



2026 Annual Report

Uvalde County Appraisal District

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UVALDE, TEXAS 78801

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www.uvaldecad.org

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Chief Appraiser Message

The Uvalde County Appraisal District (UCAD) is pleased to present the Annual Report for the 2026 Appraisal Year. This report offers a summarized and visual format of information on UCAD appraisal and tax collection activities within Uvalde County and adheres to the Standard on Communications and Outreach, set forth by the International Association of Assessing Officers (IAAO), more specifically Section 5.5.1.5, which relates to Local Annual Reports. This report provides valuable insights into the operational framework of UCAD and reflects our unwavering commitment to conducting property assessments that are accurate, fair, equitable, and performed in a transparent manner.

UCAD is proud of achieving a rank of sixth among 254 appraisal districts in Texas for the Level of Appraisal in Category A, single-family residential, as reported by the Texas Comptroller's Office in their report on Appraisal District Ratio Study Results for Tax Year 2022, published December 2023.

UCAD successfully certified the 2026 Appraisal Roll by July 23rd, thereby demonstrating our commitment to meeting deadlines while upholding the highest level of service standards. Looking forward, we remain focused on continuous improvement through the adoption of technology, professional development, and efficient appraisal services. Given the technical nature and regulatory oversight of our work, all appraisers and collectors are required to obtain TDLR licensure and participate in bi-annual training on legislative updates. Moreover, all staff members must complete customer service training and continued educational credit hours once certified as mandated by Texas statute.

At UCAD, we continuously strive to enhance the quality and efficiency of our operations and remain receptive to suggestions on how we may better serve the community.

Sincerely,

A handwritten signature in dark ink, appearing to read "Roberto Valdez", written in a cursive style.

Roberto Valdez, RPA, RTA, CTA, CCA
Chief Appraiser

Board of Directors

An appraisal district is a political subdivision of the state of Texas that is governed by a board of directors. The Uvalde County Appraisal District (UCAD) is responsible for appraising taxable property within the boundaries of Uvalde County for ad valorem tax purposes for each taxing entity that imposes property taxes. The board of directors consists of five members appointed or elected by the eligible taxing units in Uvalde County according to Texas Property Tax Code Section 6.03. The 2026 board members include:

Tony Moreno, Chairperson

Abelardo Castillo, Vice Chairperson

Vicente Gonzales III, Secretary

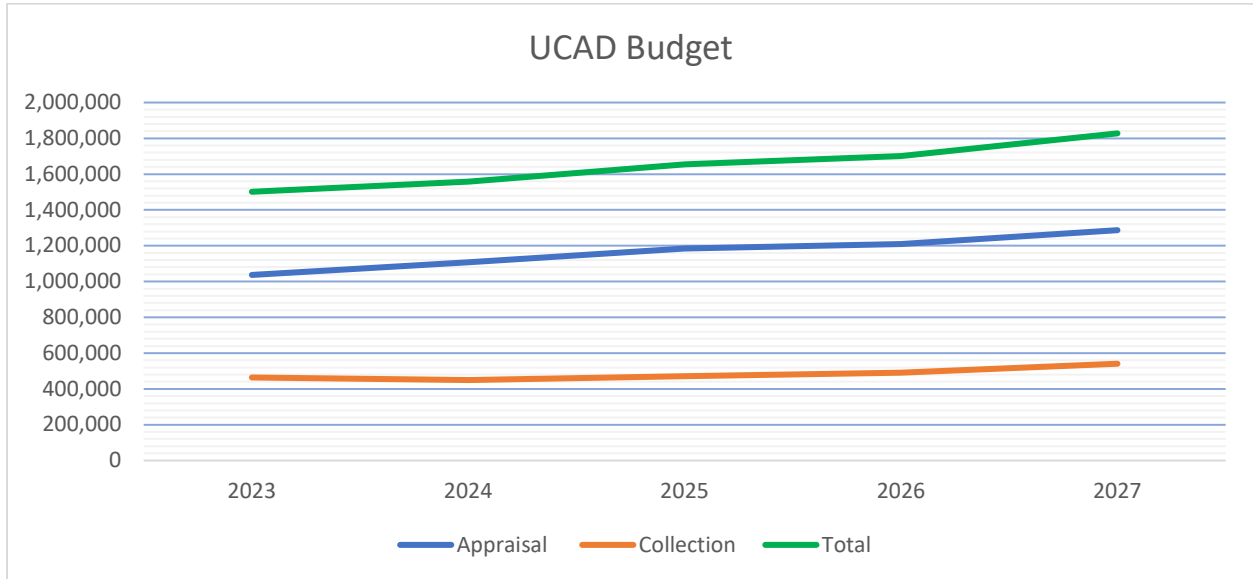
Howard Bruce Kingsbery

Rosemberg Risa III

The UCAD board members are responsible for establishing an appraisal office within the County, for hiring the chief appraiser and adopting an annual budget. The directors have no responsibility over establishing market values, assessed values, taxable values, appraisal methods, property exemptions, or tax rates. The chief appraiser carries out the appraisal district's legal duties, hires the staff, performs the appraisals, collects taxes and operates the appraisal office.

Budget

The following illustrates UCAD's approved budget, with a breakdown in appraisal and collection funds.



Staff

UCAD's budget currently funds a total of fourteen (14) employees. The staff consists of nine (9) appraisal operation employees and five (5) tax collection operation employees. UCAD staff are required to register with TDLR and get certified either in appraisal or tax collection, currently there are 3 Registered Professional Appraiser (RPA) and 4 Registered Tax Assessor/Collector (RTA).

Below is a summary of staff members by department:

Administration	3	Appraisal	6
Support	1	Tax Collection	4

Taxing Entities Served, 2026 Certified Values and 2025 Tax Levy

UCAD appraises for all fourteen (14) taxing entities and collects taxes for twelve (12) taxing entities within the boundaries of Uvalde County. The following chart identifies the entity, number of accounts, latest certified values and latest tax levy set for collections.

