



**COMAL APPRAISAL DISTRICT**

**2021**

**ANNUAL APPRAISAL REPORT**

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## **INTRODUCTION**

The Comal Appraisal District (District), a political subdivision of the State of Texas, was created January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of appraisal districts. A Board of Directors, appointed by the voting taxing units within the boundaries of the Comal Appraisal District, constitutes the District's governing body. The Chief Appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the District.

## **MISSION STATEMENT**

It is the mission of the District to value property and administer exemptions within the Comal Appraisal District's jurisdiction, fairly and equitably in accordance with the Texas Property Tax Code and other appraisal practices and standards, by using the staff and resources available to carry out the duties in a professional, friendly, courteous, and ethical manner.

## **PURPOSE OF REPORT**

This report serves as the official 2021 Annual Appraisal Report for the Comal Appraisal District, located at 900 S. Seguin Avenue in New Braunfels Texas. It has been drafted in compliance with the International Association of Assessing Officers' (IAAO) Standards on Public Relations, Section 6.5: Annual Reports. A copy of this report can be obtained in person from the District's office or from the District's website at [www.comalad.org](http://www.comalad.org). Information contained within the tables of this report reflect data as of the date of certification for each respective year.

The Annual Report highlights the results of our appraisal operations, our taxpayer assistance programs, our financial stewardship, the appeals process, and the performance results by the Property Tax Assistance Division.

## **ENTITIES SERVED**

The District is responsible for local property tax appraisals, exemptions administration and special valuations of property for jurisdictions or taxing units within Comal County. Each taxing unit adopts its own tax rate to generate revenue to pay for police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. There were 5 new entities for the 2021 appraisal year. The following is a list of all the taxing entities within the District's jurisdiction:

- Comal County
- Comal County Lateral Road
- City of New Braunfels
- City of Schertz
- City of Garden Ridge
- City of Bulverde
- City of Fair Oaks Ranch

City of Selma  
City of Spring Branch  
Comal ISD (CISD)  
Boerne ISD  
New Braunfels ISD (NBISD)  
Wimberley ISD  
Emergency Service District #1  
Emergency Service District #2  
Emergency Service District #3  
Emergency Service District #4  
Emergency Service District #5  
Emergency Service District #6  
Emergency Service District #7  
Johnson Ranch MUD  
Meyer Ranch MUD  
York Creek Improvement District  
Comal County Water Improvement District 1A  
Comal County Water Improvement District 1B  
Comal County Water Improvement District 1C  
Comal County Water Improvement District 1D  
Comal County Water Improvement District 1E  
Comal County Water Improvement District 1F  
Comal County Water Improvement District Master  
Comal County Water Control & Improvement District #6  
Lake Dunlap Water Improvement District

## **LEGISLATIVE CHANGES**

The Comal Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, the Comal Appraisal District responds in a timely manner by updating all necessary records, forms and/or procedures.

## **PROPERTY TYPES**

All property in the District's records are classified and assigned to one property category as established by the Comptroller's office. The following categories represents a summary of property types appraised by the District for the appraisal year of 2021:

<b>Category</b>	<b>Category Name</b>
A	Real Property: Single-Family Residential
B	Real Property: Multi-Family Residential
C	Real Property: Vacant Lots and Tracts
D1	Real Property: Qualified Agricultural Land
D2	Real Property: Improvements assoc. with agricultural land
E	Real Property: Land & Improvements not qualified for ag
F1	Real Property: Commercial
F2	Real Property: Industrial & Manufacturing
G	Oil, Gas, Minerals and other subsurface Interests
J	Real and Personal Property: Utilities
L1	Personal Property: Commercial
L2	Personal Property: Industrial & Manufacturing
M	Mobile Homes and Other Tangible Personal Property
O	Real Property: Residential Inventory
S	Special Inventory Tax
X	Totally Exempt Property

## **APPRAISAL RESULTS**

During the 2021 appraisal year, the appraisal staff utilized aerial imagery, as well as on-site inspections to ensure properties in Reappraisal Area 2 were classed correctly and improvements updated in the records. Cost schedules were reviewed and market analysis were performed to validate appraisal values in each category.

