



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:

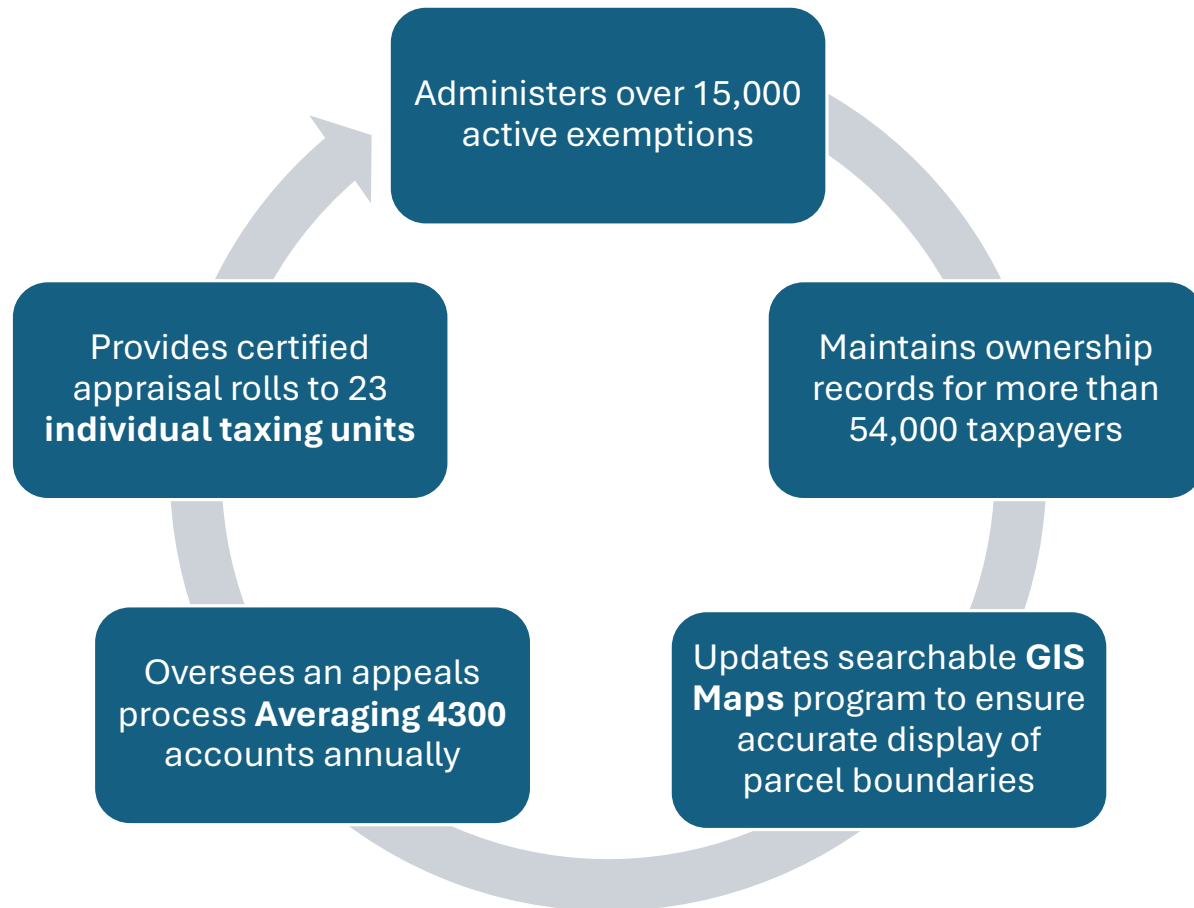
1. **Approval of Acquisition and Renovation:** The Wilson County Appraisal District Board of Directors desires to seek approval to purchase and renovate the property located at 3586 US HWY 181 N, Floresville, Texas for use as the future site of the Wilson County Appraisal District operations.
2. **Notification 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 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.
4. **Effective Date:** This resolution shall take effect immediately upon its passage.