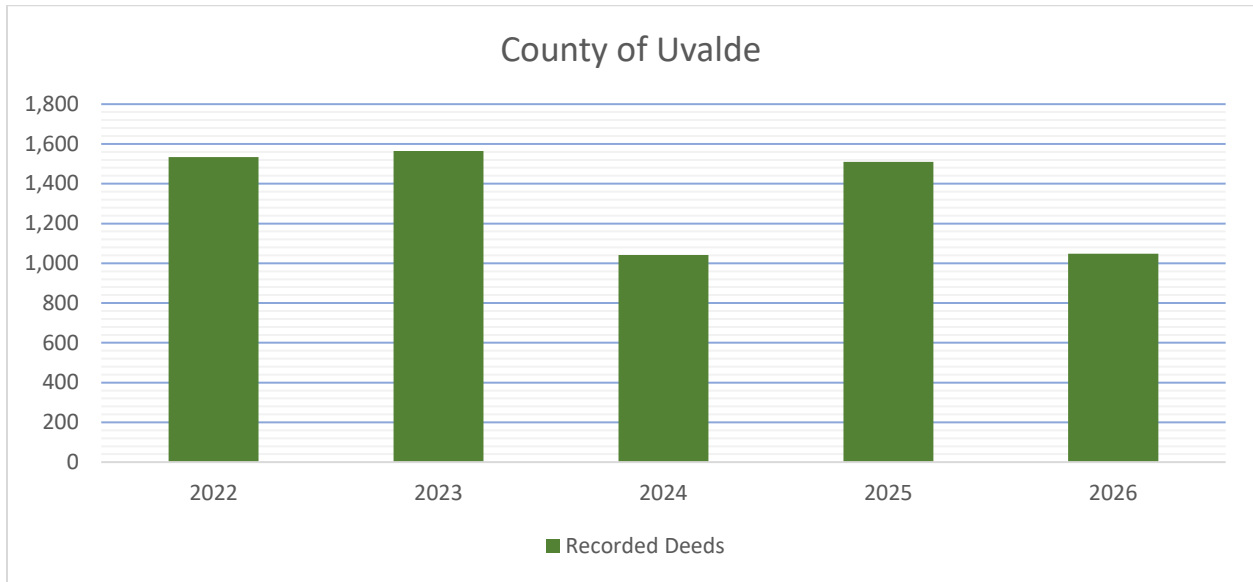
Entity	# of Account	2026 Certified Market Value	2026 Certified Taxable Value	2025 Tax Levy
Uvalde County*	24,786	7,923,766,533	3,488,951,877	15,758,815.
Uvalde Road & Flood*	24,785	7,912,981,967	3,472,982,342	3,291,981.
City of Uvalde*	7,937	1,413,227,734	1,177,522,835	6,088,040.
City of Sabinal*	1,228	107,041,817	87,334,097	361,898.
Knippa ISD*	1,182	630,725,789	326,543,724	2,917,131.
Leakey ISD	330	143,733,467	57,801,276	N/A
Nueces Canyon CISD	1,358	450,206,272	114,245,861	N/A
Sabinal ISD*	5,068	1,704,330,985	681,736,037	4,806,835.
Uvalde CISD*	15,412	4,408,285,862	1,750,027,848	11,755,403.
Utopia ISD	1,435	575,699,592	135,141,727	835,380.
Uvalde County Underground Water Conservation Dist.*	24,785	7,912,981,967	3,631,558,056	258,527.
Southwest Texas College*	24,785	7,912,981,967	3,718,516,598	4,060,736.
Utopia/ Vanderpool Emergency Service Dist. #1*	1,435	575,699,592	166,072,416	115,179.
Uvalde County ESD #2	2,637	1,025,121,519	600,822,786	588,605.
Total Tax Levy				50,838,531.

Above Certified Totals as of supp 0 July 22nd, 2026, and Tax Levy as of October, 2025

* UCAD performs the tax assessment and collection functions for Entities pursuant to Interlocal Agreement

Recorded Deed Transfer Trends

The following illustrates the County's annual recorded deed transfers.



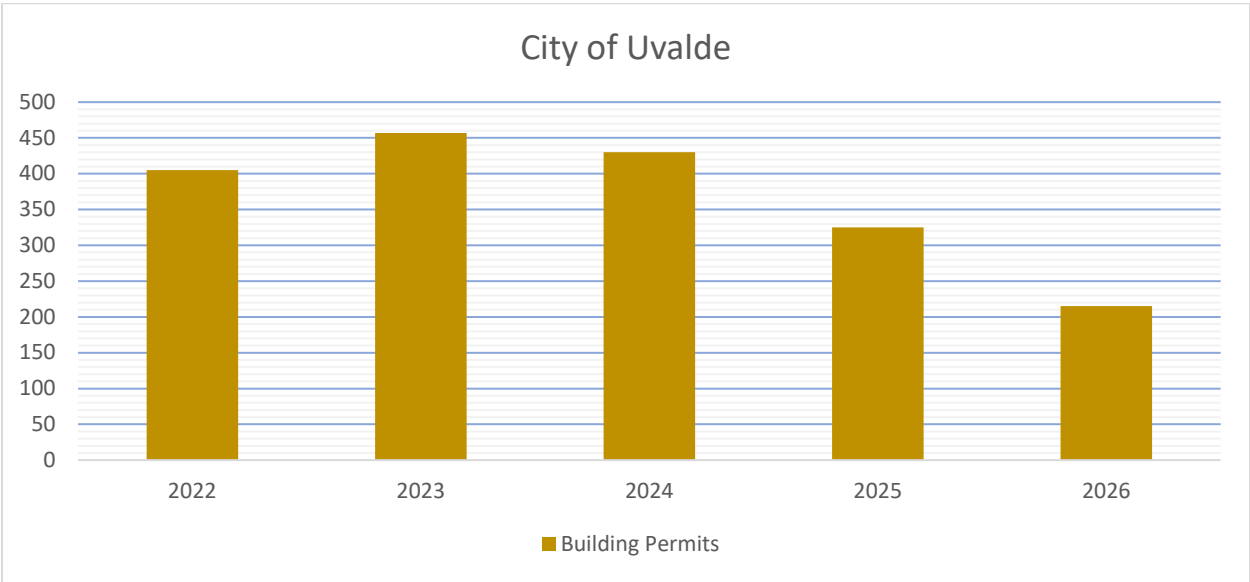
** 2026 is year in progress

Ownership Changes Trends

Ownership Change by Month History									
Calendar Year 2022		Calendar Year 2023		Calendar Year 2024		Calendar Year 2025		Calendar Year 2026	
Row Labels	Ct_Prop_ID	Row Labels	Ct_Prop_ID	Row Labels	Ct_Prop_ID	Row Labels	Ct_Prop_ID	Row Labels	Ct_Prop_ID
Jan	91	Jan	44	Jan	57	Jan	128	Jan	125
Feb	157	Feb	169	Feb	226	Feb	120	Feb	126
Mar	107	Mar	167	Mar	133	Mar	76	Mar	488
Apr	78	Apr	68	Apr	87	Apr	131	Apr	89
May	101	May	155	May	94	May	111	May	77
Jun	160	Jun	125	Jun	116	Jun	145	Jun	125
Jul	26	Jul	69	Jul	92	Jul	57	Jul	36
Aug	175	Aug	159	Aug	152	Sep	159	Grand Total	1,066
Sep	148	Sep	139	Sep	129	Oct	297		
Oct	58	Oct	165	Oct	79	Nov	100		
Nov	123	Nov	128	Nov	74	Dec	206		
Dec	185	Dec	91	Dec	89	Grand Total	1,530	March—Briscoe Chgs	
Grand Total	1,409	Grand Total	1479	Grand Total	1,328				
			4.97%		-10.21%		15.21%	coo - Change of Owner Date	
July YTD	720	July YTD	797	July YTD	805	July YTD	768	July YTD	1,066
	346		269		261		298	YTD Comparison	
	48%		34%		32%		39%	8/21/2026	

