

Streamlining Reinspection: Leveraging Technology for Efficiency & Accuracy

TAAD Conference
2026
The Three Amigos

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IAAO: Standard on Mass Appraisal



Revised 2025 - Specifically, Section 3

Collecting and Maintaining Property
Data



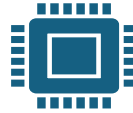
Sections 3.3.4, 3.3.5 & 3.3.6

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3.3.4 Maintaining Property Characteristics Data



Each office should establish methodologies for inspections on a regular basis



Can be conducted

On-site / in person

Virtually at a desktop utilizing various technologies

- Remote sensing
- Live video meetings
- Aerial imagery
- Street view imagery
- Drone
- Etc.

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3.3.5 Considerations for Minimum Imagery

- Prior title: “Alternative to Periodic On-site Inspections”
- Provides street view, ortho, and oblique resolution standards
- May incorporate change detection techniques (footprints)
- Remote sensing : LiDAR (light detection and ranging)
- On-site review should be done if:
 - Significant construction changes
 - Property sold
 - Area is affected by catastrophic damage

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3.3.6 (NEW Addition) Considerations for Establishing a Property Inspection Plan

- Initiating inspections
 - Building permits
 - Canvas projects
 - Appeals
 - P/O requests
 - Exemption applications

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3.3.6 Considerations for Establishing a Property Inspection Plan

- “Recent imagery can provide valuable information w/o needing to physically inspect a property”
- A regular cycle for periodic inspection should be established
 - Field and virtual
- “Property characteristics should be verified at least every 4 to 6 years; this may be adjusted provided thresholds such as a ratio study standards or other compliance metrics are met.”

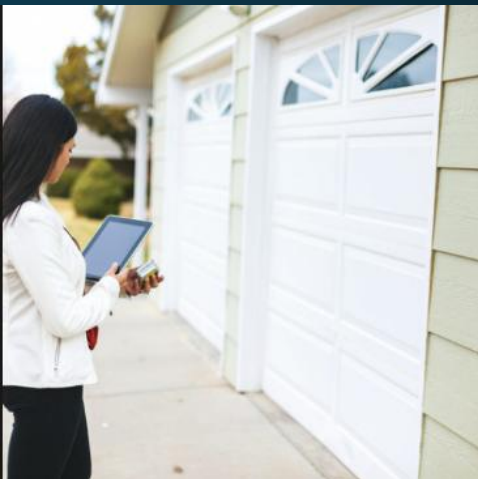
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3.3.6 Considerations for Establishing a Property Inspection Plan

- A Property Inspection Plan should
 - Detail what type of inspections should be completed and for what purpose
 - **Field inspection, use of imagery, or combination of both**
 - Detail when to use interior or exterior inspections

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The Great Debate



OR




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Imagery Options – Street Level

Initial primary use was property record cards and sales comparison grids

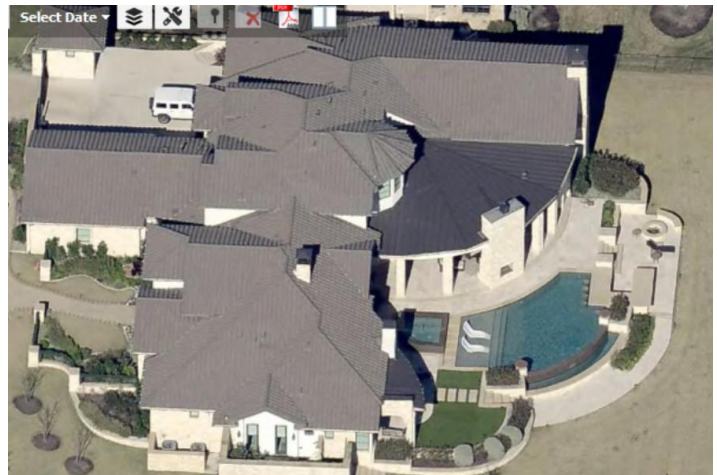
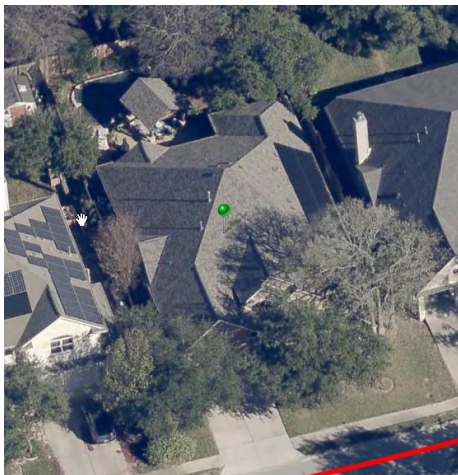
Later implementation with online protests and NOH letters

