



Kendall Appraisal District
118 Market Ave
Boerne, TX 78006

COPY

RESOLUTION 2025-05 OF THE KENDALL APPRAISAL DISTRICT

WHEREAS, pursuant to Section 6.051 of the Texas Tax Code, the Board of Directors of an appraisal district may construct or renovate improvements as necessary to establish and operate the appraisal office;

WHEREAS, the Kendall Appraisal District is in need of additional office space and proposes to fill that need by the renovation and addition to its current building located at 118 Market Avenue, Boerne, TX 78006;

WHEREAS, the Kendall Appraisal District finds it to be in the public interest to approve the construction and renovation of its current building;

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

SECTION ONE: Pursuant to Section 6.051 of the Texas Tax Code, the Kendall Appraisal District hereby approves a plan to renovate and construct an approximately 5,600 square foot addition to its current building located at 118 Market Avenue, Boerne, TX 78006.

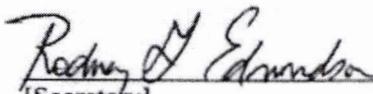
SECTION TWO: Pursuant to Section 6.051 of the Texas Tax Code, the Board of Directors of the Kendall Appraisal District hereby directs its Chief Appraiser to notify the presiding officer of each governing body entitled to vote on the approval of the proposal by delivering a copy of this resolution, together with the information showing the costs of other available alternatives to the proposal.

The foregoing resolution was moved, seconded, and approved by majority vote on the 10th day of December, 2025, in Boerne, Texas.



Chairperson, Kendall Appraisal District BOD

ATTEST:



[Secretary]

1 AN ACT

2 relating to the authority of an appraisal district to purchase,
3 finance the purchase of, or lease real property or construct or
4 finance the construction of improvements to real property.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

6 SECTION 1. Sections 6.051(a) and (b), Tax Code, are amended
7 to read as follows:

13 (b) The acquisition or conveyance of real property or the
14 construction or renovation of a building or other improvement by an
15 appraisal district must be approved by the governing bodies of
16 three-fourths of the taxing units entitled to vote on the
17 appointment of board members. This subsection does not require
18 approval by the taxing units of the financing of the acquisition of
19 real property or the financing of the construction or renovation of
20 a building or other improvement. The board of directors by
21 resolution may propose a property transaction or other action for
22 which this subsection requires approval of the taxing units. The
23 chief appraiser shall notify the presiding officer of each
24 governing body entitled to vote on the approval of the proposal by

S.B. No. 2073

1 delivering a copy of the board's resolution, together with
2 information showing the costs of other available alternatives to
3 the proposal. On or before the 30th day after the date the
4 presiding officer receives notice of the proposal, the governing
5 body of a taxing unit by resolution may approve or disapprove the
6 proposal. If a governing body fails to act on or before that 30th
7 day or fails to file its resolution with the chief appraiser on or
8 before the 10th day after that 30th day, the proposal is treated as
9 if it were approved ~~disapproved~~ by the governing body.

10 SECTION 2. Section 6.051(b), Tax Code, as amended by this
11 Act, applies only to a proposed property transaction or other
12 action for which a chief appraiser sends notification under that
13 subsection on or after the effective date of this Act. A proposed
14 property transaction or other action for which notification is sent
15 before the effective date of this Act is governed by the law in
16 effect on the date the notification was sent, and the former law is
17 continued in effect for that purpose.

18 SECTION 3. This Act takes effect September 1, 2025.

S.B. No. 2073

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 2073 passed the Senate on April 24, 2025, by the following vote: Yeas 26, Nays 5.

Secretary of the Senate

I hereby certify that S.B. No. 2073 passed the House on May 28, 2025, by the following vote: Yeas 93, Nays 49, one present not voting.

Chief Clerk of the House

Approved:

Date

Governor

- **How long has the current building been in use?**

The current KAD Building was built 15 years ago and purchased with proceeds from the sale of the previous building owned on Main Street, allowing KAD to operate since 2010 without a facility cost to our entities. In addition, over the last 15 years, KAD has returned over 1 million dollars to its contributing entities. It has operated debt free and fiscally responsibly. Now, as Kendall County has experienced and will continue to experience tremendous growth, the organization has grown and now the building needs to expand.

- **What is the intended capacity and use?**

The 4950 square foot building was intended to house 17 employees, a collections office, a breakroom, a server room, a conference room, and data storage.

- **What you're experiencing to date?**

The building is at capacity and is not functioning adequately. Just 10 years ago we had less than 1500 formal protests per year. Now, and for the last 4 years, we have 5500-7000 per year. Protests must be held at our building as both the appraiser for the parcel and the Chief or Deputy Chief Appraiser must attend. Currently these are being held in our conference room in the middle of our building inadvertently allowing the public access to all our offices and employees. This is a tremendous safety concern.

Since 2015 there has been a 27% increase in parcels we appraise for BISD, and a 30% increase in parcels countywide. Alarmingly, in each of the last 2 years, over 1000 parcels have been added and that number is projected to increase by an additional 750-1000 per year by 2027. To handle the increased workload, KAD has added an appraiser, a full-time ag appraiser, a collections person, as well as a full-time bookkeeper.