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

Board Chairman

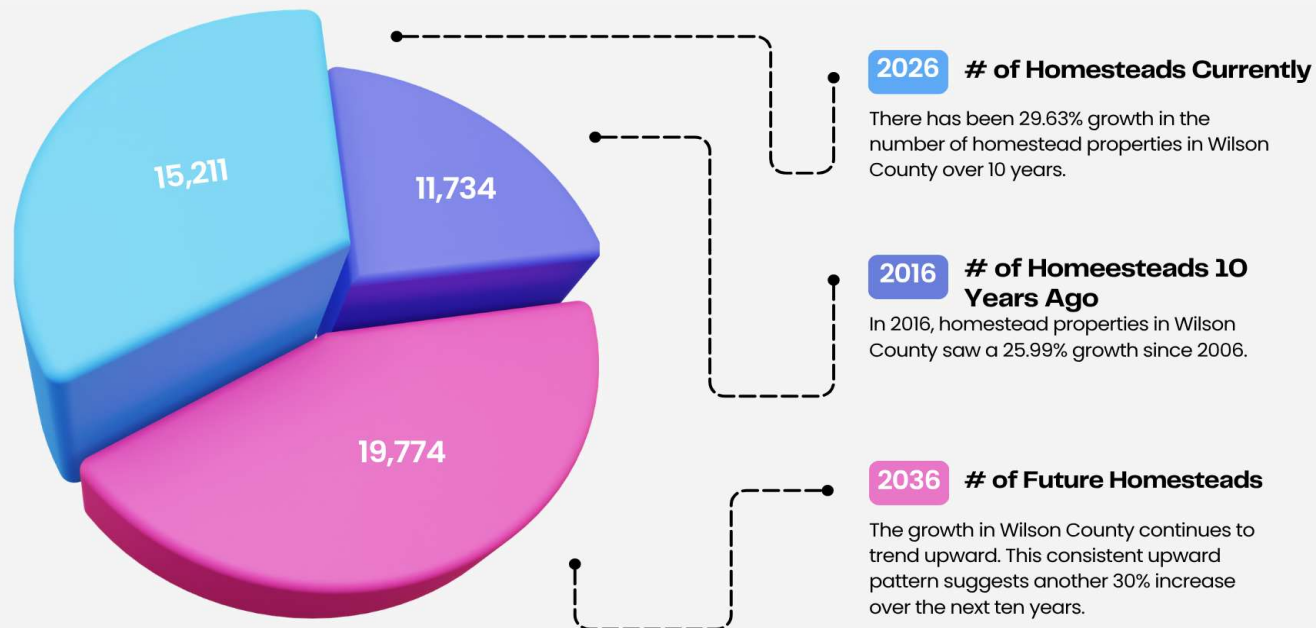
Board Secretary

More than just Appraising



Homestead Exemption Statistics

WILSON CAD



ACCOUNTS WITH APPLICATION PROCESSING

HOMESTEAD	15,211
AGRICULTURE	3645
WILDLIFE MANAGEMENT	200
BPP	1953

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	44137	WILSON COUNTY APPRAISAL DIST	CAD	100%	IMPROVEMENTS	649,990
Legal Description	DBA WILSON CAD					1611 RAILROAD ST	CF	100%		
FLORESVILLE SECTIONS, BLOCK SEC 9, LOT 14B, ACRES 1.0						FLORESVILLE, TX 78114	ESD#4	100%	LAND MARKET	+
				OWNERSHIP			ESD#5	100%	MARKET VALUE	=
				100.00%			GW	100%		700,080
							HH	100%	PRODUCTIVITY LOSS	-
							SARA	100%		0
							SF	100%	APPAISED VALUE	=
							WEU	100%		700,080
									CAP LOSS	-
										0
									ASSESSED VALUE	=
										700,080

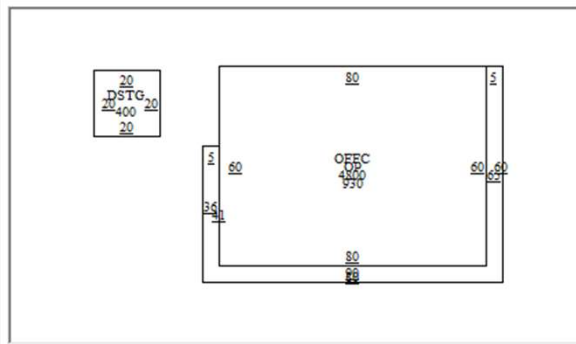
2710-09000-01406 Ref ID2: R38971

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		

BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
06-29-1998	****	MC BEE'S INC	WD / 968 / 735



