

Liberty County Appraisal District Field Appraisal

The Liberty County Appraisal District's field staff is engaged in various appraisal projects throughout the year. Each project has a basic goal of verifying property characteristics, external influences, and other data. This information is used in the appraisal of property as of January 1st of each year. Correct data is essential to developing accurate estimates of value; therefore, field inspections conducted by our appraisers play a very important part in the process.

Each LCAD appraiser works from his or her own personal vehicle, which has a magnetic sign identifying the appraiser as a Liberty County Appraisal District employee. The appraiser also carries an identification badge with his or her picture, name, and their TDLR Registration number.

Typically, the appraiser will knock on the front door, identify themselves as an LCAD appraiser, and ask permission to measure the home and any other structures that are accessible.

To verify that the individual working in your neighborhood is actually a LCAD appraiser, please feel free to contact our office at 936-336-5722.

New Construction:

Our appraisers inspect neighborhoods and individual properties to observe changes in neighborhood condition, trends and property characteristics. By law, we must continually update property characteristic data to reflect changes brought about by new construction, new parcels, remodeling, demolition, and other changes. We receive information on the location of building activity through building permits from the cities and county, fire reports, data mailers, and other sources.

Sales Verification:

The appraiser physically inspects properties that have sold. The purpose of the inspection is to verify the accuracy of our data about the sales transaction information and characteristics of the property. The appraiser usually does not visit every home on the street, only those with recent sales activity.

Periodic Reinspection:

Whether or not it sells or has new construction, we try to inspect every residential property in Liberty County at least every four to six years. The appraiser will conduct an on-site inspection of properties in the neighborhood to verify characteristics and neighborhood condition. It is typical for the appraiser to visit most, if not all, of the properties on a street. During a reinspection project it is likely you will see an appraiser in your neighborhood for several days.