Now the building is at capacity but the need for additional personnel continues to grow with the ever-increasing parcel count. Aside from additional Appraiser and Collections space, the 6-7000 protests per year have created a need for a full time ARB facilitator to coordinate all the paperwork and scheduling. We also have a need for available space for our outsourced industrial appraiser, members of the comptrollers' office performing the PVS study and MAPS reviews, and attorneys representing us in lawsuits, to meet with our personnel onsite.

- **What you're projecting?**

Our proposed building addition will more than double the size of the current structure, and more than double KAD appraiser and collection personnel capacity. It will allow for the protests to be conducted safely in a way that keeps the public out of our offices and will allow for compliance well into the future. We would project an additional 20 years.

- **Estimated cost?**

The estimated cost for the additional 5700 sq ft will be \$1,680,000 to include design, construction of the proposed structure, sitework, parking lot expansion and redo, as well as necessary furnishings.

The financing fees will be approximately \$25,200.

- **Estimated timing?**

It is the desire of the KAD board to begin construction on 9/1/2026 and complete by 4/1/2027. No payment will be included in the KAD budget until 2027.

- **Estimated annual impact to the entities represented?**

The approximate annual impact to BISD will be \$82,600 based on 5.35% interest and BISD contributing 59% of our budget.

This translates to \$6,885 per month.

BISD Appraised Market value has increased nearly \$9 billion in the last 10 years and \$5 billion in taxable value. 158% increase TV (taxable value).

The approximate annual impact to Kendall County will be \$29,400 based on 5.35% interest and Kendall County contributing 21% of our budget.

This translates to \$2,450 per month.

Kendall County Appraised Market value has increased nearly \$13 billion in the last 10 years and \$8 billion in taxable value. 200% increase TV.

The approximate annual impact to CISD will be \$11,200 based on 5.35% interest and CISD contributing 8% of our budget.

This translates to \$935 per month.

CISD Appraised Market value has increased nearly \$900 million in the last 10 years and \$500 million in taxable value. 100% increase TV.

The approximate annual impact to the City of Boerne will be \$11,900 based on 5.35% interest and COB contributing 8.5% of our budget.

This translates to \$990 per month.

COB Appraised Market value has increased nearly \$1.2 billion in the last 10 years and \$1.5 billion in taxable value. 82% increase TV.

- **Any other information regarding the building?**

Our initial desire to address immediate needs of 4 offices and an appropriate ARB protest space was 2000 sq ft at an estimated cost of \$900,000 including site prep and parking lot redo. We did not feel we were gaining enough long term for that amount of money so decided to investigate a design to address future space needs as well as current needs.

The cost to the entities would be the same since our loan would have a shorter amortization. But phasing it out would require us to spend more in the long-term knowing we would encounter another necessary expansion in a few more years and have an increase in the construction costs as well as a disruption in our operations to achieve what we are currently proposing.

We also considered moving but current cost of commercial property in Kendall County would make moving to a new location far more expensive. Our investigation discovered office buildings in our area rent for \$25 per foot NNN, making the total annual impact of over \$250,000 plus NNN instead of \$133,000.

The proposed project gives KAD the ability to have 10650 sq ft at a cost of 1.68 million. With a cost ½ the price of renting, making the addition the best return on investment.

Ben Adam, AIA
Architect

115 JAMES ST.
Boerne, TX 78006
T: 830-446-6444

PRELIMINARY

NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for **KENDALL APPRaisal DISTRICT**

118 MARKET STREET
BOerne, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL (includes future 2nd Level)	5691 SF
TOTAL SLAB AREA	8309 SF

NOTES:

PROJECT NO. 25-DB.102

DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2



Kendall Appraisal District

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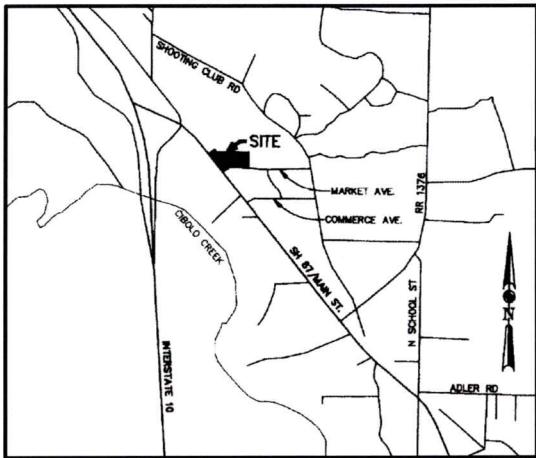
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NORTH

