

This 11<sup>th</sup> <sup>Received</sup> day of July, 2019  
at 10:37 am

## APPRAISAL REVIEW BOARD MEETING

### AGENDA

Meeting to be held in the Deaf Smith County Appraisal District Board Room  
located at 140 E. 3<sup>rd</sup> Street, Hereford, Texas, July 16, 2019 at 9:00 A.M.

- I. Roll Call.
- II. Review and approve minutes from May 21, 2019 meeting.
- III. Administer Oath of Office to members (Joe Ward).
- IV. Administer Statement of Elected/Appointed Officer to board members (Joe Ward).
- V. Administer Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser.
- VI. Administer Exparte Affidavit to board members.
- VII. Hear Protests.
- VIII. Approve 2019 Appraisal Records.
- IX. Approve supplement records of the appraisal roll.

DATED THIS 11<sup>th</sup> DAY OF JULY 2019

# Deaf Smith County Appraisal District

140 E. 3<sup>rd</sup> Street • P.O. BOX 2298 • Hereford, TX 79045  
Phone: 806-364-0625 • Fax: 806-364-6895

## Minutes for ARB Meeting, July 16, 2019

- I. Meeting began at 10:05 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 21, 2019 meeting were reviewed and approved.
  - A. Motion to approve minutes by Raul Pesina.
  - B. 2<sup>nd</sup> by Joe Ward.
  - C. Approved unanimously
- III. Oath of Office was administered by Anthony Soto to Joe Ward.
- IV. Statement of Elected/Appointed Officer was read and signed by Joe Ward.
- V. Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser was administered.
- VI. Expárte Affidavit was administered by Anthony Soto to all Board Members.
- VII. Protest Hearings:

**10:15 A.M., Griselda Hernandez, Legal Desc: Finlan, Block 7, Lot 3-4,  
PID 7815, Situs: 105 & 107 Columbus St.**

Mrs. Hernandez, accompanied by Tommy Ray Gonzalez and Joe Wells, was protesting the value of her property.

Mr. Mark Powers, representing the Deaf Smith County Appraisal District, began his testimony describing the moved-in property including a fixed up 1,376 sq. ft. home, a 1,028 sq. ft rental home, a 16X30 storage building, and a truck box ½ size. It was last appraised in 2015 for \$30,600 combined. The 2018 appraisal is at \$58,030. Pictures from 2010 & 2019 showed it had been fixed up some on the exterior. Mr. Powers then presented a comparable home:

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Comp #1: 115 San Jose, 1,160 sq. ft. It sold in January 2018 for \$20,000 or \$17/sq. ft. This house was a barracks. Mr. Powers said the sizes of the homes were similar and that 105 Columbus is a nicer home. He felt both homes on Columbus St "were seriously under appraised" and it was time to raise them.

Mrs. Hernandez stated that the storage building wasn't on the property until January 7, 2019 and presented exterior pictures of the home. The wind had blown off some of the siding of 105 Columbus St. and that 107 Columbus only had siding on the front. It's been this way for two-three years. She would like the value to be at \$35,000.

Discussion: Mr. Jones said the appraisal district could remove the storage building for the 2019 tax year and add it in 2020. Mrs. Hernandez was ok with that. She then asked why did the value increase on her home from \$21,800 to \$36,210. Mr. Powers answered "We're looking at market value...what the property would sell for. If this one [Comp #1] sells for \$20,000, this one would logically sell for more. I had it [105 Columbus] on at \$22,000 and it's a much better quality, bigger house." He also explained how assessed value works: "when we have a big jump, you don't get hit with the whole thing [increase] all at once – it stairsteps up at 10% per year." Mr. Paetzold noted that their home had central air while the comp didn't. Mr. Ward believed "taking off the shed was fair, and it was more than fair on the comps. You have a nicer house than the one that sold in '18 [Comp #1]". Mr. Pesina added "everybody's property has gone up some."

