLATS FILED AFTER JAN 1 ARE NEW NEIGHBORHOODS FOR THE FOLLOWING TAX YEAR

### Increase in Accounts NEW LOTS, LAND SPLITS, MOBILE HOMES



# Probable Cost Projections

Financing Terms: 20 years @ 4.9%

1<sup>st</sup> Payment : Tax Year 2027

\* Funding obligations will not begin until WCAD's 1<sup>st</sup> quarter budget allocation payments are due for the 2027 tax year.



***\* Overall Taxing Unit Funding Increase is less than a quarter of a percent.***



	2026 Budget Allocation	2027 Budget Allocation	Increase in Budget
WILSON COUNTY	\$541,572.75	624,813.57	\$83,240.82
FLORESVILLE ISD	\$416,739.17	\$487,246.33	\$70,507.16
LA VERNIA ISD	\$379,011.31	\$434,123.05	\$55,111.74
POTH ISD	\$108,584.80	\$122,716.17	\$14,131.37
STOCKDALE ISD	\$71,489.30	\$93,315.38	\$21,826.08
FALLS CITY ISD	\$8,514.26	\$8,766.30	\$252.04
NIXON SMILEY CISD	\$16,921.79	\$17,475.41	\$553.62
FLORESVILLE CITY	\$67,461.13	\$80,843.30	\$13,382.17
LA VERNIA CITY	\$10,264.16	\$11,547.36	\$1,283.20
POTH CITY	\$5,751.26	\$6,852.10	\$1,100.84
STOCKDALE CITY	\$4,912.70	\$5,827.73	\$915.03
ELMENDORF CITY	\$317.06	\$354.33	\$37.27
ECLETO WATER	\$85.32	\$110.28	\$24.96
WILSON CO HOSPITAL	\$111,187.33	\$129,468.61	\$18,281.28
NIXON HOSPITAL	\$292.04	\$307.58	\$15.54
EVERGREEN UWC DIST	\$5,888.18	\$6,852.38	\$964.20
SARA	\$24,183.69	\$28,263.00	\$4,079.31
NIXON CITY	\$2,865.88	\$2,582.37	<b>-\$283.51</b>
ESD #1	\$58,907.48	\$68,619.40	\$9,711.92
ESD#2	\$20,172.53	\$23,228.19	\$3,055.66
ESD #3	\$49,802.07	\$58,025.61	\$8,223.54
ESD #4	\$51,321.99	\$59,625.02	\$8,303.03
ESD #5	\$37,601.78	\$44,349.84	\$6,748.06

Estimate of 2027 budget

# Cost Mitigation Projections



**Sale of Current Facility**

# Alternate Option - Buy Land and Build



**Commercial Land for Sale in Floresville, Texas**      **\$1,568,160**    **2 acres**

This listing represents approximately 2 acres of prime highway frontage being offered for sale out of a larger 5.27-acre tract. The remaining acreage will be listed separately. Buyer to verify exact boundaries and acreage. Seller is open to offers on the entire property - see second listing for details on the remaining land. Great opportunity for development with flexible options! Ideal for commercial use, retail, or investment! Located in a high-traffic area with excellent accessibility, this property offers maximum exposure and endless potential. Don't miss out on this prime piece of real estate in a rapidly growing area!

Commercial    Development    Undeveloped

**Location**

Street address    531 10th  
 County    [Wilson County](#)  
 Elevation    427 feet  
 Coordinates    29.1555, -98.1709 📍

**Property details**

Acreage    2 acres  
 Zoning    BUSINESS/COMMERCIAL  
 MLS #    SABOR 1858332  
 Posted    Apr 15, 2025 · 11 months ago

This is Land only Prices and  
 An Estimate for a building Cost

**3586 US Hwy 181N, Floresville, TX**  
**PID 33846**  
**Average-Good Quality Wood-Frame Office**  
**Replacement Cost New (RCN) as of 01/01/2026**  
**Source: Marshall & Swift/Corelogic**

Description	Area	RCN p/SF	RCN
1 <sup>st</sup> Floor Office	8,064	\$159.65	\$ 1,287,418
2 <sup>nd</sup> Floor Office	2,040	\$159.65	\$ 325,686
Front Porch	360	\$45.22	\$ 16,279
Back Porch	288	\$45.22	\$ 13,023
Detached Storage	765	\$49.61	\$ 37,952
Detached Storage	612	\$49.61	\$ 30,361
Asphalt Paving	30,000	\$3.94	\$ 118,200
		Total	\$ 1,828,919
		Rounded	\$ 1,829,000



**Commercial Land for Sale in Floresville, Texas**      **\$1,570,000**    **3.27 acres**

3.27 acres with development potential, just off the highway! This property is the back portion of a 5.27-acre tract - the front 2 acres with highway frontage are listed separately. This rear section offers flexibility for future development, expansion, or investment. Ideal for commercial use, storage, or a strategic land hold in a growing area. Access can be provided via easement or a future private drive. Purchase together with the frontage for a total of 5.27 acres or individually to suit your project needs.