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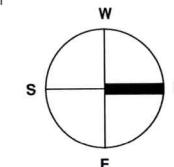
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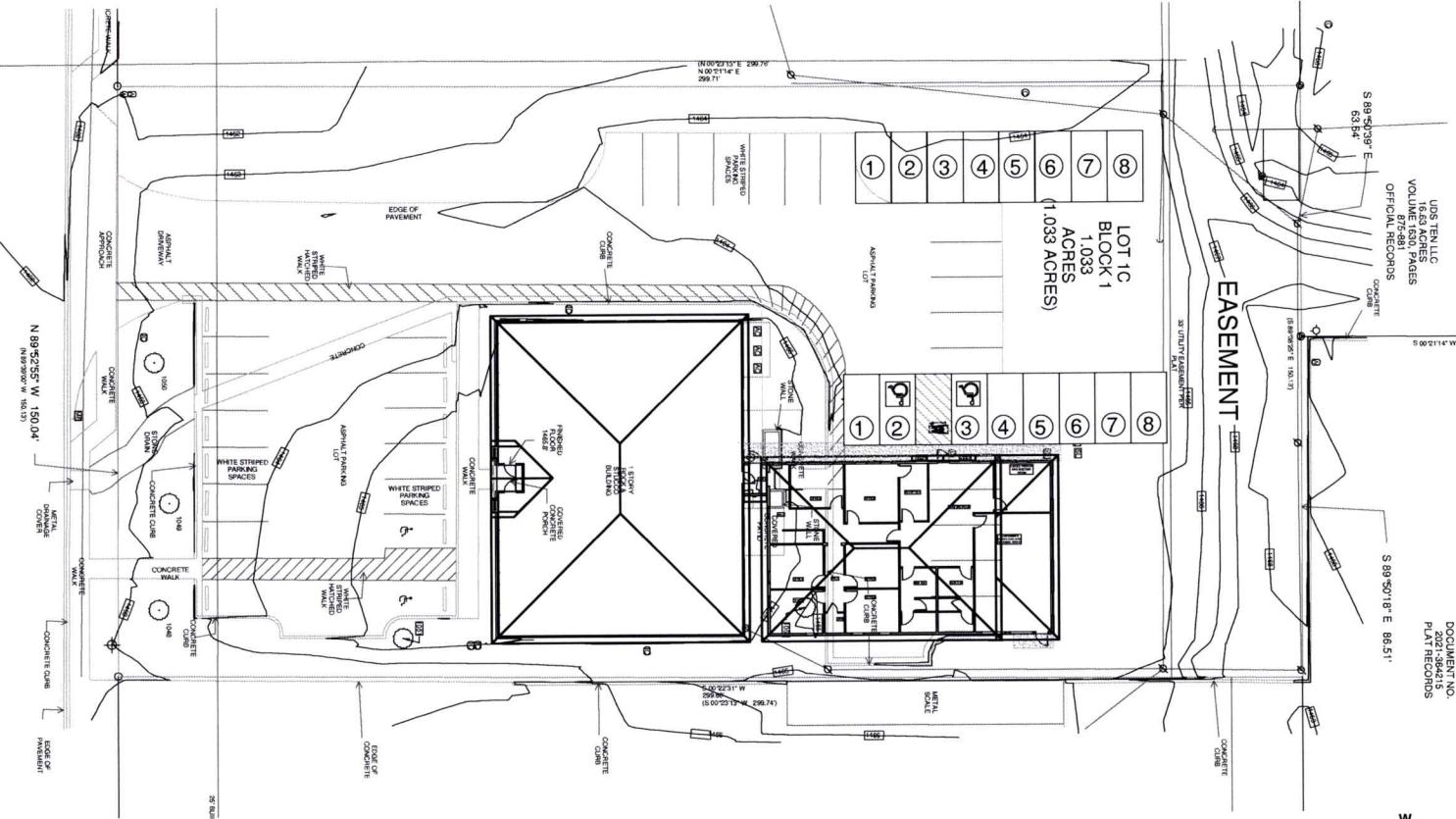


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SITE PLAN - PRELIMINARY

(60' R.O.W. PER PLAT)