City of Uvalde Building Permit Trends

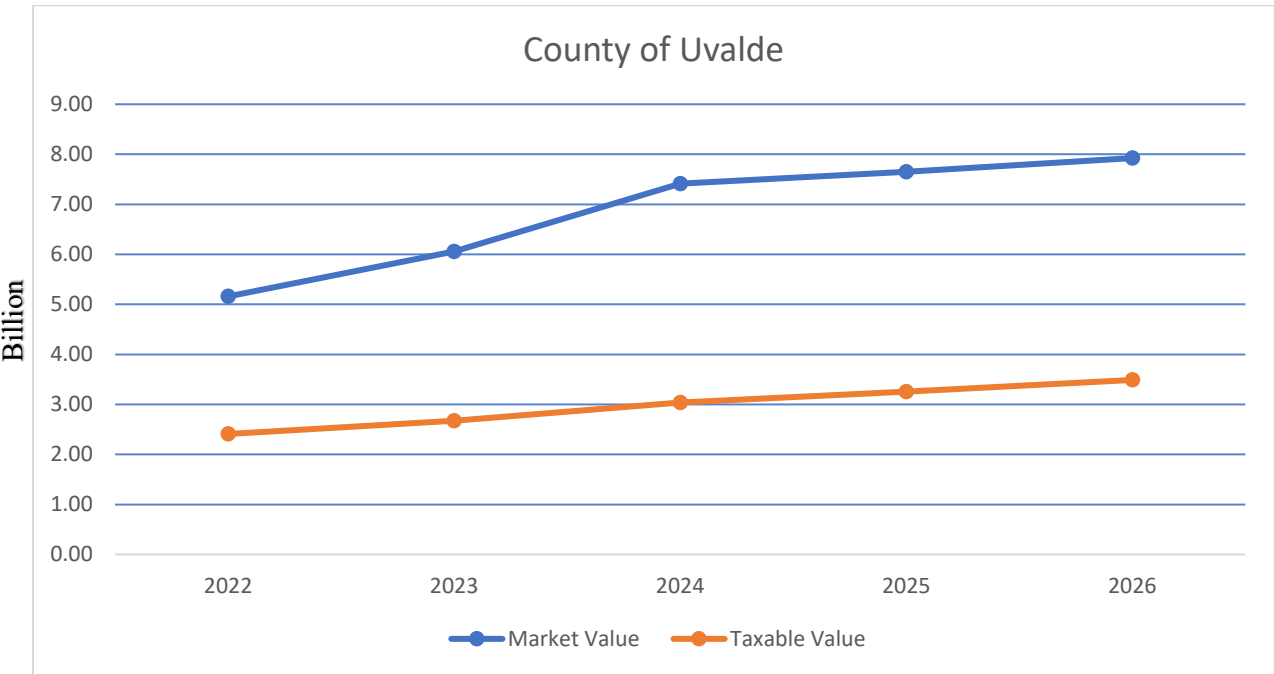
The following illustrates the City of Uvalde’s annual building permits.



** 2026 is year in progress

Market Value and Taxable Value Trends

The following illustrates the County’s Total Market Value and Taxable Value.



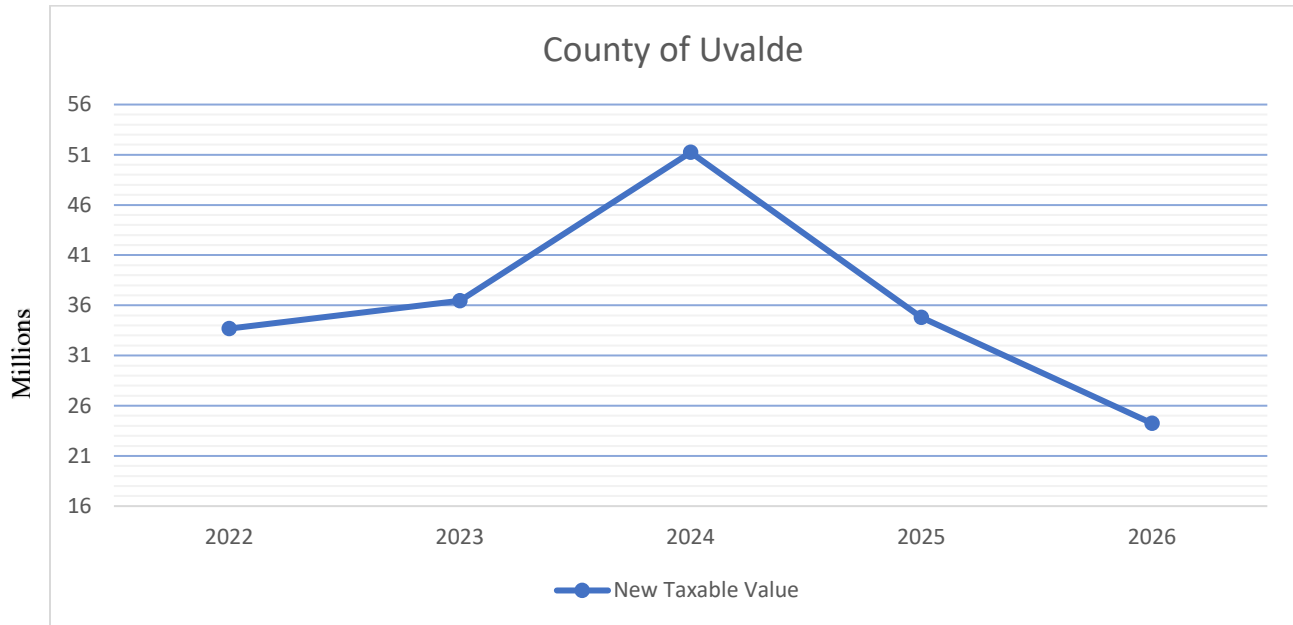
Difference between Market Value and Taxable Value

The following illustrates the difference between the County's Total Market Value and Total Taxable Value. Taking the Market Value, deducting the AG Productivity Loss, Homestead Cap Loss, 23.231 Cap Loss, Total Exemptions Amount to determine Net Taxable Value.