Commercial    Development    Undeveloped

**Location**

Street address    531 3.27 Ac 10th  
 County    [Wilson County](#)  
 Elevation    420 feet  
 Coordinates    29.1555, -98.1709 📍

**Property details**

Acreage    3.27 acres  
 Zoning    BUSINESS/COMMERCIAL  
 MLS #    SABOR 1858590  
 Posted    Apr 15, 2025 · 11 months ago

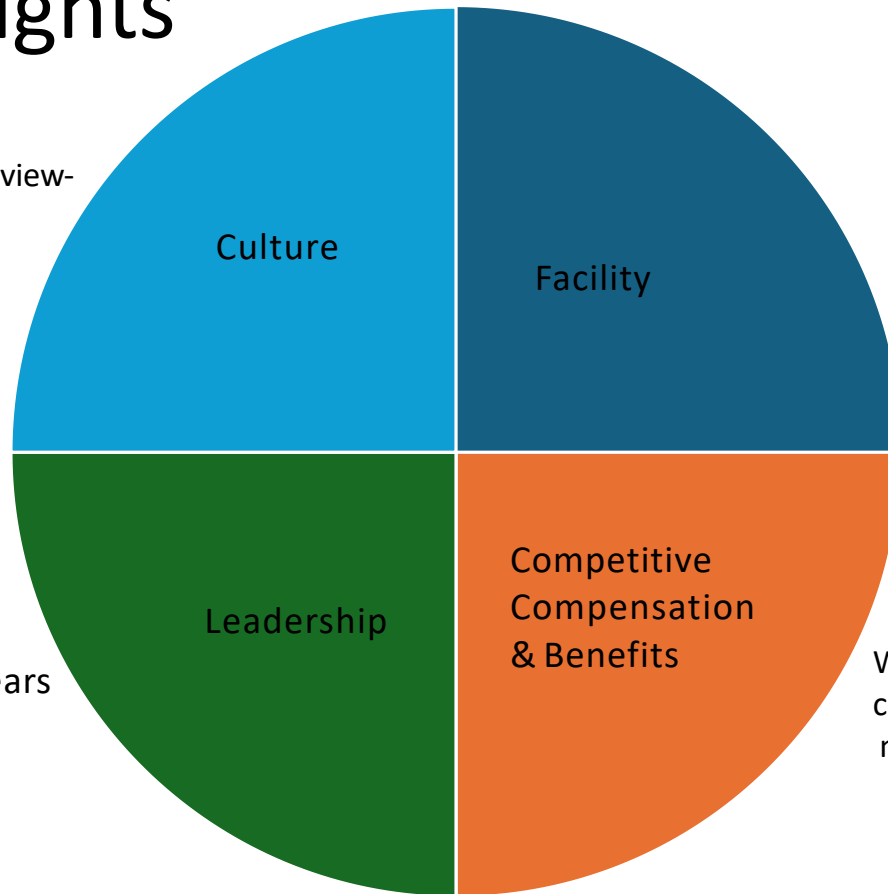
# Addition to current Building

- Low side -minimal finish out would be \$300 to \$325 a sqft for building only ( not including demo to attach current with new and city permits )
  - 5000 sqft addition – starting around \$1,500,000 to \$1,625,000 ( per JV Holdings)
  - Parking lot – current 11,500 sqft needs to be redone and additional parking added 19,000 for a total parking lot size of 31,000 sqft would be around \$345,177 . This would give WCAD about 60 parking spots - 6 inch with 4000-PSI – Additional cost would be added for striping and drainage issues in back lot.( Per Lonestar Construction Industries LLC)

This would result in a rough estimate of **\$1,972,177** on the low side per the commercial building estimate to add a 5000 sqft addition and fix/ add parking .

# Final Thoughts

Successfully Passed Annual  
Comptroller Oversight ( MAPs) Review-  
2010- current



Modernized Facility, Sufficient space  
to meet demands of growth for the  
next 30 + years.

Working to retain staff with  
compensation & benefits to  
not be a training ground for bigger CAD's

Management Team : Over 18 years  
In Service to WCAD District