- A. Motion to remove the storage building and leave both residences at the 2019 appraised value by Raul Pesina.
- B. 2<sup>nd</sup> by Joe Ward
- C. Approved unanimously

ARB decision: Lower the value to \$53,520.

Mrs. Hernandez agreed to take the online survey.

**11:00 A.M., Rita Jo Bell, Legal Desc: Green Acres Estates Unit IV, Blk 2, Lot 9 (N75')  
PID 6671, Situs: 110 Oak St.**

Mrs. Bell was protesting the value of her home.

Mr. Danny Jones, representing the Deaf Smith County Appraisal District, began his testimony saying there had been a 15% increase on all homes in NW section of town based on 35 sales from 10/1/18-7/1/19. It's a 2,146 sq. ft. home with a basement and enclosed porch. The current value was \$168, 810 (\$78.66/sq. ft.) She bought the property 1/15/19 for \$165,000 (\$77/sq. ft.) He showed a photo from 2019 of the property, noting that "it has newer windows, a nice front door...it's a nice house." Mr. Jones then presented the following comparable homes:

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Comp #1: 111 Centre, 2,165 sq. ft. It sold in April 2019 for \$180,000 (\$83/sq. ft.) The CAD Value is \$75/sq. ft.

Comp #2 148 Nueces, 2,072 sq. ft. It sold in April 2019 for \$157,000 (\$75.77/sq. ft.) The CAD Value is \$76.48/ sq. ft.

Comp #3 124 Ironwood, 1,574 sq. ft. It sold in May 2019 for \$146,000 or \$92/sq. ft. The CAD Value is \$81/ sq. ft. Mr. Jones noted that this is around the value she wanted her home at, but that her home is nicer and bigger than this comp.

Comp #4 323 Centre, 2,125 sq. ft. It sold in April 2019 for \$155,000 or \$73/sq. ft. The CAD Value is \$72/ sq. ft. Older home that doesn't have newer windows or door.

Comp #5 109 Douglas, 2,578 sq. ft. It sold in April 2019 for \$195,000 or \$75/sq. ft. The CAD Value is \$78. It's an older home, but it could've sold more. The seller was in a hurry.

Mrs. Bell thought "the increase is a little excessive". She would like the value to be at \$146,700 (\$68/sq. ft.)

Discussion: Mr. Ward thought she could sell her home for more than \$165,000. Mr. Paetzold thought her value was low compared to the comps. Mr. Jones did ratio studies prior to appraising and they were low which is why everyone was bumped 15%

- A. Motion to keep the values the same by Joe Ward.
- B. 2<sup>nd</sup> by Raul Pesina.
- C. Approved unanimously

ARB decision: No change in value.

Mrs. Bell declined taking the online survey.

### **11:30 A.M., Life Technologies, Personal Property, PID 920035**

This was a late protest. Reason for protest: 25.25D 1/3 over appraised.

Life Tech did not call or show up for the hearing.

ARB decision: Case rescheduled for July 23, 2019.

### **11:40 A.M., Mona Hernandez**

This was a late protest. The ARB and Mrs. Hernandez agreed to a hearing on July 23, 2019.

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VIII. The 2018 Appraisal Records were approved by the board.

- A. Motion to approve by Raul Pesina.
- B. 2<sup>nd</sup> by Joe Ward.
- C. Approved unanimously.

IX. Supplement records were approved.

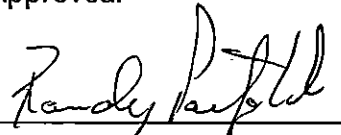
- A. Motion to approve by Raul Pesina.
- B. 2<sup>nd</sup> by Joe Ward.
- C. Approved unanimously.

The next meeting will be held July 23, 2019 to hear protests.

Meeting adjourned at 11:55 a.m.

Approved:

Date:

  
\_\_\_\_\_  
Randy Paetzold, Chairperson