The District aggressively seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Filed material/mechanics' liens
- Mobile home installation reports
- Septic tank permits
- Fee appraisals
- Public "word of mouth"
- Fire Marshal permits
- Advertisements and internet resources
- Sales letters
- Field discovery
- Aerial imagery

## NEW CONSTRUCTION

New construction is defined as a vacant parcel with a new improvement. This data excludes any new construction on existing improved parcels.

Appraisal Year	Residential	Multi Family	Commercial	Total
2021	3028	6	46	3080
2020	2696	17	52	2765
2019	2088	20	56	2162
2018	2192	53	87	2332
2017	1879	38	50	1967
2016	1716	29	49	1794
2015	1562	73	49	1684

## RATIO STUDY

The District measures the appraisal level and uniformity of properties through the use of an appraisal to sale ratio of arms-length sales. The appraisal to sales ratio (A/S) is calculated by dividing the appraised value by the sales price of the property. Appraisal level statistics include the calculation of the mean, median, aggregate (weighted) mean, and coefficient of dispersion (COD) of the appraisal to sales ratio of the sample population of qualified sales. A final ratio study was performed to summarize the overall relationship between appraised values and market values (sales). Below are the results of the final ratio study after the records were certified. Boerne and Wimberley ISD are within the District’s jurisdiction. However, due to their low property count, their results do not appear below.

### Residential Properties

School District	Sale Date Range	Sales Sample	A/S Mean	A/S Median	Aggregate Mean	COD
CISD	1-1-20 to 12-31-20	2,783	98.54	99.51	98.90	12.6275
NBISD	1-1-20 to 12-31-20	808	98.66	99.56	97.07	10.5009

### Multi-Family Properties

School District	Sale Date Range	Sales Sample	A/S Mean	A/S Median	Aggregate Mean	COD
CISD	1-1-20 to 12-31-20	27	91.30	92.92	93.96	10.646
NBISD	1-1-20 to 12-31-20	11	86.71	86.26	83.16	6.958

#### Vacant Land

School District	Sale Date Range	Sales Sample	A/S Mean	A/S Median	Aggregate Mean	COD
CISD	1-1-20 to 12-31-20	1,052	105.21	100	99.05	21.453
NBISD	1-1-20 to 12-31-20	59	112.48	100.69	103.83	22.4113

#### Commercial Properties

School District	Sale Date Range	Sales Sample	A/S Mean	A/S Median	Aggregate Mean	COD
CISD	1-1-20 to 12-31-20	32	97.77	96.71	78.10	24.4003
NBISD	1-1-20 to 12-31-20	17	89.77	94.12	69.63	18.4823

#### PERFORMANCE EVALUATION

On September 8, 2020, the Board of Directors approved the 2021 and 2022 Reappraisal Plan. The District was responsible for implementing the plan for reappraisal. A performance evaluation measures the degree to which the reappraisal objectives were accomplished for the specified appraisal year.

#### MASS APPRAISAL REPORT

The District is required to prepare a written mass appraisal report. The mass appraisal report must comply with USPAP Standard 6. The report is prepared by the Director of Operations and submitted to the Chief Appraiser for approval.