UVALDE County			2026 CERTIFIED TOTALS		As of Certification	
Property Count: 24,786			GU - COUNTY OF UVALDE ARB Approved Totals		7/22/2026	4:56:52PM
Land			Value			
Homesite:		278,783,616				
Non Homesite:		866,960,090				
Ag Market:		3,808,455,753				
Timber Market:		0	Total Land	(+)	4,954,199,459	
Improvement			Value			
Homesite:		868,233,564				
Non Homesite:		1,325,556,685	Total Improvements	(+)	2,193,790,249	
Non Real			Count Value			
Personal Property:	1,745	775,776,825				
Mineral Property:	0	0				
Autos:	0	0	Total Non Real	(+)	775,776,825	
			Market Value	=	7,923,766,533	
Ag			Non Exempt Exempt			
Total Productivity Market:	3,808,455,753	0				
Ag Use:	106,874,218	0	Productivity Loss	(-)	3,701,581,535	
Timber Use:	0	0	Appraised Value	=	4,222,184,998	
Productivity Loss:	3,701,581,535	0				
			Homestead Cap	(-)	97,504,649	
			23.231 Cap	(-)	55,472,536	
			Assessed Value	=	4,069,207,813	
			Total Exemptions Amount (Breakdown on Next Page)	(-)	580,255,936	
			Net Taxable	=	3,488,951,877	

New Value Trends

The following graph illustrates the total new value as a result of new construction county-wide.



2026 Year-end Ratio Study

The following graph illustrates the internal ratio study performed after 2026 certification. Countywide sales analyses.

UVALDE COUNTY APPRAISAL DISTRICT

IAAO RESIDENTIAL SALES RATIO ANALYSES

COUNTY OF UVALDE DATA

Total # of Sales

213

Appraisal Date

1/1/2026

Sales Date Range

1/6/2025

6/25/2026

	Minimum	Maximum	Median	Average
Sales Price	39,000	999,999	228,000	272,321
Appraise Value	50,738	956,439	217,549	258,857
Living Area	168	4,592	1,632	1,762