Property ID and Legal Description R465258 Tax Year: 2025 R-17-W334-607D-0009-0005 38798 - MAYFIELD RANCH SEC 7, BLOCK D, Lot 9		Owner Information RUDI, ERIK T (TOD) & KATHLEEN M (TOD) (0061580) 4001 MADISON CT ROUND ROCK, TX 78681	
Property Status Address 4001 MADISON CT, ROUND ROCK, TX 78681			
Linked Property R442957 - R-17-W001-0000-0009-FFD5			
Neighborhood L468500D		Exemptions/Spc. Vale HS	
Taxing Unit Information CRR,GWU,J01,RFM,SLE,W09			
Topography Utilities: Access: Other:			
Attributes Conest Style: Foundation: Ext. Finish: Int. Finish: Roof Style: Flooring: SLB BV SR HP CP Heat/AC: Plumbing: Fireplace: Rooms: Bedrooms: CHCA 3		Sales History Date: Price: Seller: Book / Instrument: Page: 06/17/2019: RUDI, ERIK T (TOD) & 2019099801 06/17/2019: RUDI, ERIK T & KATHLEEN M 2019099800 06/19/2008: D R HORTON TEXAS LTD 2008056038	
Improvements Type: Description: St. Cd. HS, Type: Class: Area: Area Factor: Adjusted Area: Perimeter:			