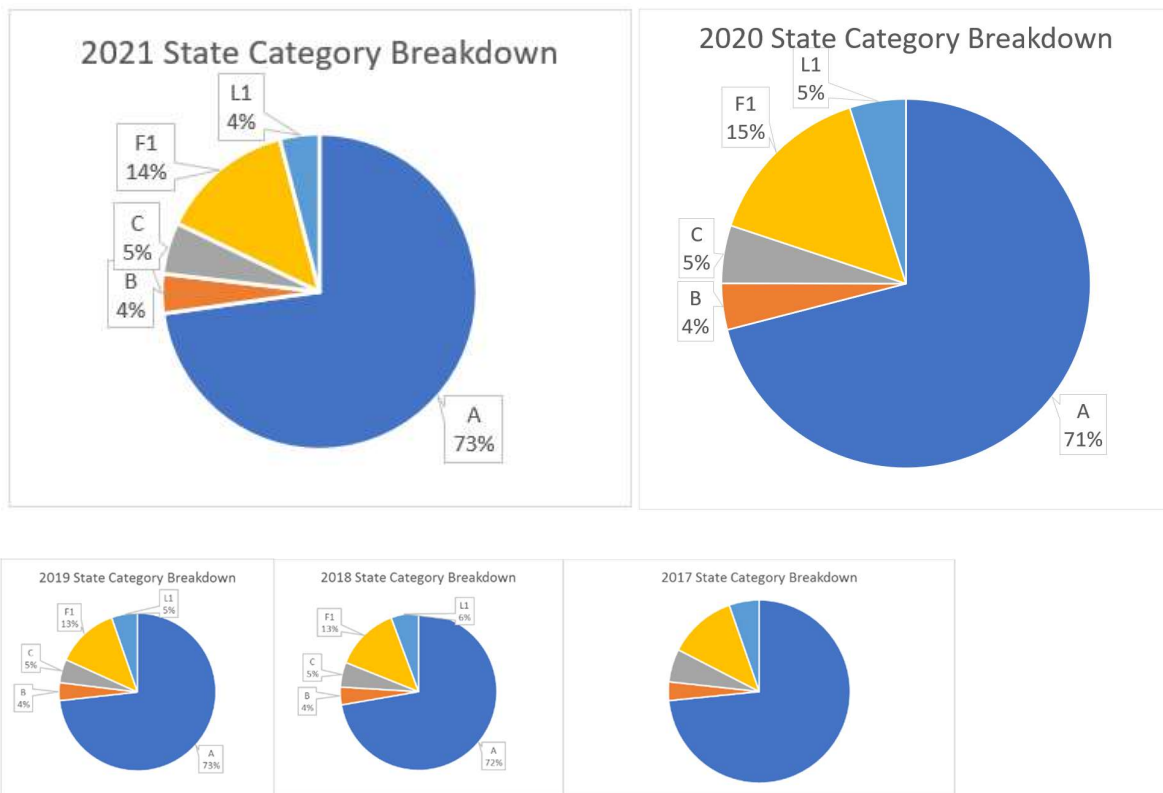
#### PREPARATION OF APPRAISAL ROLL

The Chief Appraiser prepared for the assessor of each county, municipality, and school district participating in the District an estimate of the taxable value of property in that taxing unit per Sec. 26.01 (e) of the Texas Property Tax Code. A letter was prepared for each of these taxing units along with the estimate of taxable value of property in that taxing unit. Valuation notices were mailed to property owners only after the above steps were completed. Real property notices were mailed on April 5, 2021.

#### CERTIFIED APPRAISAL ROLL

The following chart details the number of parcels and market value for the major categories in Comal County for the years 2017 thru 2021 as of certification.

State Code	Description	2021	2020	2019	2018	2017
A	Parcel Count	60,852	57,109	54,089	51,390	49130
	Market Value	\$19,117,354,592	\$16,640,805,856	\$15,367,404,086	\$13,178,121,588	\$12,385,442,884
	% Change	14.88%	8.28%	16.6%	6.40%	12.85%
B	Parcel Count	965	957	942	923	870
	Market Value	\$1,062,369,749	\$949,299,405	\$769,268,491	\$661,544,182	\$555,843,557
	% Change	11.91%	23.4%	16.3%	19.01%	12.24%
C	Parcel Count	21786	21,650	22,393	22,700	24097
	Market Value	\$1,390,971,527	\$1,189,753,514	\$1,008,395,545	\$930,883,657	\$983,235,886
	% Change	16.91%	17.98%	8.3%	-5.3%	5.89%
F1	Parcel Count	3205	3,276	3,268	3,266	3169
	Market Value	\$3,629,045,064	\$3,509,068,503	\$2,708,555,703	\$2,420,466,457	\$2,040,295,326
	% Change	3.41%	29.55%	11.9%	18.63%	8.62%
L1	Parcel Count	5222	5,223	5,033	4,784	4652
	Market Value	\$1,064,544,854	\$1,156,667,412	\$1,124,316,351	\$1,037,528,671	\$904,185,507
	% Change	-8.07%	2.8%	8.4%	14.74%	4.62%



The market and taxable values to each taxing jurisdiction are listed below. The values recorded are as of July each year. Please note that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead applications.