sl_type_cd

Count

SFR

127

DOT

83

SFRN

2

v_abs_subdv_desc

COUNT

MEDIAN

AVERAGE

WMEAN

COD

COV

PRD

Med_LA

ALL SUBDV

213

0.97

0.99

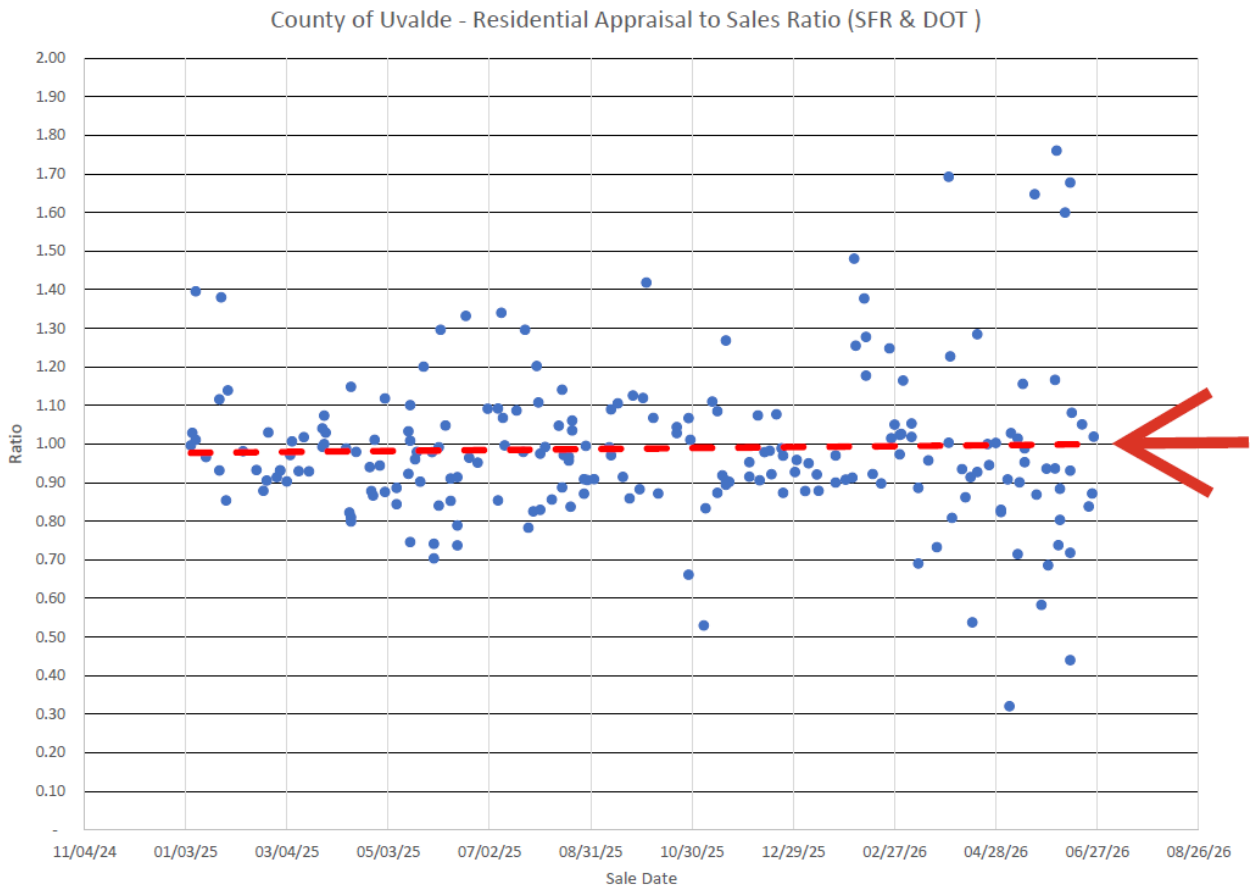
0.95

13.79

20.88

1.04

1,632



Residential Sales – Multi-year Analysis

UVALDE COUNTY AREA

LOCAL MARKET REPORT_COUNTYWIDE

MARKET VALUE PERCENT CHANGE BY YEAR

BRICK, STUCCO

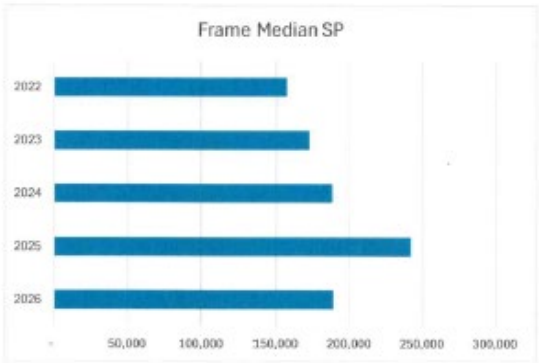
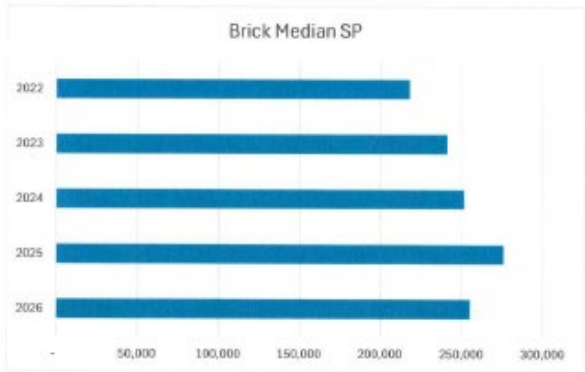
2025 VS	2026	-7.5%
2024 VS	2025	8.0%
2023 VS	2024	4.1%
2022 VS	2023	9.7%

FRAME

2025 VS	2026	-22.0%
2024 VS	2025	17.0%
2023 VS	2024	8.3%
2022 VS	2023	8.8%

Year	Count of Prop ID	Median MA	Median SP	Median SP
2026	33	1,659	153.88	255,290
2025	34	1,854	148.87	276,000
2024	28	1,948	145.45	251,637
2023	32	1,908	133.50	241,329
2022	32	1,718	136.00	218,000

Year	Count of Prop ID	Median MA	Median SP	Median SP
2026	45	1,496	126.34	189,000
2025	40	1,836	132.00	242,353
2024	32	1,386	135.37	188,123
2023	41	1,381	134.00	172,500
2022	35	1,453	108.00	157,296



Residential Sales – 5-Year Median Sales by ISD

Residential Sales - 5 Year Median Sales by ISD

KNIPPA ISD	2022	2023	2024	2025	2026	PCT CHG
STONE Median SP	-	297,000	-	-	-	-
FRAME Median SP	175,000	240,000	160,000	149,000	97,500	(0.35)
STONE PR PSQF	-	170.30	111.27	-	-	-
FRAME PR PSQF	104.17	101.18	-	81.69	45.84	-
Median MA	1,680	2,058	1,438	1,824	2,127	-
Number of Sales	1	3	2	3	2	-
NUECES ISD						
STONE Median SP	-	-	-	-	-	-
FRAME Median SP	357,000	624,750	840,000	92,000	110,000	0.20
STONE PR PSQF	-	-	-	-	-	-
FRAME PR PSQF	153.88	148.96	479.45	136.90	117.52	-
Median MA	2,320	4,194	1,752	672	936	-
Number of Sales	1	2	1	1	3	-
SABINAL ISD						
STONE Median SP	579,450	674,750	669,107	600,213	537,000	(0.11)
STONE Average SP	666,636	726,500	670,812	572,732	630,933	0.10
FRAME Median SP	325,000	225,000	284,747	355,000	285,750	(0.20)
FRAME Average SP	350,000	274,900	404,874	489,854	323,580	(0.34)
STONE PR PSQF	257.76	218.58	213.70	280.34	289.64	-
FRAME PR PSQF	164.64	169.17	121.90	165.81	154.13	-
Median MA	2,111	2,208	2,733	2,141	1,854	-
Number of Sales	37	21	26	28	27	-
UTOPIA ISD						
STONE Median SP	621,000	395,000	232,000	228,500	-	-
FRAME Median SP	612,500	152,500	281,500	299,000	169,131	(0.43)
FRAME Average SP	612,500	152,500	281,500	299,333	169,131	(0.43)
STONE PR PSQF	371.41	267.98	161.56	159.12	-	-
FRAME PR PSQF	157.66	149.95	183.27	208.22	122.56	-
Median MA	2,778	1,245	1,486	1,436	1,380	-
Number of Sales	3	3	3	5	2	-
UVALDE ISD						
STONE Median SP	250,000	219,900	255,281	294,392	255,000	(0.13)
STONE Average SP	307,129	232,303	298,752	375,246	276,650	(0.26)
FRAME Median SP	180,558	163,588	160,725	153,230	187,000	0.22
FRAME Average SP	205,653	218,283	190,975	169,462	236,306	0.39
STONE PR PSQF	116.33	133.52	131.45	130.20	112.78	-
FRAME PR PSQF	112.36	96.57	121.85	117.78	143.74	-
Median MA	1,878	1,670	1,630	1,580	1,604	-
Number of Sales	133	139	122	133	128	-
COUNTY WIDE						
STONE Median SP	\$ 250,000	\$ 219,900	\$ 255,281	\$ 275,000	\$ 262,500	(0.05)
STONE Average SP	\$ 307,129	\$ 232,303	\$ 298,752	\$ 375,246	\$ 276,650	(0.35)
FRAME Median SP	\$ 227,058	\$ 181,753	\$ 206,762	\$ 242,353	\$ 199,000	(0.18)
FRAME Average SP	\$ 277,145	\$ 229,623	\$ 356,399	\$ 412,957	\$ 244,217	(0.41)
STONE PR PSQF	\$ 122.37	\$ 120.53	\$ 126.69	\$ 130.21	\$ 158.23	0.22
FRAME PR PSQF	\$ 111.14	\$ 99.62	\$ 102.61	\$ 114.75	\$ 119.95	0.05
Median MA	2,043	1,825	2,015	2,112	1,659	-
Number of Sales	175	168	154	170	162	-
Median PCT change			BV			(0.05)
			FR			(0.18)
			IS_FR			(0.20)
			IS_BV			(0.11)

Tax Levy Collected Trends

The following graph illustrates the total annual tax levy collected by UCAD of current and delinquent taxes between October 1st and the next September 30th.



2025 as of August 20, 2026

Tax Collections by Entity

The following graph illustrates the tax levy and collections and percent collected.