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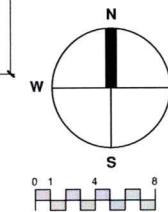
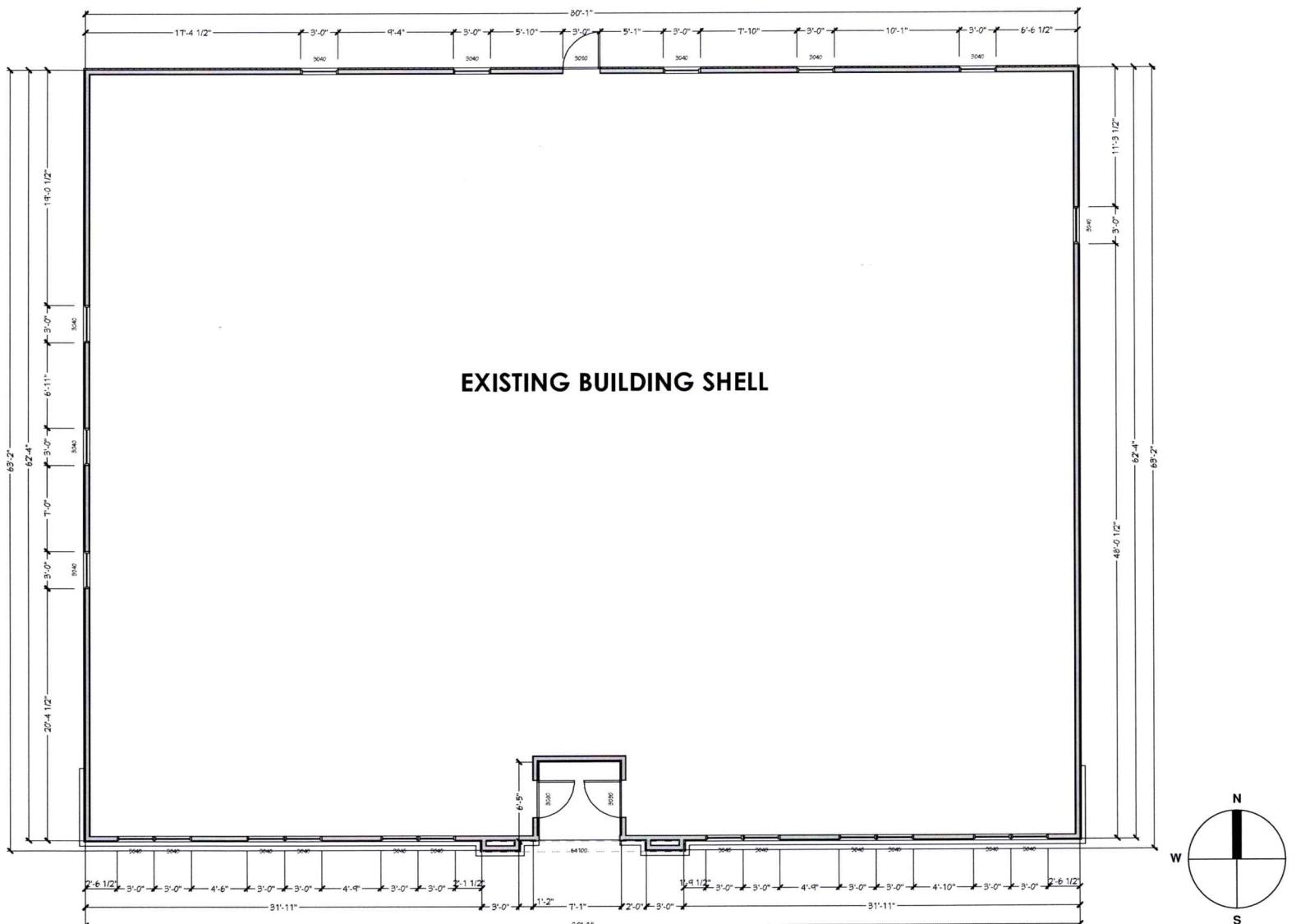
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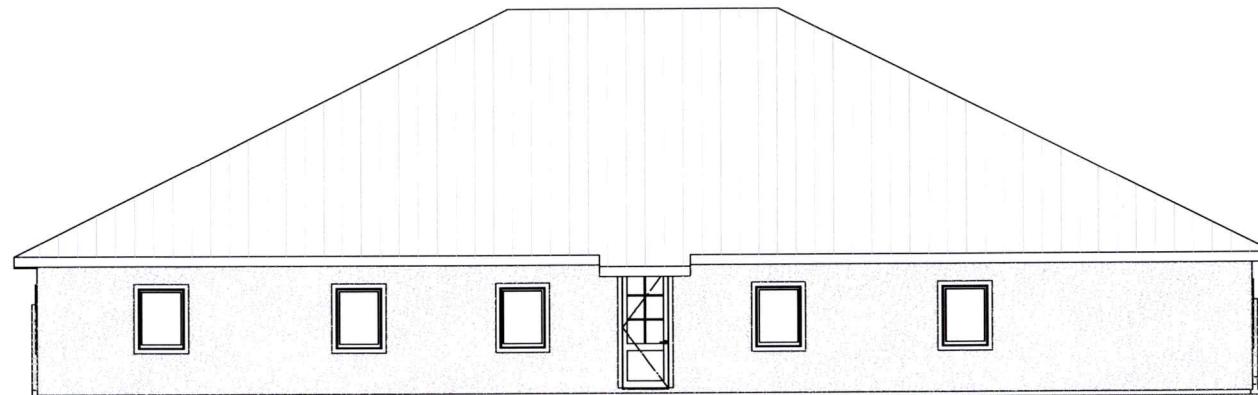
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1 EXISTING ELEV - FRONT

SCALE: 1/8" = 1'-0"



2 EXISTING ELEV - REAR

SCALE: 1/8" = 1'-0"

