



# HCAD: PDATA Basics

An introduction to understanding public parcel data.



# HCAD

- **ABOUT HCAD**

State of Texas established in 1980 for the purpose of discovering and appraising property for ad valorem tax purposes for each taxing unit within the boundaries of the district.

- HCAD is overseen by Chief Appraiser & 9-member Board of Directors
- Oversight: Texas Comptroller conducts biennial market value study to ensure compliance
- Governed by the Texas Tax Code

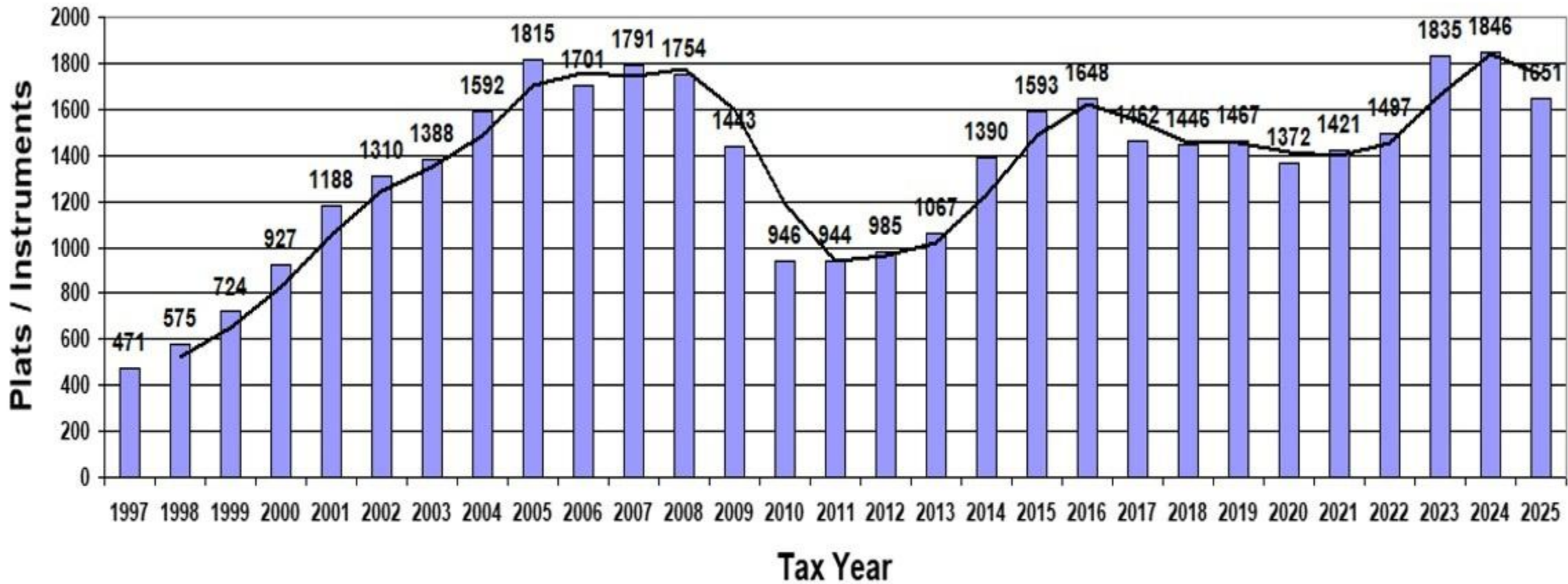


# Harris County Stats

- 3<sup>rd</sup> largest county in the nation by population
- 4.7 million people
- 1,778 square miles, 14<sup>th</sup> largest county in Texas by size
- 1.9 million parcels
- Approximate market value of \$905B
- 600 taxing units