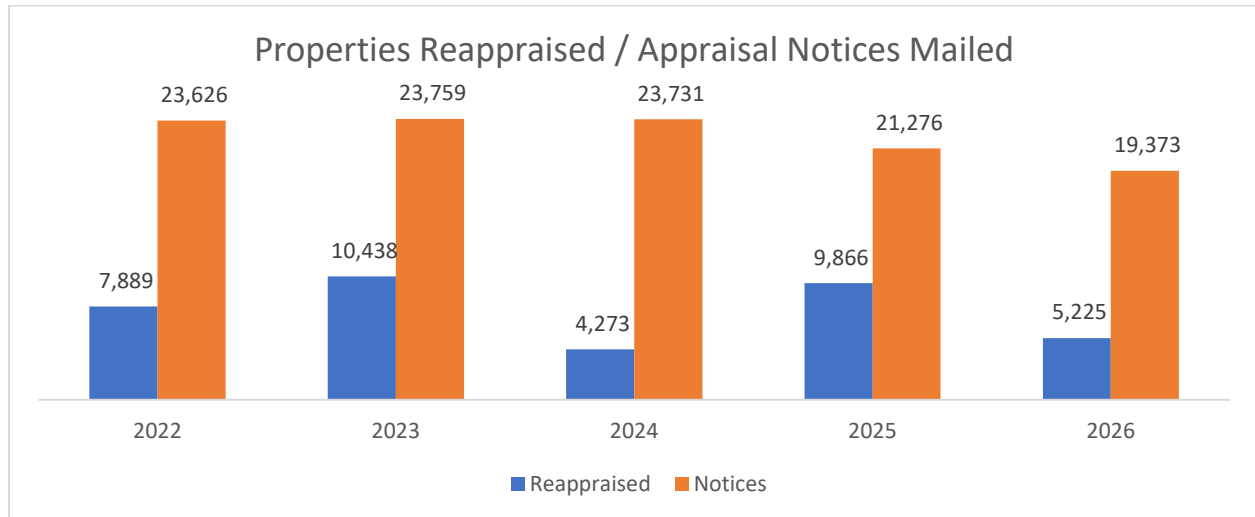
UCAD's Tax Collections as of June 30, 2026

Entity	2025 Adjusted Tax Levy		Tax Collection		Tax Balance	% Collected
Uvalde County	\$	15,682,612.67	\$	14,840,027.70	\$ 842,584.97	94.63%
Uvalde Road/Flood	\$	3,275,682.02	\$	3,099,179.19	\$ 176,502.83	94.61%
City of Uvalde	\$	6,068,148.56	\$	5,665,039.43	\$ 403,109.13	93.36%
Uvalde CISD	\$	11,609,333.43	\$	10,920,847.07	\$ 688,486.36	94.07%
Knippa ISD	\$	2,915,503.59	\$	2,876,810.35	\$ 38,693.24	98.67%
Sabinal ISD	\$	4,761,375.47	\$	4,563,760.40	\$ 197,615.07	95.85%
Utopia ISD	\$	826,134.10	\$	800,493.28	\$ 25,640.82	96.90%
SWTC	\$	4,043,952.99	\$	3,837,180.08	\$ 206,772.91	94.89%
Uvalde Water Dist	\$	257,435.23	\$	244,191.69	\$ 13,243.54	94.86%
City of Sabinal	\$	362,211.54	\$	308,613.94	\$ 53,597.60	85.20%
Utopia/Vanderpool	\$	114,864.60	\$	110,712.09	\$ 4,152.51	96.38%
UCESD 2	\$	585,403.66	\$	568,555.98	\$ 16,847.68	97.12%
Totals	\$	50,502,657.86	\$	47,835,411.20	\$ 2,667,246.66	94.72%

Based on Fiscal Year to Date Recap Report - w/o BPP Penalty Balance

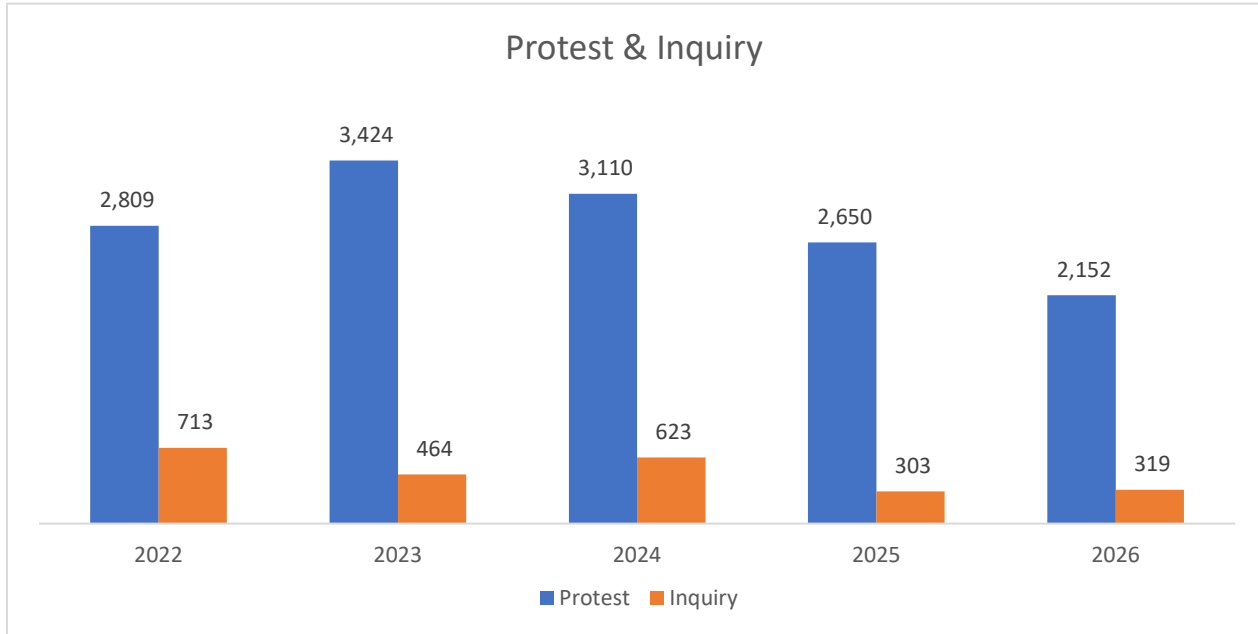
Properties' Reappraised & Appraisal Notices Mailed Trends

The following graph illustrates the number of properties worked through reappraisal or data maintenance based on last appraisal date recorded and the number of appraisal notices mailed as a result of either ownership, address, exemption or appraise value changes.



Protest & Inquiry Trends

The following graph illustrates the number of protests and inquiries filed w/ UCAD.



The following chart shows the typical outcome of the protest filed.

Protest Summary					
	2022 Year	2023	2024	2025	2026
ARB Orders	53	240	350	250	282
Settlement & Waiver	1422	1,968	1670	1771	1401
Withdrawal	584	293	206	161	226
Failed to Appear	317	387	591	363	147

Property Types (State Category)

The following chart illustrates the state code, category description, number of accounts, new value, market value and taxable value within each state code. Due to the low number of accounts under ARB review, the summary below is for ARB Approved Totals. The total number of properties for the 2026 Appraisal Year was 24,798 with a market value close to 7.924 billion and a taxable value over 3.489 billion dollars.