EXEMPTIONS	
EX-XV	Other Exemptions (including



SUBD: S2710		NBHD:		IMPROVEMENT INFORMATION													
#	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-A/	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

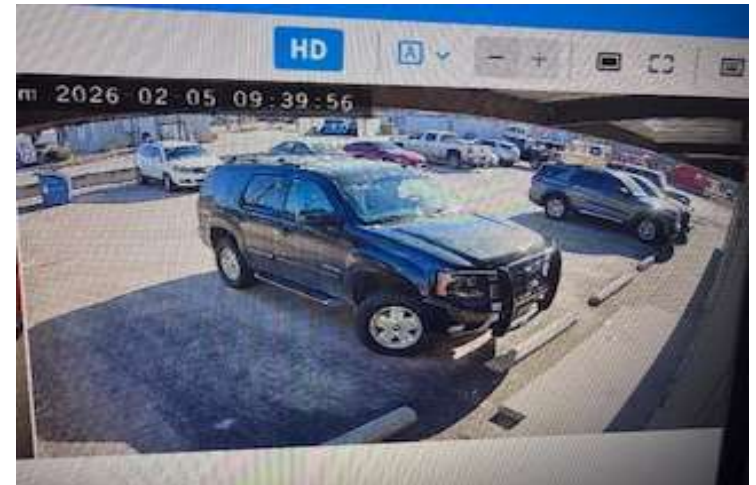
SUBD: S2710		NBHD:				LAND INFORMATION							IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0		
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE			
1.	FL COMMERCIAL		FL-OBSC	X	N	SQ	43,580.0000 SQ	1.15	50,090	1.00	1.00	A	50,090	NO		IP3	101.70	0			
													50,090					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

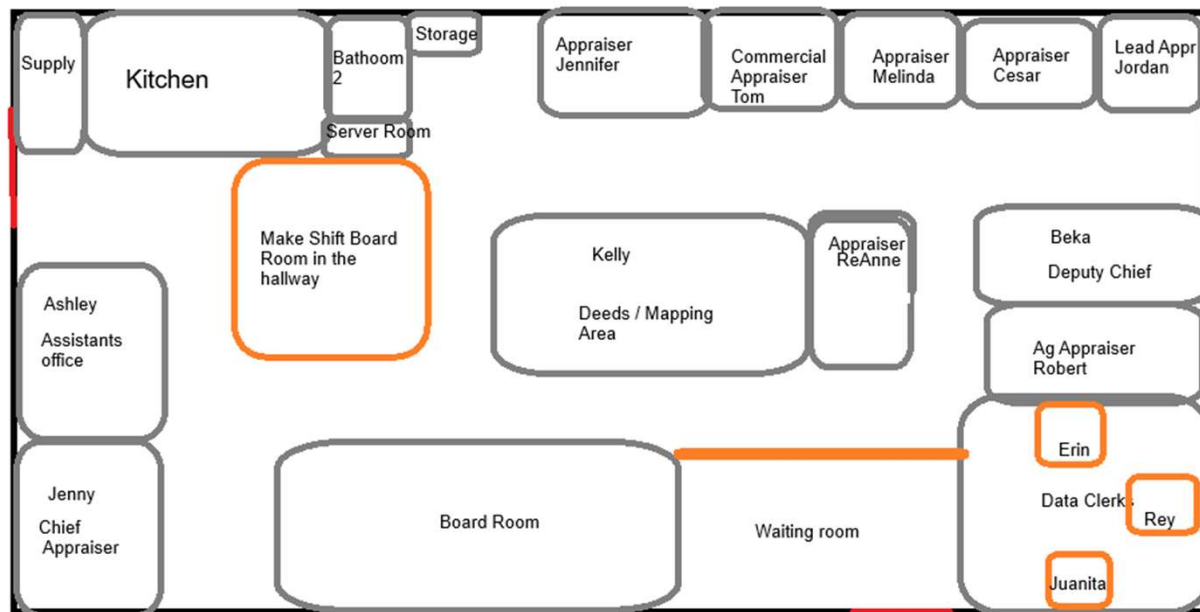


No one can find our office and the entrance to the office is horrible , However Privately owned so therefore, we can not “ improve it” .