# HCAD Growth... Instruments (Deeds & Plats) Filed

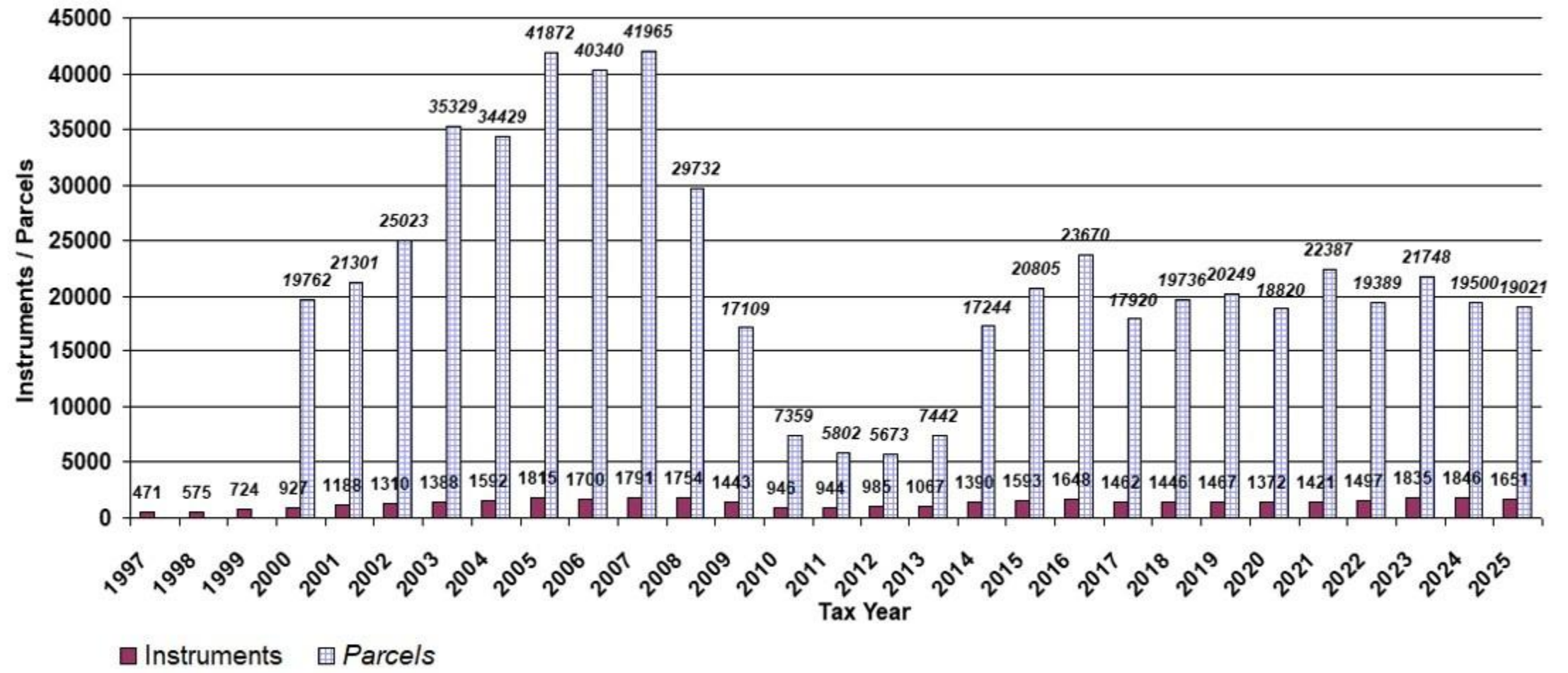


**NOTES:**

1. Minimum parcels to be created per sum of Lots and Reserves shown on recorded plats and number of Units to be created from condominium declarations.
2. Number does not reflect street and right-of-way dedication parcels.
3. Data information is current as of Jan. 16, 2025 for instruments recorded up to Dec. 31, 2024.



# HCAD Growth... Resulting parcel counts as compared to Instruments



**NOTES:**

1. Instrument totals for each year were filed and recorded the previous calendar year.
2. Parcel totals are per plat or instrument and do not reflect street and right-of-way dedication parcels.
3. Parcel totals for tax years 1997 thru 1999 are unavailable.
4. Data information is current as of Jan. 16, 2025 for instruments recorded up to Dec. 31, 2024.



# Many Hands Build PDATA

- GIS team composed of Specialists who maintain the GIS Data
- The GIS Analyst team responsible for applications collaborating with other divisions, public facing resources and maintaining the technology
- Information and Assistance Division (IAD) who are responsible for building the original account record with basic attributes in the Computer Aided Mass Appraisal (CAMA) system. Appraisal divisions create/update information for each account
- Both divisions work to build the “PDATA” dataset, however Q1/Q2/Q3 releases may not have both GIS and account information aligned due to workflow pace differences and this is non-certified preliminary data



# PDATA Key Points

- HCAD Difference Calendar Year vs Tax Year
- PDATA Quarterly release dates and content
- PDATA Considerations