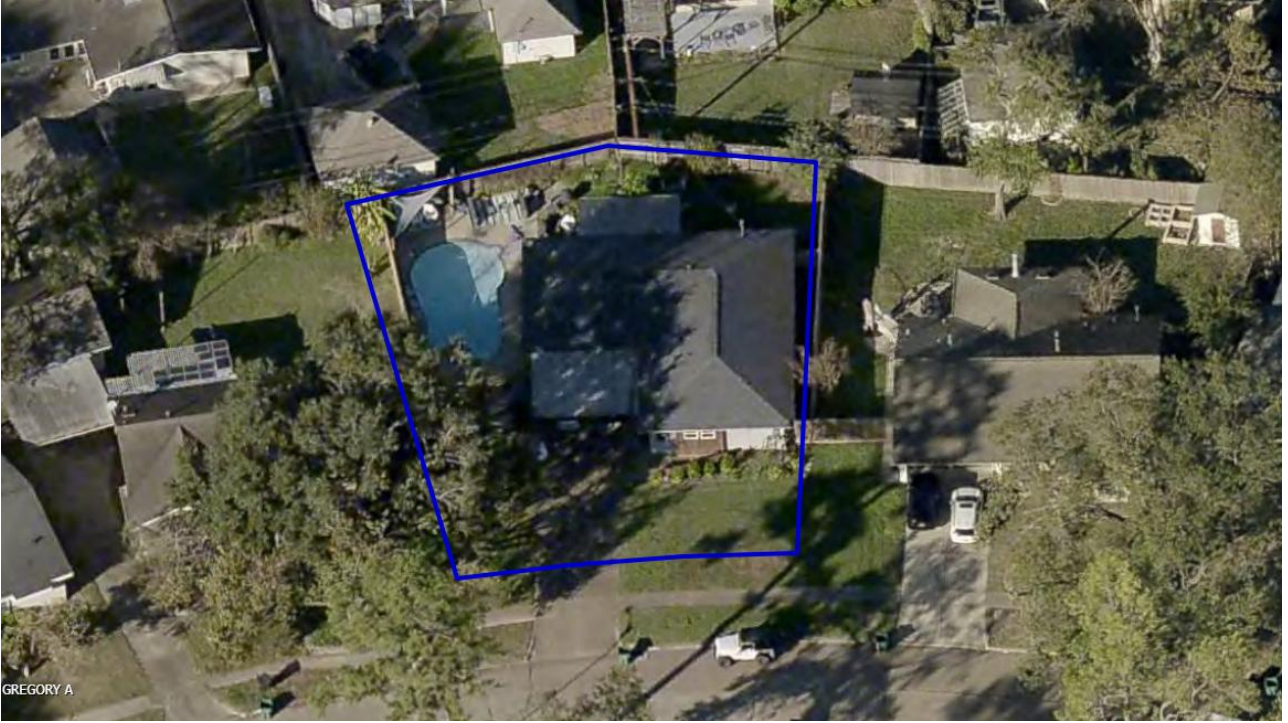
Comparable Sales Report For Property: R-11-8025-400A-0021 Comp Sheet Format: On-Line protest Comps Market Area: RURALNW						
	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R479414	R479454	R479458	R488863	R479411	R488839
Site Address	240 CORN HILL DR	628 SHALE DR	223 CORN HILL DR	209 MOONSTONE DR	228 CORN HILL DR	317 TURQUOISE WAY
Neighborhood Code	J204407G	J204407G	J204407G	J204407G	J204407G	J204407G
Aces	0.000	0.000	0.000	0.000	0.000	0.000
Est Year Built/Class	2007 / R2	2007 / R2	2007 / R2	2007 / R2	2007 / R2	2007 / R2
Actual Year Built	2007	2007	2007	2007	2007	2007
Living Area SF	1,540	1,540	1,550	1,580	1,540	1,604
Living Area Value	\$123,446	\$123,446	\$123,148	\$125,531	\$123,446	\$125,850
Non-Living Area Value	\$22,075	\$21,243	\$20,895	\$20,975	\$33,107	\$18,674
Land Value	45,765	45,765	45,765	45,765	45,765	45,765
Sale Date						
Sale Price						
Time Adj	799	3200	2150		2003	
Living Area Value Adj	\$0	\$298	\$-2,085	\$0	\$-2,404	\$0
Location Adj	\$0	\$0	\$0	\$0	\$0	\$0
Deprecation Adj						
Non-Living Area Value Adj	\$932	\$1,190	\$1,100	\$-11,032	\$3,401	
Land Value Adj	0	0	0	0	0	0
Adjusted Sale Price						
Photo						