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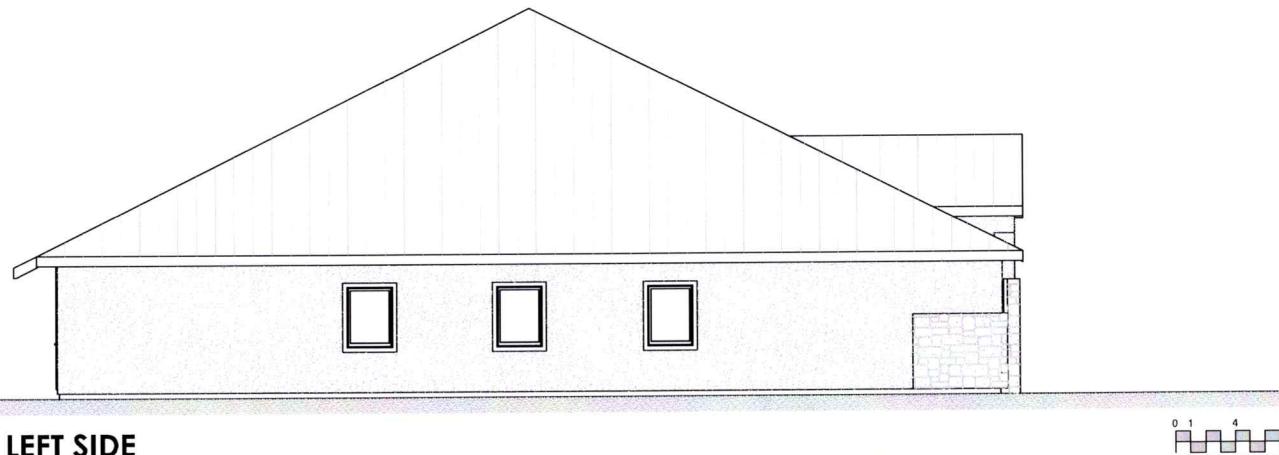
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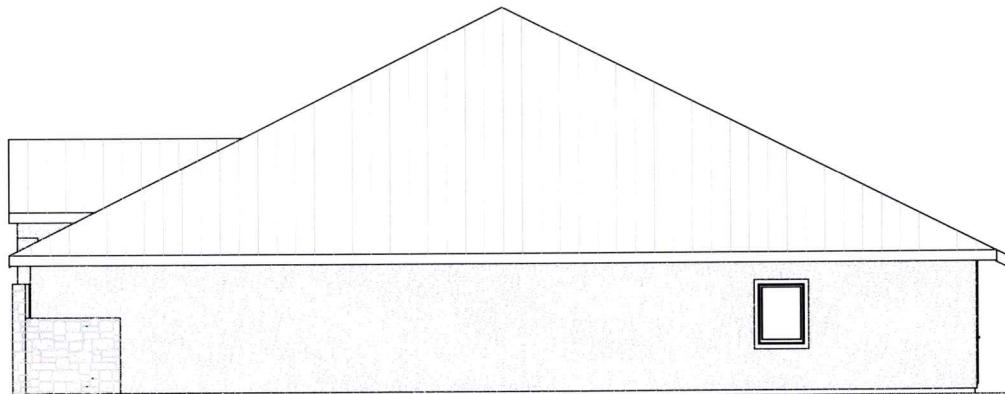
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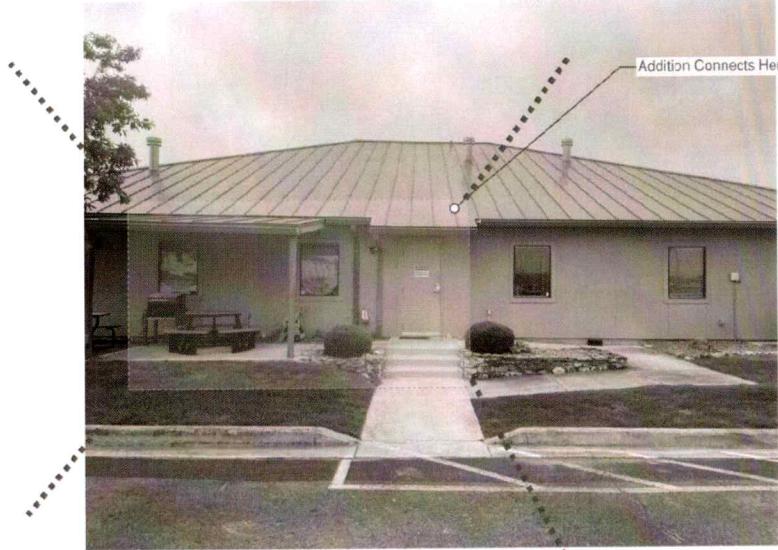
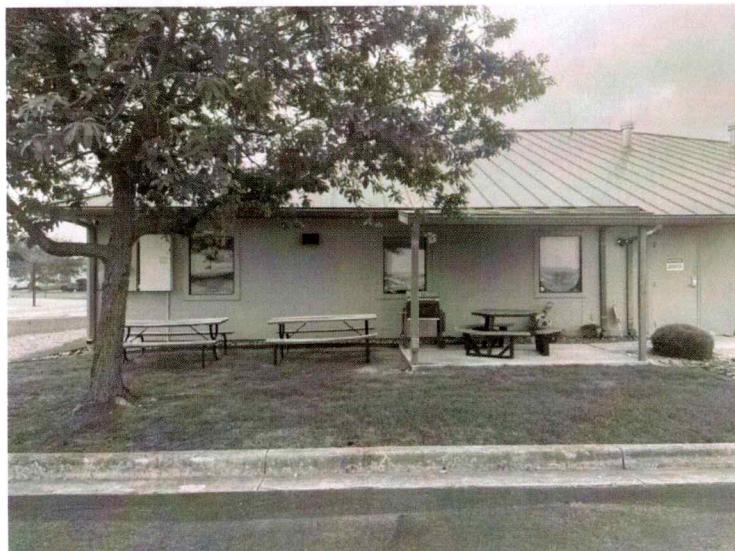
1 EXISTING ELEV - LEFT SIDE