Jurisdiction	Description	2021	2020	2019
COMAL COUNTY	Parcel Count	105,186	101,725	99,161
	Market Value	\$33,492,000,056	\$30,270,957,204	\$26,720,597,977
	Taxable Value	\$24,337,935,890	\$22,060,232,710	\$19,581,104,950
	% Change	10.32%	12.66%	13.2%
COMAL COUNTY LATERAL ROAD	Parcel Count	105,186	101,725	99,161
	Market Value	\$33,492,000,056	\$30,270,957,204	\$26,720,597,977
	Taxable Value	\$24,267,039,113	\$21,993,282,937	\$19,514,546,264
	% Change	10.34%	12.70%	13.3%
COMAL ISD	Parcel Count	83,547	80,497	78,221
	Market Value	\$25,960,304,950	\$23,560,890,326	\$20,688,944,626
	Taxable Value	\$18,616,656,986	\$16,968,058,124	\$14,836,310,861
	% Change	9.72%	14.37%	13.6%
NEW BRAUNFELS ISD	Parcel Count	21,491	21,135	20,826
	Market Value	\$7,322,217,632	\$6,684,533,367	\$5,859,707,058
	Taxable Value	\$5,774,529,300	\$5,345,522,519	\$4,715,500,249
	% Change	8.03%	13.36%	13.2%
BOERNE ISD	Parcel Count	476	422	422
	Market Value	\$197,164,532	\$183,567,604	\$169,341,010
	Taxable Value	\$164,074,913	\$150,105,670	\$140,704,803
	% Change	9.31%	6.68%	12.3%
WIMBERLEY ISD	Parcel Count	10	10	9
	Market Value	\$2,306,379	\$2,255,169	\$2,113,589
	Taxable Value	\$2,011,100	\$1,920,639	\$1,770,213
	% Change	4.71%	8.50%	1.53%
BULVERDE CITY	Parcel Count	4337	3826	3,610

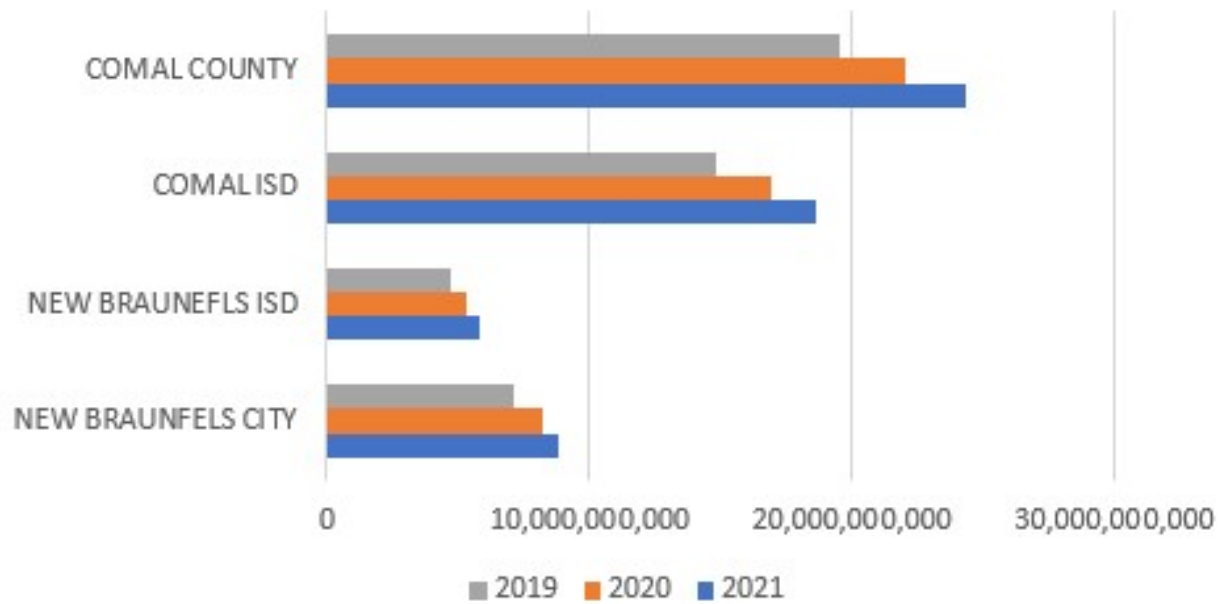
	Market Value	\$1,326,102,592	\$1,177,944,706	\$1,027,927,249
	Taxable Value	\$1,143,110,122	\$997,748,912	\$881,922,690
	% Change	14.57%	13.13%	11.9%
GARDEN RIGDE CITY	Parcel Count	2080	2,076	2,058
	Market Value	\$1,055,107,946	\$946,127,893	\$894,092,549
	Taxable Value	\$845,041,719	\$792,813,863	\$758,622,425
	% Change	6.59%	4.51%	6.9%
NEW BRAUNFELS CITY	Parcel Count	31,510	30,686	30,055
	Market Value	\$10,838,506,307	\$10,006,238,207	\$8,676,023,439
	Taxable Value	\$8,850,119,953	\$8,263,300,115	\$7,140,356,537
	% Change	7.10%	15.73%	12.05%
FAIR OAKS CITY	Parcel Count	877	773	771
	Market Value	\$317,180,853	\$282,290,675	\$259,953,956
	Taxable Value	\$264,614,691	\$232,218,089	\$214,729,159
	% Change	13.95%	8.14%	15.4%
SCHERTZ CITY	Parcel Count	1,307	1,313	1,253
	Market Value	\$1,223,127,695	\$1,246,529,782	\$1,127,560,069
	Taxable Value	\$979,086,684	\$1,004,787,434	\$925,710,657
	% Change	-2.56%	8.54%	7.5%
SPRING BRANCH	Parcel Count	423	417	407
	Market Value	\$110,154,484	\$95,494,118	\$72,767,983
	Taxable Value	\$67,825,452	\$59,130,123	\$48,870,489
	% Change	14.71%	20.99%	5.4%
SELMA CITY	Parcel Count	76	73	77
	Market Value	\$197,962,542	\$195,019,079	\$122,307,404
	Taxable Value	\$153,007,464	\$189,945,079	\$79,462,185