# Tax Calendar

## HCAD-

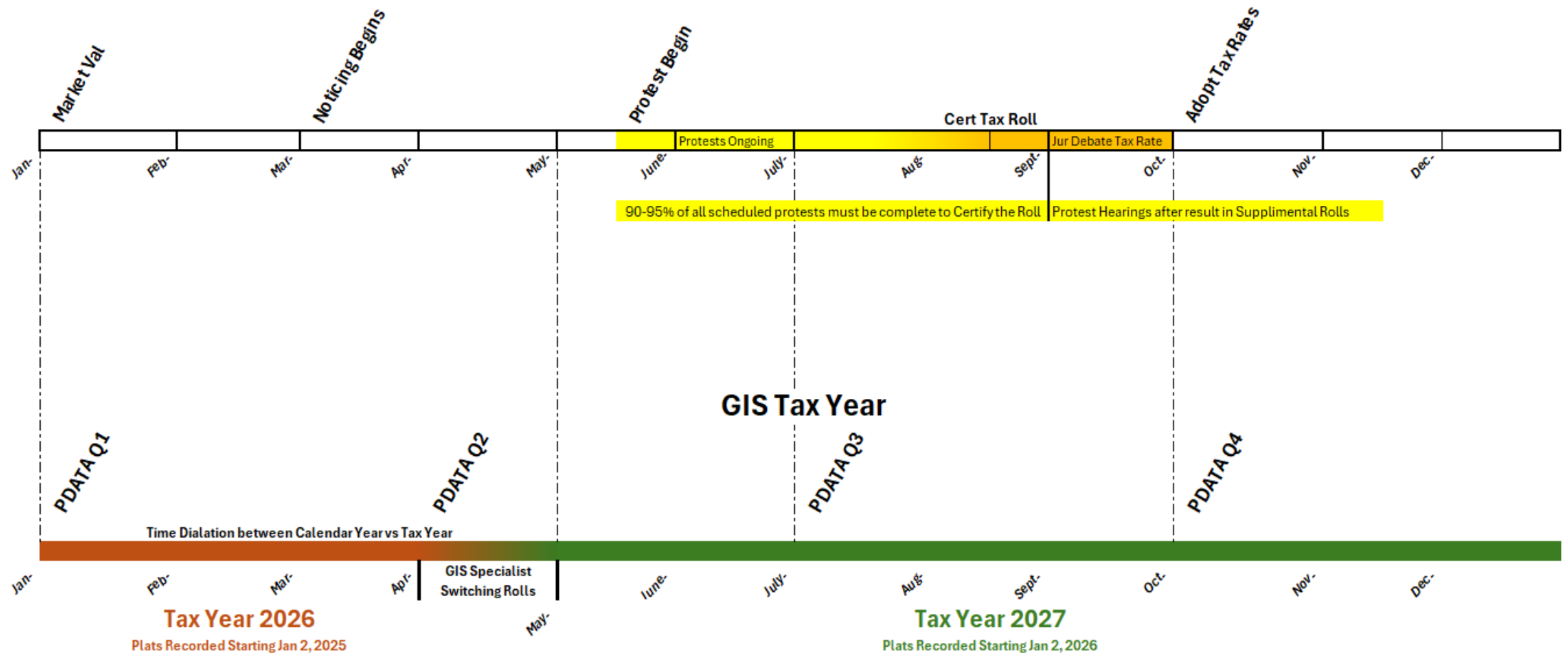
- Jan. 1 appraise at market value
- Apr. 15 render tangible property *used to produce income*
- May 15 protest
- Summer months **ARB** hears protests
- Late Aug./early Sept. **ARB** approves appraisal records  
**Chief Appraiser** certifies tax roll

## Taxing Jurisdictions-

- Sept. or Oct. **Taxing Units** set tax rates & mail bills
- Jan. 31 deadline to pay taxing units

# Calendar vs Tax Year

## HCAD Calendar Year 2026





# PDATA Releases

- Q1 Represents the work of the prior calendar year and any work ongoing for the current Tax Year (This would be calendar year 2025 and Tax Year 2026 most recently)  
*Note valuations and Account Numbers are still in progress and subject to change.*
- Q2 Continuation of the work for the current tax year (2026)
- Q3 Tax Year 2026 map work is complete, updates continue for CAMA information
- Q4 This is the Certified Roll data that was approved in August
- PData can be displayed to the public via mapping applications



# PDATA

## Public Data

HCAD's data files are available to users for import into other applications. Some of the ASCII tab-delimited text files are complex and most of the files are very large. Download times can be excessive and should not be attempted with a slower internet connection. A file compression utility (WinZip) is needed to extract the files.

### Public Data Timeline

- **January:** All Values Pending - Real and Personal
- **April:** Preliminary Values - Real
- **May (Tentatively):** Preliminary Values - ARB Hearings
- **June(Tentatively):** Preliminary Values - Personal
- **May thru August:** Preliminary Values are updated Weekly
- **Mid August:** Certified Values

### Download Property Data

Consists of certified/preliminary values from the HCAD Real and Personal property databases.

### Download GIS Data

Please reference the GIS Help document [here](#) for a full list of fields being provided and system generated fields being dropped.

Consists of current year GIS format files including the prior year shapefiles.

### Need Help?

Data import instructions, Data definitions, Codebook and GIS help.

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***HCAD does not provide technical support for the usage of this data.***



# PDATA Considerations

- Quarterly data for 1,2,3 represent rolling data. Plats, Deeds and requests are all being processed by multiple divisions of the District
- All data is subject to revision without notice
- The relationship of ownership to a specific parcel of land can be incredibly complex
- A parcel is a picture of a tax bill at a specific moment in time
- Everything is subject to change, including Certified Tax Rolls due to outcomes of Arbitration/Lawsuits etc... Check for latest updates on the PDATA page



Questions?



# Resources

- [HCAD.org](https://www.hcad.org)
- [HCAD Board of Directors](#)
- [PDATA](#) – [Property Data](#) – [GIS Data](#) – [Help Info](#)
- [2025-Hearings-Rules-and-Procedures-Final.pdf](#)
- [Texas Comptroller](#)
- [Texas Property Tax Code](#) (searchable)
- [Texas Property Tax Code](#)