SCALE: 1/8" = 1'-0"



2 EXISTING ELEV - RIGHT SIDE

SCALE: 1/8" = 1'-0"



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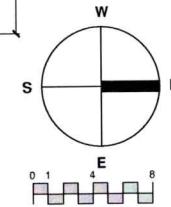
NEW BUILDING TOTAL
(includes future 2nd Level)

TOTAL SLAB AREA

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1

FLOOR PLAN - NEW ADDITION- MAIN LEVEL

SCALE: 1/8" = 1'-0"

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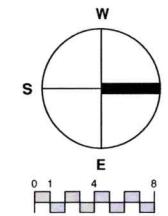
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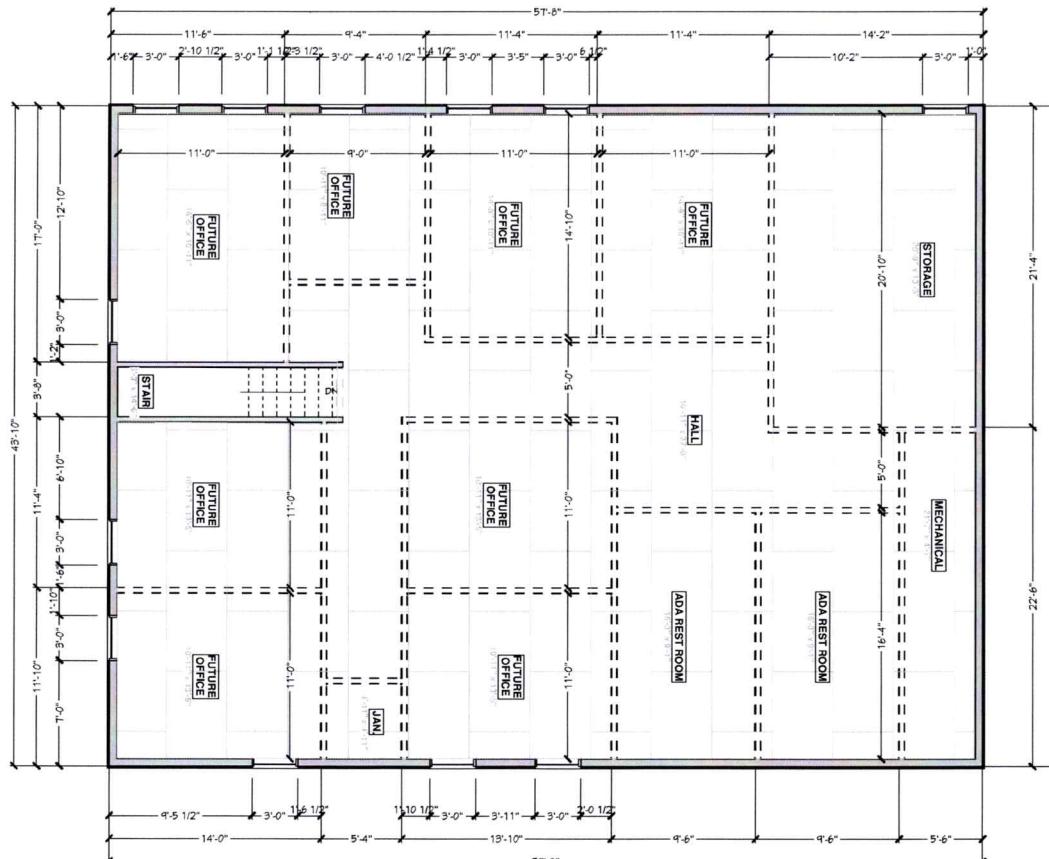
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1

FLOOR PLAN - NEW ADDITION- 2ND LEVEL

SCALE: 1/8" = 1'-0"