	% Change	-19.45%	139.04%	126.7%
EMERGENCY SERV DIST #1	Parcel Count	25,986	24,669	23,650
	Market Value	\$7,249,754,093	\$6,347,379,210	\$5,542,111,512
	Taxable Value	\$5,788,439,748	\$5,012,119,198	\$4,535,686,563
	% Change	15.49%	10.50%	14.1%
EMERGENCY SERV DIST 2	Parcel Count	32,820	32,304	31,734
	Market Value	\$6,932,129,322	\$6,163,719,295	\$5,578,081,210
	Taxable Value	\$5,836,845,502	\$5,145,427,685	\$4,646,154,879
	% Change	13.44%	10.75%	16.8%
EMERGENCY SERV DIST 3	Parcel Count	32,820	32,304	31,734
	Market Value	\$6,932,168,232	\$6,163,719,295	\$5,578,081,210
	Taxable Value	\$5,836,884,412	\$5,145,427,985	\$4,464,154,879
	% Change	13.44%	15.26%	12.2%
EMERGENCY SERV DIST 4	Parcel Count	15,744	15,752	15,520
	Market Value	\$4,024,597,339	\$3,585,379,461	\$3,186,986,736
	Taxable Value	\$3,230,702,027	\$2,881,070,318	\$2,636,030,946
	% Change	12.14%	9.30%	14.0%
EMERGENCY SERV DIST 5	Parcel Count	10,095	9,050	8,257
	Market Value	\$3,034,280,005	\$2,762,507,642	\$2,355,270,830
	Taxable Value	\$2,384,510,473	\$2,115,513,348	\$1,885,787,871
	% Change	12.72%	12.18%	14.3%
EMERGENCY SERV DIST 6	Parcel Count	6,416	6,417	6,353
	Market Value	\$3,146,373,831	\$2,833,635,080	\$2,573,526,171
	Taxable Value	\$2,288,323,853	\$2,097,278,682	\$1,974,737,395
	% Change	9.11%	6.21%	10.5%
EMERGENCY SERV DIST 7	Parcel Count	7,130	6,409	6,155