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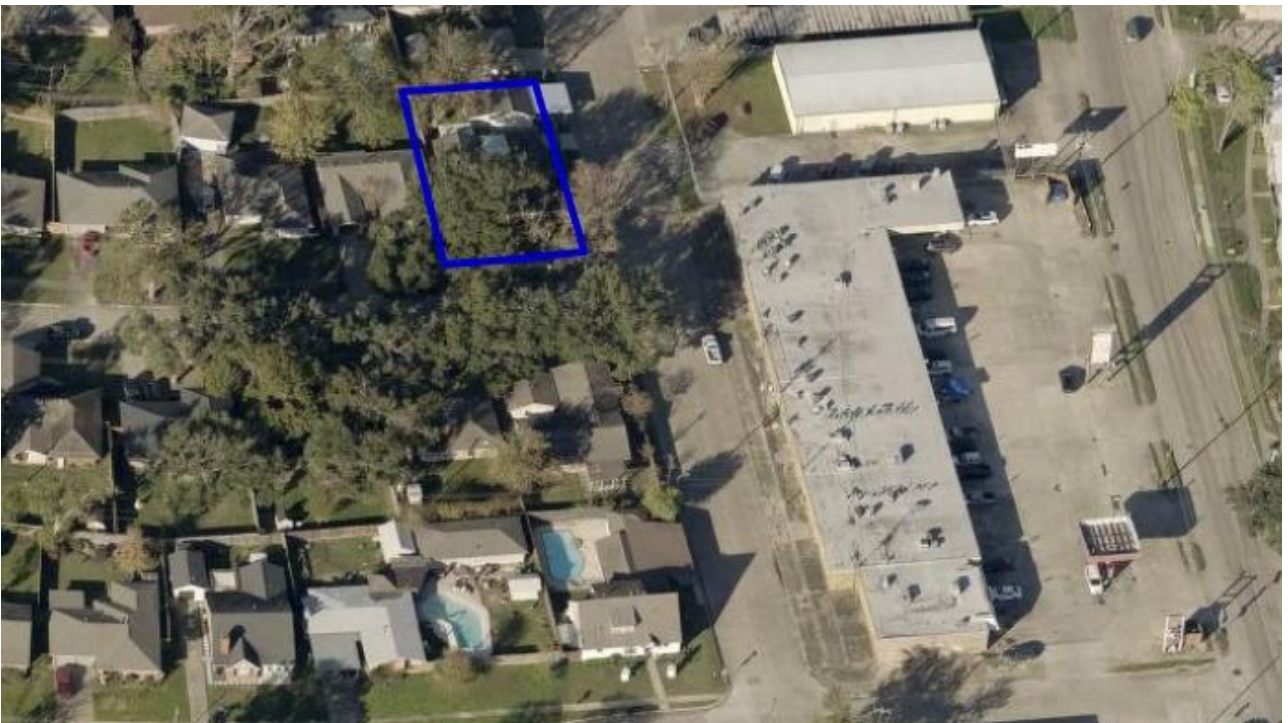
Imagery Options – Aerial



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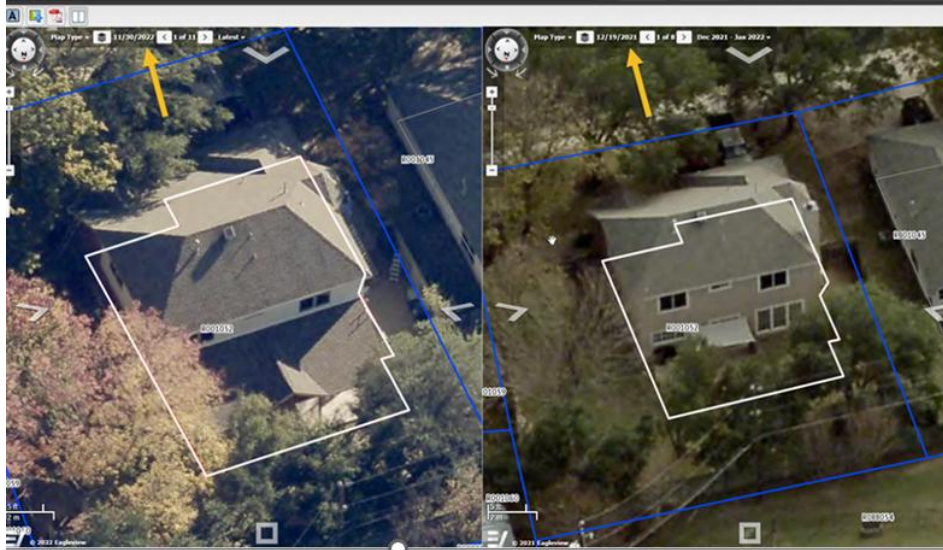