UVALDE County

2026 CERTIFIED TOTALS

As of Certification

GU - COUNTY OF UVALDE

Property Count: 24,786

ARB Approved Totals

7/22/2026

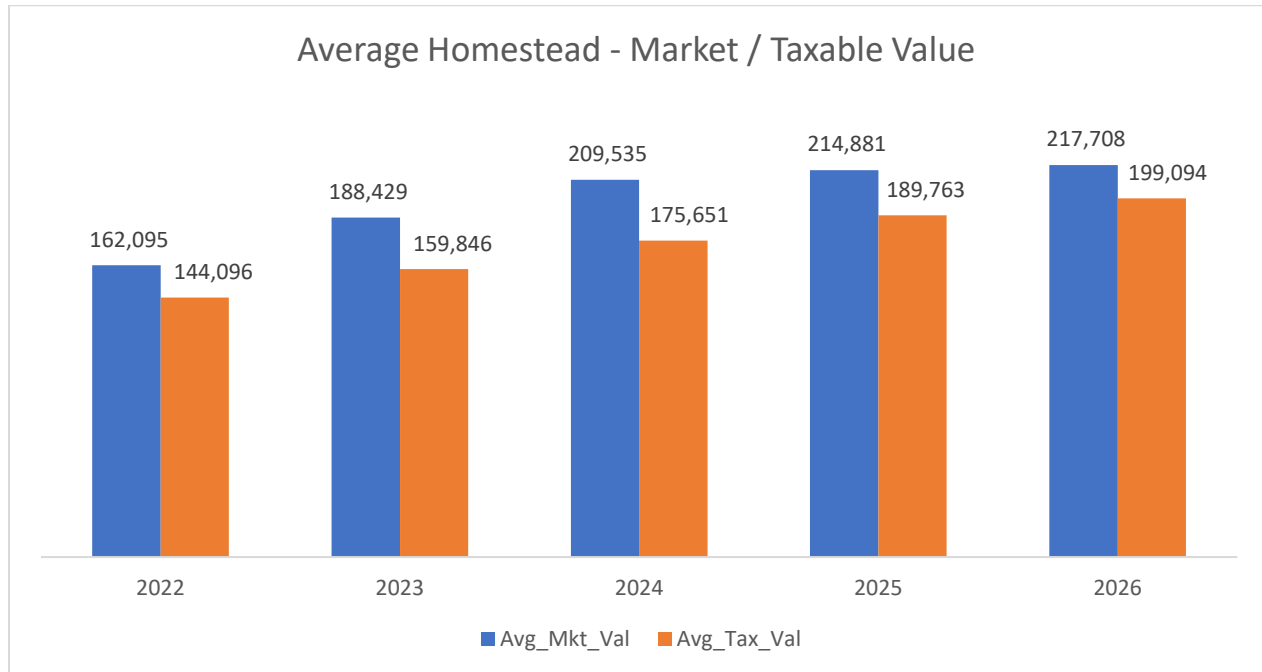
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	9,426	14,808.2046	\$15,409,139	\$1,659,029,153	\$1,459,787,365
B	MULTIFAMILY RESIDENCE	120	66.8512	\$1,204,175	\$59,476,577	\$57,879,947
C1	VACANT LOTS AND LAND TRACTS	2,702	10,058.9115	\$0	\$157,892,000	\$148,703,307
D1	QUALIFIED OPEN-SPACE LAND	5,761	914,500.9785	\$0	\$3,808,455,753	\$106,828,386
D2	IMPROVEMENTS ON QUALIFIED OP	232		\$0	\$8,603,737	\$8,601,200
E	RURAL LAND, NON QUALIFIED OPE	3,079	28,294.9190	\$1,325,075	\$575,696,860	\$532,476,170
F1	COMMERCIAL REAL PROPERTY	1,348	4,726.0182	\$3,129,535	\$604,020,105	\$584,921,434
F2	INDUSTRIAL AND MANUFACTURIN	14	99.7464	\$0	\$2,898,513	\$2,775,296
J3	ELECTRIC COMPANY (INCLUDING C	51	39.0783	\$0	\$137,037,543	\$136,082,383
J4	TELEPHONE COMPANY (INCLUDI	44	5.9222	\$0	\$8,165,740	\$6,820,702
J5	RAILROAD	16	0.3400	\$0	\$61,562,816	\$61,437,816
J6	PIPELAND COMPANY	14		\$0	\$3,888,027	\$3,282,189
J7	CABLE TELEVISION COMPANY	4		\$0	\$6,572,488	\$6,442,987
J9	RAILROAD ROLLING STOCK	1		\$0	\$10,784,566	\$10,659,566
L1	COMMERCIAL PERSONAL PROPE	1,465		\$0	\$101,690,485	\$56,837,960
L2	INDUSTRIAL AND MANUFACTURIN	152		\$0	\$439,732,510	\$261,886,645
M1	TANGIBLE OTHER PERSONAL, MOB	1,130		\$3,623,733	\$37,871,380	\$33,336,254
O	RESIDENTIAL INVENTORY	144	184.6664	\$0	\$5,405,464	\$5,403,777
S	SPECIAL INVENTORY TAX	15		\$0	\$5,719,388	\$4,788,493
X	TOTALLY EXEMPT PROPERTY	759	7,906.5452	\$2,460,805	\$229,263,428	\$0
Totals			980,692.1815	\$27,152,462	\$7,923,766,533	\$3,488,951,877