	Market Value	\$3,566,555,317	\$3,173,053,862	\$2,819,560,738
	Taxable Value	\$2,878,728,027	\$2,573,795,289	\$2,336,541,194
	% Change	11.85%	10.15%	6.3%
YORK CK IMP DIST	Parcel Count	1,863	1,364	1289
	Market Value	\$1,069,706,597	\$1,017,069,311	\$874,852,263
	Taxable Value	\$870,449,374	\$819,165,777	\$693,224,891
	% Change	6.26%	18.17%	0%
JOHNSON RANCH MUD	Parcel Count	891	892	817
	Market Value	\$276,581,431	\$235,104,361	\$205,204,298
	Taxable Value	\$227,178,371	\$197,926,997	\$177,464,435
	% Change	14.78%	11.53%	19.5%
WCID6	Parcel Count	1,609	1,117	562
	Market Value	\$446,053,932	\$305,168,168,099	\$189,549,581
	Taxable Value	\$421,046,782	\$289,410,192	\$186,340,439
	% Change	45.48%	55.31%	77.3%
CCWD1A	Parcel Count	586	394	333
	Market Value	\$120,013,490	\$55,784,511	\$18,685,500
	Taxable Value	\$90,409,285	\$38,005,492	\$9,065,520
	% Change	137.88%	319.23%	379.8%
CCWD1B	Parcel Count	11	7	7
	Market Value	\$30,014,124	\$42,770,680	\$17,805,137
	Taxable Value	\$251,266	\$163,631	\$122,698
	% Change	53.56%	33.36%	6.5%
CCWD1C	Parcel Count	4		
	Market Value	\$16,308,092		
	Taxable Value	\$25,829		

	% Change	0.00%		
CCWD1D	Parcel Count	4		
	Market Value	\$18,328,986		
	Taxable Value	\$47,314		
	% Change	0.00%		
CCWD1E	Parcel Count	1		
	Market Value	\$4,441,855		
	Taxable Value	\$39,866		
	% Change	0.00%		
CCWD1F	Parcel Count	1		
	Market Value	\$2,053,985		
	Taxable Value	\$18,434		
	% Change	0.00%		
CCWD Master	Parcel Count	7	1	1
	Market Value	\$12,865,034	\$1,135,858	\$509,989
	Taxable Value	\$1,412,949	\$5,284	\$4,187
	% Change	26640.14%	26.20%	7.0%
MEYER RANCH	Parcel Count	589	384	374
	Market Value	\$101,844,920	\$47,453,836	\$23,695,250
	Taxable Value	\$96,294,837	\$40,550,744	\$18,789,610
	% Change	137.47%	115.81%	16,692.9%
WCLD	Parcel Count	117		
	Market Value	\$136,205,309		
	Taxable Value	\$111,467,286		
	% Change	0.00%		

## 2019 Through 2020 Taxable Value Comparisons



### EXEMPTIONS

The District is responsible for the administration of exemptions to eligible property owners. An exemption reduces taxable value on a property, which in turn decreases the property owner's tax burden.

Exemption Type	Description	2021	2020	2019	2018
Absolute	# New Exemptions	81	68	266	129
	Total Value Loss	\$11,234,300	\$6,842,350	\$13,433,030	\$13,544,690
Partial	# New Exemptions	4,266	4,532	3,876	4,232
	Total Value Loss	\$289,565,781	\$260,656,882	\$223,255,749	\$239,892,029

Homestead Exemptions	2021	2020	2019	2018
Count	41,599	39,454	37,922	36,599
Average Market Value	\$348,875	\$323,138	\$317,269	\$286,559
Average Taxable Value	\$275,796	\$256,764	\$250,135	\$229,991

## APPEAL PROCESS

The appeal process relies on the results from the valuation process, property characteristics, ratio studies and sales reports. Informal hearings are not mandated by the Texas Property Tax Code; however, it is the District’s policy to offer informal hearings to all property owners prior to their scheduled formal hearing. Although the informal hearings are a courtesy extended to property owners, the District considers informal hearings as an opportunity to communicate with property owners, verify records and identify any areas of the appraisal record which may require further review. The District recognizes that informal hearings exist for both the benefit of the public and the District. A protest that cannot be settled at an informal hearing will proceed to a scheduled hearing with the Appraisal Review Board.

The following chart details the number of protests for the major categories in Comal County for the years 2017 thru 2021, as of certification.