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

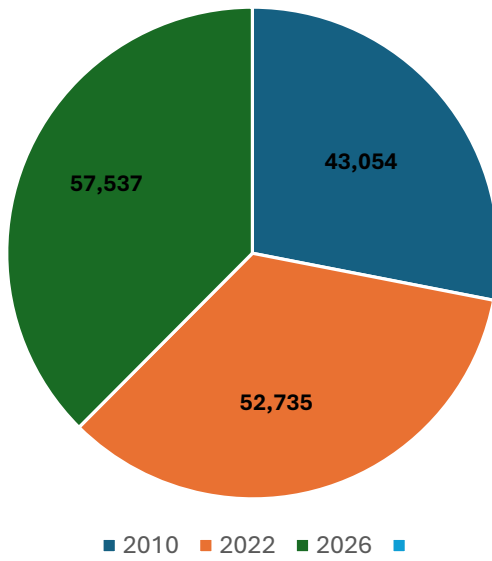


Inadequate Restrooms

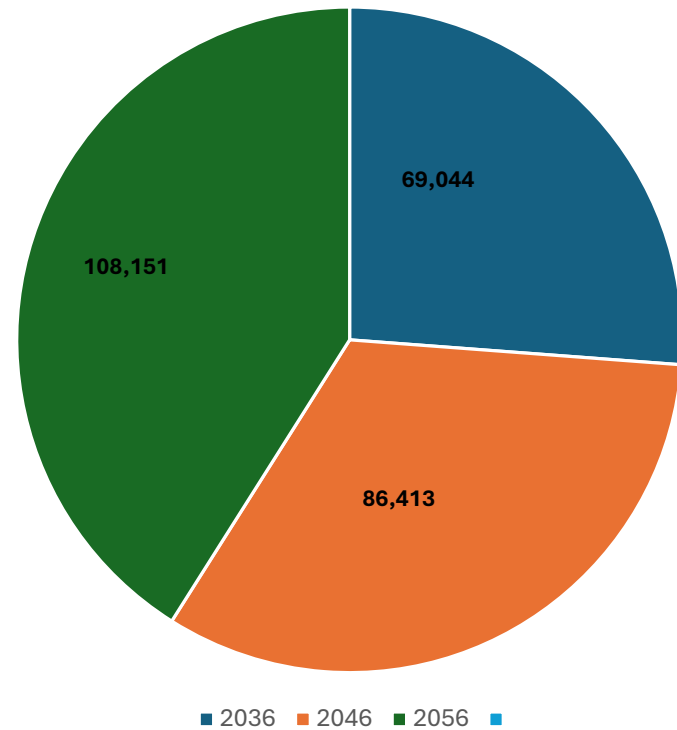
Only have 2 at the office- during busy times, that is not enough
Also, located right next to the 2nd boardroom in the hallway



2010-2022-2026 population



Future Population at 20.1% increase according to census estimate



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 1st floor, 10 offices on the 2nd floor