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TOTAL SLAB AREA	8309 SF
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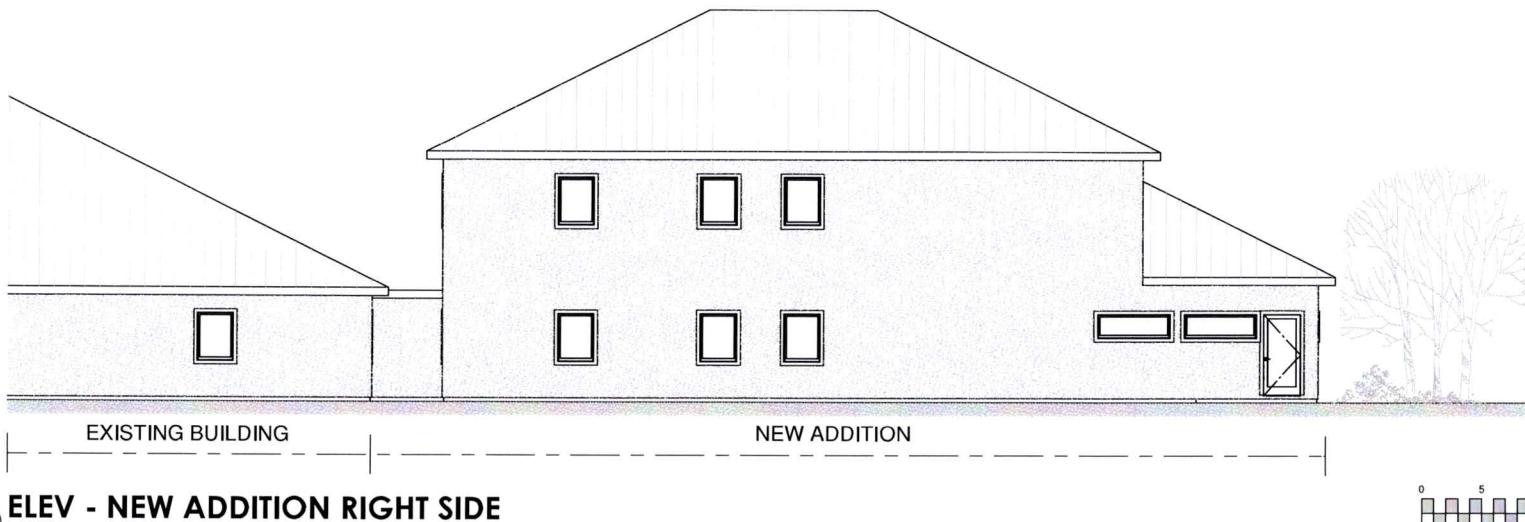
1 ELEV - NEW ADDITION LEFT SIDE

SCALE: 1/10" = 1'-0"



2 ELEV - NEW ADDITION REAR VIEW

SCALE: 1/10" = 1'-0"



1 ELEV - NEW ADDITION RIGHT SIDE

SCALE: 1/10" = 1'-0"

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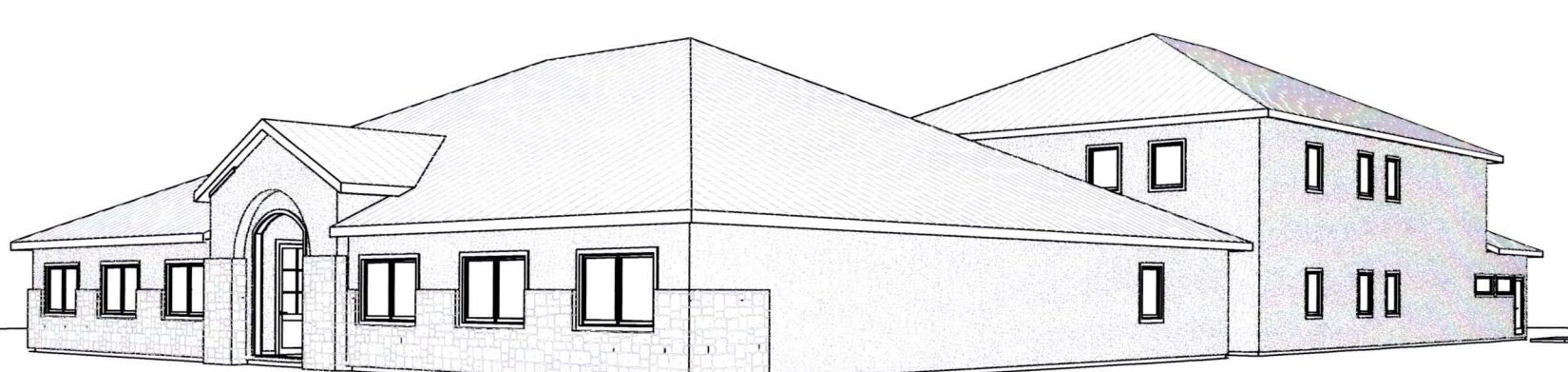
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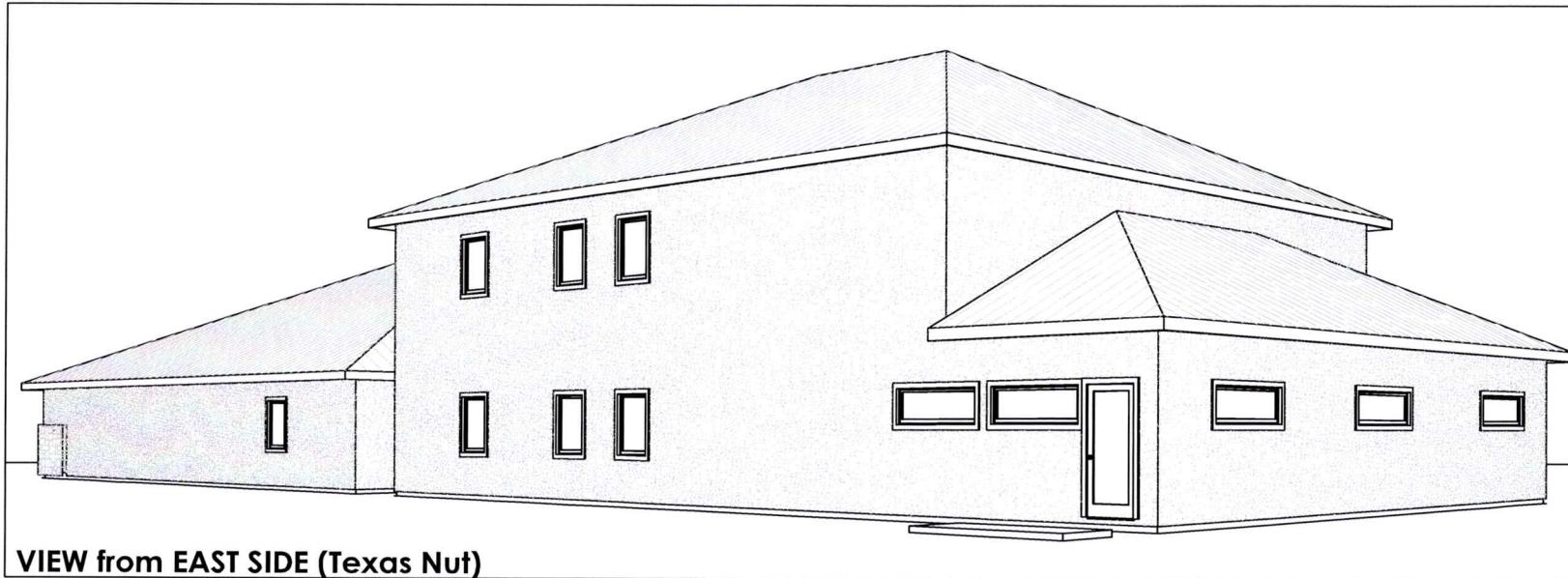
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VIEW from EAST SIDE (Texas Nut)