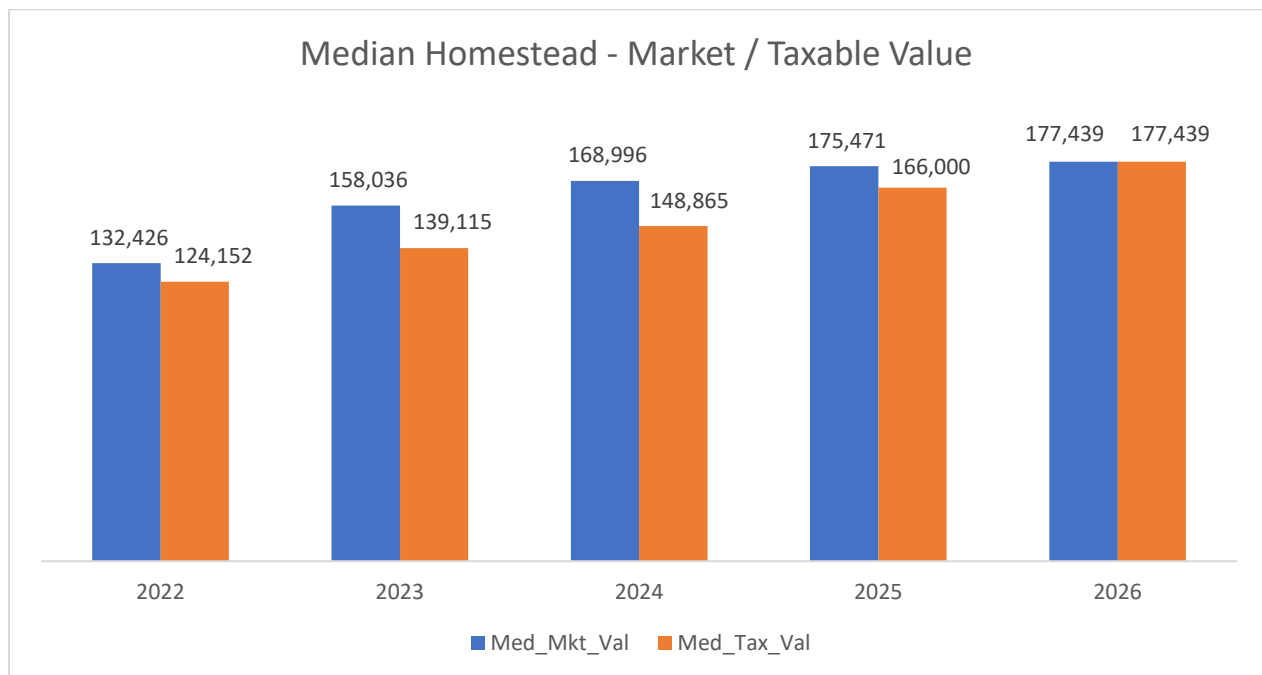
Average Homestead Exemption

The following graph illustrates the average homestead exemption.



Median Homestead Exemption

The following graph illustrates the median homestead exemption.



Exemption Breakdown

The following chart illustrates the type of exemption, the number and the total value being exempted. Due to the low number of accounts under ARB review, the summary below is for ARB Approved Totals. It also identifies if the exemption is a local or state mandated. Highlighted at the top of the list are the new BPP \$125,000 exemptions (code starting w/ 145). The total value loss due to exemptions is close to 580 million dollars. UCAD staff attempts to ensure that every property owner that is applying for and/or receiving an exemption properly qualifies accordingly.

UVALDE County		2026 CERTIFIED TOTALS		As of Certification
Property Count: 24,786		GU - COUNTY OF UVALDE ARB Approved Totals		7/22/2026 4:58:11PM
Exemption Breakdown				
Exemption	Count	Local	State	Total
145B	1,490	0	50,504,495	50,504,495
145D	140	0	4,290,725	4,290,725
145D1	106	0	2,817,061	2,817,061
145F	5	0	455,285	455,285
AB	1	168,476,952	0	168,476,952
CH	12	17,794,298	0	17,794,298
CHODO	2	2,014,224	0	2,014,224
CHODO (Partial)	2	1,685,189	0	1,685,189
DP	127	0	0	0
DPS	2	0	0	0
DV1	47	0	380,000	380,000
DV1S	1	0	5,000	5,000
DV2	22	0	182,250	182,250
DV3	50	0	484,022	484,022
DV3S	1	0	10,000	10,000
DV4	211	0	1,533,816	1,533,816
DV4S	6	0	60,000	60,000
DVHS	198	0	48,253,621	48,253,621
DVHSS	6	0	615,321	615,321
EX-XG	1	0	0	0
EX-XN	18	0	4,024,390	4,024,390
EX-XR	2	0	249,679	249,679
EX-XV	740	0	195,788,245	195,788,245
EX-XV (Prorated)	3	0	123,089	123,089
HS	5,439	0	0	0
HT	40	2,071,449	0	2,071,449
OV65	2,812	77,647,364	0	77,647,364
OV65S	14	409,197	0	409,197
PC	2	380,264	0	380,264
SO	5	0	0	0
Totals		270,478,937	309,776,999	580,255,936

HS and OV65 Exemption Image

The following chart illustrates the active HS and OV65 application image dates by year as UCAD attempts to comply with new legislation requiring the District developing a program for the periodic review of each homestead exemption granted under TPTC Section 11.13, and to confirm that the recipient of the exemption still qualifies for the exemption at least once every five years. The District has contracted with the law firm of Perdue Brandon Fielder Collins & Mott, LLP, to perform a homestead audit and it's still ongoing as of the date of this report.

ACTIVE HS IMAGES UPDATE OLDER ACCTS		ACTIVE OV65 IMAGES UPDATE OLDER ACCTS	
Row Labels	Appl_Count	Row Labels	Appl_Count
2026	286	2026	101
2025	678	2025	262
2024	1,338	2024	701
2023	856	2023	353
2022	597	2022	311
2021	469	2021	262
2020	289	2020	129
2019	469	2019	220
2018	438	2018	320
2017	41	2017	35
2016	20	2016	13
2015	12	2015	10
2014	3	2014	1
2013	4	2013	2
2012	2	2012	2
2011	6	2011	5
2010	7	2010	6
2009	11	2009	9
2008	2	2008	2
2007	4	2007	2
2006	1	Grand Total	2,746
Grand Total	5,533		

Exemption Analysis

The following chart illustrates the exemptions by type for the last six years and the numbers shown are based on the appraisal year, running from August through July.

Also illustrated are exemptions removed, new exemptions per qualifying year, and new scanned exemption images.

Uvalde County Appraisal District Property Exemption Analysis						
exempt_type_cd	2021	2022	2023	2024	2025	2026
DP	186	179	168	150	144	127
DPS	7	6	5	4	4	2
DV1	77	73	67	58	49	46
DV1S	2	1	1	1	1	1
DV2	35	36	34	31	30	22
DV2S			1			
DV3	39	47	44	50	50	50
DV3S			1	1		1
DV4	141	167	187	197	207	211
DV4S	4	4	4	4	4	6
DVHS	128	143	158	177	198	202
DVHSS	6	5	5	5	4	6
HS	5,433	5,591	5,657	5,646	5,564	5,478
OV65	2,608	2,670	2,697	2,714	2,746	2,821
OV65S	5	5	8	8	13	14
EX Ttly Rmvd	326	320	361	340	325	198
New_Qualify Yr	501	640	539	492	396	270
New Scan EX_Img	656	644	711	1,280	1,291	499

last updated 08/20/2026