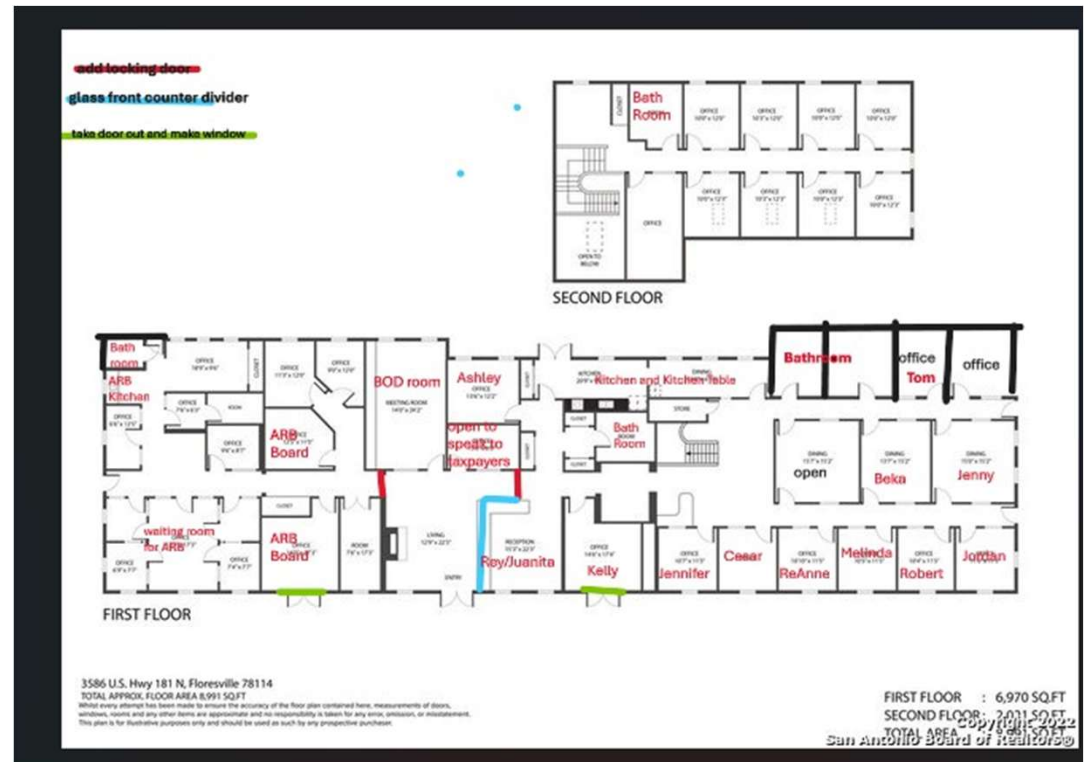


3586 U.S. Hwy 181 N. Floresville 78114
 TOTAL APPROX. FLOOR AREA 8,991 SQ.FT.
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any error, omission, 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 Health

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

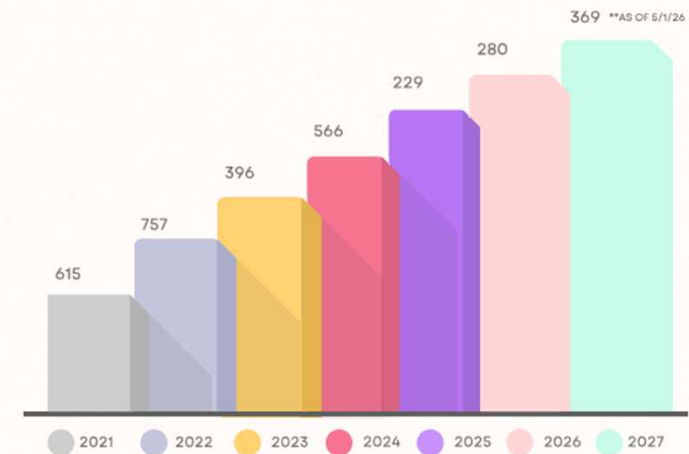
NEW NEIGHBORHOODS

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%

1st Payment : Tax Year 2027

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

• Site Acquisition	\$ 2,050,000
• Opinion of Probable Renovation Cost	\$600,000
• Grand Total	<u>\$2,650,000</u>
• Yearly payment	\$214,000
• Annual Taxing Unit Funding Increase (214,000 of 2318392)	9.2305%
• As a % of Total Levy* (214,000 of 98722107)	.2167%

