

This 5th day of July, 2018

ARB MEETING

AGENDA

Meeting to be held in the Deaf Smith County Appraisal District Board Room located at 140 E. 3rd Street, Hereford, Texas, July 10, 2018 at 9:30 A.M.

- I. Roll Call
- II. Review and approve minutes from May 23, 2018 meeting.
- III. Administer Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser.
- IV. Administer Exparte Affidavit to board members.
- VI. Hear Protests.
- VII. Approve 2018 Appraisal Records.
- VIII. Approve supplement records of the appraisal roll.

DATED THIS 5th DAY OF JULY 2018

Deaf Smith County Appraisal District

140 E. 3rd Street • P.O. BOX 2298 • Hereford, TX 79045
Phone: 806-364-0625 • Fax: 806-364-6895 • e-mail: dscad@wtrt.net

Minutes for ARB Meeting, July 10, 2018

- I. Meeting began at 9:30 a.m.
 - A. Members present:
 1. Randy Paetzold
 2. Raul Pesina
 3. Joe Ward
 - B. Others present:
 1. Danny Jones, DSCAD Staff
 2. Mark Powers, DSCAD Staff
 3. Patty Scott, DSCAD Staff
 4. Anthony Soto, DSCAD Staff

- II. Minutes from the May 23, 2018 meeting were reviewed and approved.
 - A. Motion to approve minutes by Joe Ward.
 - B. 2nd by Raul Pesina
 - C. Approved unanimously

- III. Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser was administered by ARB Secretary Raul Pesina.

- IV. Exparte Affidavit was administered by Anthony Soto to all Board Members.

- V. Supplement records were approved.
 - A. Motion to approve by Raul Pesina.
 - B. 2nd by Joe Ward.
 - C. Approved unanimously.

- VI. Protest Hearing:

**10:05 A.M., Jose Lucio Griego, Evants Block 16 Thompson Lot 3,
PID 1402, Situs: 224 Ave. C**

Mr. Griego was protesting the value of his property.

Mr. Mark Powers, representing the Deaf Smith County Appraisal District, began his testimony describing the property as an older, small 1,060 sq. ft. home. It was last appraised in 2015 for \$15,300 (\$14/sq. ft.). The 2018 appraisal is at \$23,700 (\$23/sq. ft.). Pictures from 2008 & 2010 showed it had been fixed up some on the exterior. Mr. Powers then presented four comparable homes.

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Comp #1: 306 Bennett, 914 sq. ft. Sold in November 2016 for \$20,000 or \$22/sq. ft. This house was in a poor location for a residence (25 Mile Ave.)

Comp #2: 115 San Jose, 1,160 sq. ft. Sold in January 2018 for \$20,000 or \$17/sq. ft. This house is not in city limits and is a very poor location for a residence.

Comp #3: 200 Blevins, 832 sq. ft. Sold in July 2015 for \$17,000 or \$20/sq. ft. Poor location.

Comp #4: 518 Mable, 1,064 sq. ft. Sold in August 2017 for \$30,000 or \$28/sq. ft. Poor location and poor street – no curb/gutter.

Mr. Powers concluded by saying "the home needs some work. Danny and I were looking around and couldn't see the inside. It has plenty of opportunity to be fixed up...it has marketability."

Mr. Griego presented exterior and interior pictures of the home. The attic was burned, the roof and ceiling are in bad shape, and mold and mildew is prevalent. The exterior work was done because his brothers were going to sell the house, but Mr. Griego obtained the property in late 2013. No one has been living in the home because of how bad it is on the inside. He would like the value to be at \$13,300. The original 2018 Notice of Appraised Value had the house valued at \$36,000. After the initial inquiry over the phone, Danny and Mark looked at the property and lowered it to \$23,700. A corrected notice was sent. (Also noted was the 2017 value, which was \$16,000.)

Discussion: Mr. Ward said that "nobody can live in that house today. It'd have a hard time passing inspection of any kind." Mr. Powers pointed out that 'there is competition for old houses that people fix up and flip.' He was also worried that "if they [Mr. Griego] don't do something to it, it could be demolished." Mr. Powers then asked Mr. Pesina "Is it fixable? Would you go in there and redo it?" Mr. Pesina replied "It'd take a lot of work. You'd have to tear the roof off." Mr. Jones later asked Raul if he'd buy it for \$18,000 and fix it up. Mr. Pesina said "No...it'd take a lot to fix it." Mr. Paetzold noted that Comp #2 was in the San Jose community, and Mr. Ward added it has its own water system, not the city's amenities. The ARB felt \$17/sq. ft. was fine because it was only \$3/sq. ft. more than the 2015 value and \$5-6/sq. ft. less than the current appraisal.

- A. Motion to change the taxes from \$22/sq. ft. to \$17/sq. ft. by Joe Ward.
- B. 2nd by Raul Pesina
- C. Approved unanimously

ARB decision: Lower the value to \$18,000 (\$17/ sq. ft.)

Mr. Griego declined to take the online survey.

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- VII. The 2018 Appraisal Records were approved by the board.
- A. Motion to approve by Joe Ward.
 - B. 2nd by Raul Pesina.
 - C. Approved unanimously.

Meeting adjourned at 10:55 a.m.

Approved:

Date:

Randy Paetzold, Chairperson