**SHEET
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APPROVAL, PERMIT, OR
CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2026

Addition for KENDALL APPRaisal DISTRICT

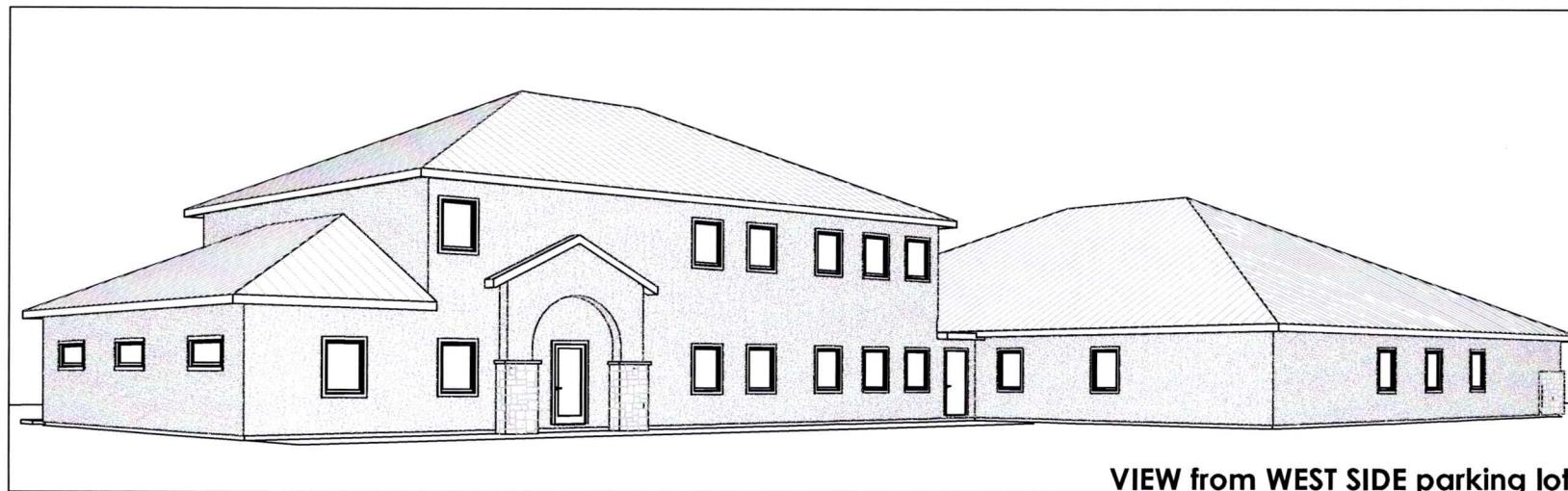
118 MARKET STREET
BOERNE, TX 78006
KENDALL COUNTY

AREA SUMMARY

CONDITIONED AREAS	
EXISTING BUILDING	4949 SF
NEW ADDITION 1ST FLR	3213 SF
NEW ADDITION 2ND FLR	2478 SF
UNCONDITIONED AREAS	
FRONT PORCH (EXISTING)	44 SF
BACK SLAB (NEW)	12 SF
NEW BUILDING TOTAL	5691 SF
(includes future 2nd Level)	
TOTAL SLAB AREA	8309 SF

NOTES:

PROJECT NO.	25-DB.102
DATE:	DESCRIPTION:
06.04.2025	CHECK PRINT
06.24.2025	REV. PLAN
10.07.2025	REV. PLAN 2



**SHEET
SD2.13**

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