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

Increase per entity per quarter Estimate

	A	B	C	D	E	F	G	H	I
7	JURISDICTION:		2025		PERCENT	ALLOCATION		QUARTERLY PAYMEN	
8									
9	WILSON COUNTY		\$26,641,275		0.26986	\$57,750.32		\$14,437.58	
10	FLORESVILLE ISD		\$20,775,579		0.21045	\$45,035.24		\$11,258.81	
11	LA VERNIA ISD		\$18,510,468		0.18750	\$40,125.16		\$10,031.29	
12	POTH ISD		\$5,232,465		0.05300	\$11,342.42		\$2,835.60	
13	STOCKDALE ISD		\$3,978,852		0.04030	\$8,624.96		\$2,156.24	
14	FALLS CITY ISD		\$373,784		0.00379	\$810.25		\$202.56	
15	NIXON SMILEY CISD		\$745,130		0.00755	\$1,615.22		\$403.80	
16	FLORESVILLE CITY		\$3,447,058		0.03492	\$7,472.19		\$1,868.05	
17	LA VERNIA CITY		\$492,365		0.00499	\$1,067.30		\$266.83	
18	POTH CITY		\$292,165		0.00296	\$633.33		\$158.33	
19	STOCKDALE CITY		\$248,487		0.00252	\$538.65		\$134.66	
20	ELMENDORF CITY		\$15,108		0.00015	\$32.75		\$8.19	
21	ECLETO WATER		\$4,702		0.00005	\$10.19		\$2.55	
22	WILSON CO HOSPITAL		\$5,520,381		0.05592	\$11,966.53		\$2,991.63	
23	NIXON HOSPITAL		\$13,115		0.00013	\$28.43		\$7.11	
24	EVERGREEN UWC DIST		\$292,177		0.00296	\$633.35		\$158.34	
25	SARA		\$1,205,121		0.01221	\$2,612.34		\$653.09	
26	NIXON CITY		\$110,109		0.00112	\$238.68		\$59.67	
27	ESD #1		\$2,925,846		0.02964	\$6,342.36		\$1,585.59	
28	ESD#2		\$990,421		0.01003	\$2,146.94		\$536.73	
29	ESD #3		\$2,474,140		0.02506	\$5,363.20		\$1,340.80	
30	ESD #4		\$2,542,337		0.02575	\$5,511.03		\$1,377.76	
31	ESD #5		\$1,891,022		0.01916	\$4,099.17		\$1,024.79	
32									
33									
34									
35									
36									
37									
38									
39	TOTAL LEVY		\$98,722,107		1.00000	\$214,000		\$53,500	
40								X 4 QUARTERS =	
41								\$214,000	

	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	-\$283.51
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 st Floor Office	8,064	\$159.65	\$ 1,287,418
2 nd 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

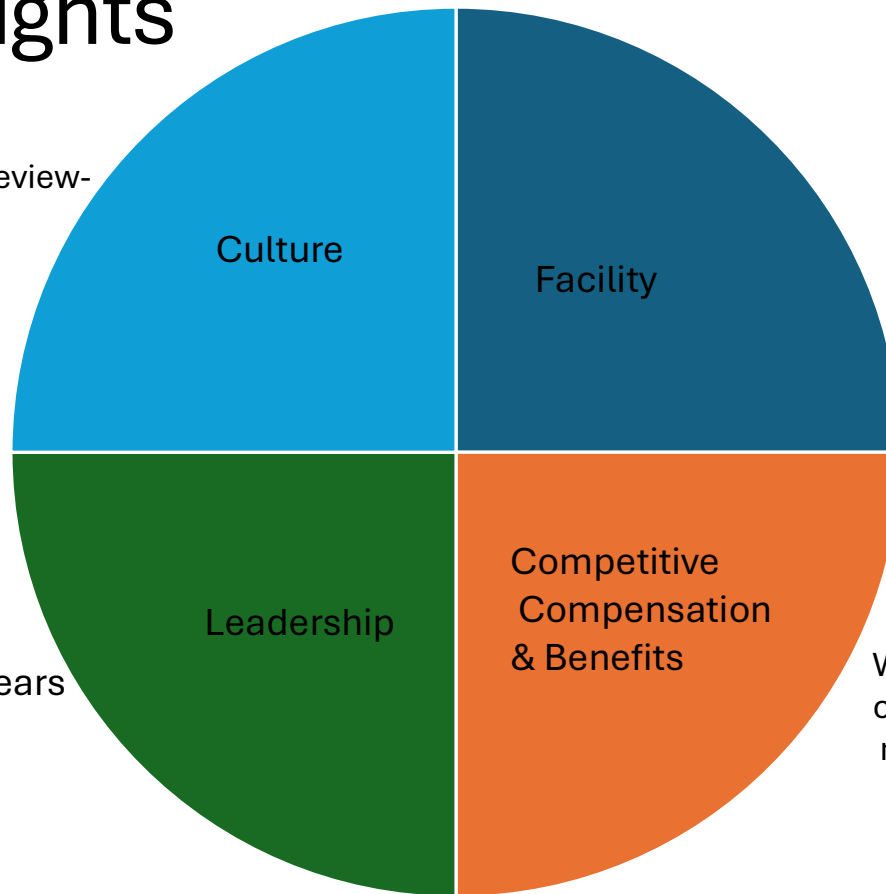
Addition to current Building

- 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