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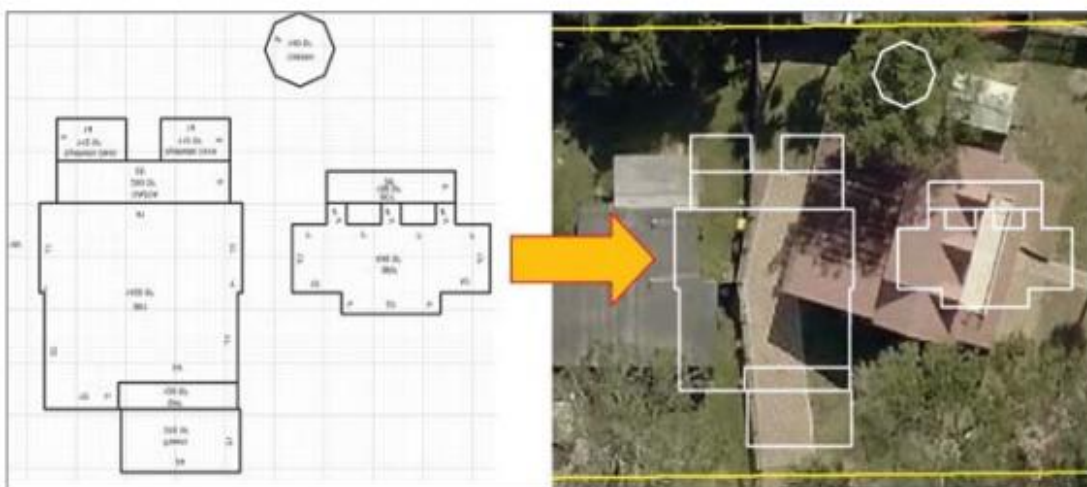
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Imagery Options – Aerial Change Detection



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Imagery Options – Aerial Sketch Validation



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Other Imagery Uses for Reinspection

- Street Level
 - Effective Age / Depreciation Projects
 - Residential Classing Consistency
- Aerial
 - Pool Detection
 - Pool Polygons
 - Land Use Changes – Rollbacks

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MAP Questions

Mandatory Requirement – Q5 ---->

To receive a YES for this question, you must answer all requirements in the checklist below as indicated.

Sub-Question	Yes/No	Spreadsheet Review
1		Are the physical inspection dates in the appraisal records more than six years old? • If the answer is YES, the appraisal district receives a FAIL for Question 5.
2		Do the MAP business calculated values match the appraisal district values?

2026 – 27 MAP Guidelines

APPRAISAL STANDARDS, PROCEDURES AND METHODOLOGY

54. Has the appraisal district updated the physical inspection dates in the appraisal records within the previous six years as discussed in IAAO's Standard on Mass Appraisal of Real Property? **TIER (S) 1-3**

If the answer to this question is NO, the answer to Mandatory Question 5 is a FAIL.

Data Needs

- Access to the appraisal system.

Steps

- Use sample properties used for Mandatory Question 5.
- Refer to inspection dates entered in Cost Calculation Tab in reviewer notes.
- Review the appraisal system for each of the properties in the sample and determine if the appraisal district inspected them within the previous six years.
 - If the appraisal system inspection dates are not updated, have the appraisal district show other proof of the inspection dates for the sample properties (field notes, property records, data entry logs, etc.).

Recommendation Options

- Reinspect all properties at least every six years as discussed in IAAO's Standard on Mass Appraisal of Real Property.

Tier Based Question –
Appraisal Standards,
Procedures, &
Methodology - #54

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Ultimately.....

The “reinspection” is an important part of the mass appraisal process. It must be included in a CAD’s reappraisal plan along with the options of how it will be accomplished with the various tools that are available. Most important is the clarification and documentation of the process, regardless of how a CAD chooses to check it off the list each year.

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Thanks.....Gracias!!

Los Amigos:

Scott Griscom
Deputy Chief Appraiser

Jason Cunningham
Deputy Chief Appraiser

Chris Connelly
Deputy Chief Appraiser

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Bonus Section!!!

S.B. 973

Updates 25.027(b) –CAD info. Allowed on website
Aerial that shows more than one residence
Street level photo of residence exterior
Sketch of the residence that shows:
Outlines, dimensions, and features