State Code	2021	2020	2019	2018	2017
A	7494	5727	7107	3648	4123
B	358	318	299	278	254
C	2978	2566	1819	1674	1779
D	490	670	484	534	352
E	541	590	640	444	371
F	1843	1859	1548	1390	1284
J	311	256	160	193	64
L	747	829	541	519	319
M	75	64	121	53	18
O1	2297	2357	2186	1949	1544
Other	4	21	12		
TOTALS	17139	15257	14917	10682	10108

The following chart demonstrates the outcome of the protests for the years 2017 thru 2021. Online protests for qualifying properties became available in 2013.

Resolution	2021	2020	2019	2018	2017
Cancelled /Withdrawn	1177	463	1320	916	1383
Settled on line	1575	1130	633	192	220
Settled Informally	8437	4452	9489	7418	5839
Top line	1594				
ARB decision	1811	844	912	882	790
No Show	1711	214	1116	998	1006
Pending	834	8154	1446	276	870
Total	17139	15257	14917	10682	10108

Telephonic formal hearings were introduced in 2018. The following reflects the results for these types of hearings for 2018 thru 2021.

<b>Telephone Hearing Requests</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Filed by agents	147	82	183	738
Filed by owners	406	333	372	273
Total telephone hearing requests	553	415	555	1011

### **FINAL PERFORMANCE ANALYSIS**

According to Chapter 5 of the Texas Property Tax Code and Section 403.302 of the Texas Government Code, the State Comptroller’s Property Tax Assistance Division (PTAD) conducts a biannual Property Value Study (PVS) of each Texas school district and each appraisal district. The Comal Appraisal District undergoes a property value study on odd numbered years.

The Property Tax and Assistance Division of the Comptroller’s Office conducts a biannual review of the District’s compliance with governance, taxpayer assistance, operating procedures, and appraisal standards. This review is called the Methods and Assistance Program (MAP) Review. The 2020 results for the Comal Appraisal District are as follows:

<b>Mandatory Requirements</b>	<b>Pass/Fail</b>
1. Does the appraisal district board of directors, through the chief appraiser, ensure that the appraisal district budget is prepared and followed according to Tax Code chapter 6?	Pass
2. Do property inspections match appraisal district records?	Pass
3. Does the appraisal district have written procedures for appraisal?	Pass
4. Are values reproducible using the written procedures and appraisal records?	Pass
5. Were all appraisal district documents requested by PTAD made available to the reviewer by the required date?	Pass
<b>Appraisal District Activity</b>	<b>Rating</b>
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures, and Methodology	Meets All

#### **Appraisal District Ratings:**

Meets All – The total point score is 100

Meets – The total point score ranges from 90 to less than 100

Needs Some Improvement – The total point score ranges from 85 to less than 90

Needs Significant Improvement – The total point score ranges from 75 to less than 85

Unsatisfactory – The total point score is less than 75



## FINANCIAL RESULTS

The following chart demonstrates the District's cost per parcel between the years 2017 and 2021.

Appraisal Year	# of Parcels	Map Tier	Annual Budget	Cost Per Parcel
2021	105,186	2	\$4,104,308	\$39.02
2020	101,725	2	\$3,749,467	\$36.86
2019	99,186	2	\$3,511,255	\$35.40
2018	96,285	2	\$3,106,711	\$32.26
2017	95,146	2	\$2,630,368	\$27.65

## TAXPAYER ASSISTANCE RESULTS

The Comal Appraisal District is dedicated to serving the public's needs and increasing the community's knowledge of the Texas Property Tax System. The Comal Appraisal District has taken measures to increase public awareness of the appraisal process by increasing the type and amount of information available to the public. We have revamped the Appraisal District's web site to include; frequently asked questions, how your home was appraised, and the inclusion of the District's budget, reappraisal plan, annual report, and the Texas Comptroller's evaluations (Property Value Study and Method and Assistance Program) of the District. Administration also has conducted workshops and presentations on procedures to protest property values, types of exemptions, and special-use valuations eligibility requirements.

The District offers comment cards as a mechanism for the public's input. The customer comment cards allow the public to rate our office on its display of courtesy, professionalism and service on a scale: Very Good, Good, Fair, and Poor.

## CERTIFICATION

This report was prepared by Rufino H. Lozano, Chief Appraiser, on August 12, 2021.