

This 10th ^{Posted} day of July, 2019
at 10:34 am

APPRAISAL REVIEW BOARD MEETING

AGENDA

Meeting to be held in the Deaf Smith County Appraisal District Board Room
located at 140 E. 3rd Street, Hereford, Texas, July 23, 2019 at 9:00 A.M.

- I. Roll Call.
- II. Review and approve minutes from July 16, 2019 meeting.
- III. Administer Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser.
- IV. Administer Exparte Affidavit to board members.
- V. Hear Protests.

DATED THIS 18th DAY OF JULY 2019

Deaf Smith County Appraisal District

140 E. 3rd Street • P.O. BOX 2298 • Hereford, TX 79045

Phone: 806-364-0625 • Fax: 806-364-6895

Minutes for ARB Meeting, July 23, 2019

- I. Meeting began at 8:50 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. Anthony Soto, DSCAD Staff
- II. Minutes from the July 16, 2019 meeting were reviewed and approved.
 - A. Motion to approve minutes by Raul Pesina.
 - B. 2nd by Joe Ward.
 - C. Approved unanimously
- III. Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser was administered.
- IV. Exparte Affidavit was administered by Anthony Soto to all Board Members.
- V. Protest Hearings:

10:40 AM, Luis Parra Torres, Legal Desc: Evants, Block 22, Barber Lot 44 (S/2) & Lot 45, PID 1588, Situs: 216 Star

(This hearing was scheduled for the July 16, 2019 ARB meeting but wasn't included in those minutes.) Mr. Torres was protesting the value of his property. Mr. Torres didn't appear before the Appraisal Review Board.

ARB decision: Protest dismissed.

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**9:05 A.M., Esequiel Hernandez, Legal Desc: Finlan, Block 5, Lot 12-13,
PID 7798, Situs: 217 Boston (Vacant Lots)**

Mr. Hernandez, accompanied by Mona Hernandez, was protesting the value of his property.

Mr. Mark Powers, representing the Deaf Smith County Appraisal District, began his testimony describing the property as a 120'×115' total (60'×115' individually) An aerial shot of the property was shown. The 2018 value was \$1,400 and the 2019 value is at \$2,070. Deed records showed \$5,000 was paid for the land. Mr. Powers then presented four comparable properties:

- Comp #1: 113 Domingo, a 50'×150' lot, sold in December 2015 for \$1,000.
- Comp #2: 207 Boston, a 50' × 115' lot, sold in March 2016 for \$1,200.
- Comp #3: 314 Dayton, a 50'×110' lot, sold in March 2018 for \$2,500. There were some storage buildings on the property and removing the value of those would bring the value to \$1,350.
- Comp #4: 105 San Jose, a 65'×130' lot, sold April 2015 for \$2,070.

Mrs. Hernandez stated that she bought the land for \$2,000 (\$1,000 each) and that the value should be lower because it's in the flood zone. She would like the value to be \$1,500 (\$750 each.)

Discussion: Mr. Pesina thought that, given the size of the lot and the comparable properties, that the value was fair. Mr. Ward agreed. Mr. Paetzold felt there wasn't enough evidence to change the value. Mr. Paetzold and Mr. Pesina noted that she paid \$2,000 for the lots knowing that it flooded.

- A. Motion to keep the value the same at the 2019 appraised value by Raul Pesina.
- B. 2nd by Joe Ward.
- C. Approved unanimously.

ARB decision: No change in value.

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Minutes for ARB Meeting, July 23, 2019

9:30 A.M., Esequiel Hernandez, Legal Desc: Hereford Housing, Blk 3, Lot 8 PID 4274, Situs: 205 San Jose

Mr. Hernandez was protesting the value of the home.

Mr. Mark Powers, representing the Deaf Smith County Appraisal District, began his testimony describing the property as a small 575 sq. ft. home. The 2018 value was \$9,500 (\$16.50/sq ft) and the 2019 value is \$15,490 (\$27/sq ft). After looking more closely at the property, Mr. Powers didn't like the class (3) the house was in and changed it to a class 2 which brought the value to \$12,260 (\$21/sq ft). Mr. Powers presented the following comparable homes:

Comp #1: 115 San Jose (an old barrack), 1,160 sq. ft. It sold in January 2018 for \$20,000 (\$17/sq ft) This home is twice the size of the subject property.

Comp #2 109 Domingo (14'×65' mobile home), 910 sq. ft. It sold in May 2017 for \$20,000 (\$22/sq. ft.)

Mrs. Hernandez said the property has been vacant for two years. She paid \$5,000 for the house "because that was the only property left that I had to buy the whole block. She bought it "because I don't want to have any neighbors" and because she gave it to one of her grandkids. She would like the value to be at \$11,250.

Discussion: Mr. Ward thought the increase of \$2,760 was a low hit. Mr. Paetzold asked what the value would be if it was rented. Mr. Powers suggested using income approach instead of sales approach. If rented at $\$250 \times 12 \times .5 / .13 = \$11,538$. Mr. Paetzold felt it could be rented for that price.

- A. Motion to change the value to \$11,250 by Joe Ward.
- B. 2nd by Raul Pesina.
- C. Approved unanimously.

ARB decision: Change the value to \$11,250.

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Minutes for ARB Meeting, July 23, 2019

10:00 A.M., Mary Rita Soliz, Legal Desc: First Realty, Blk 4, Lot 10 PID 6571, Situs: 101 Quince

Mrs. Soliz was protesting the value of her home.

Mr. Danny Jones, representing the Deaf Smith County Appraisal District, stated that the home had 2,341 sq. ft. The current value was \$174,950 (\$74.73/sq. ft.) Mr. Jones mentioned that everybody went up 15%. Mr. Jones then presented the following comparable homes:

- 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: 244 Douglas, 1,965 sq. ft. It sold in June 2018 for \$146,000 (\$74/sq. ft.)
The CAD Value is \$74/sq. ft.
- Comp #3: 109 Douglas, 2,578 sq. ft. It sold in April 2019 for \$195,000 (\$75/sq. ft.)
The CAD Value is \$78. It could've sold for more, but the seller was in a hurry.
- Comp #4: 805 Baltimore, 2,113 sq. ft. It sold in March 2018 for \$142,929 (\$69/sq. ft., Time
Adjusted \$75/sq. ft. The CAD Value is \$77/sq. ft.
- Comp #5: 545 Westhaven, 2,289 sq. ft. It sold in March 2018 for \$180,000 (\$79/sq. ft.)
The CAD Value is \$76/sq. ft.

Mr. Soliz brought his blueprint of the home and told us the square footage was 2,181. Mr. Jones agreed to make that adjustment. Mrs. Soliz said the roof (rafter problem) and inside of the property (carpet, windows, plumbing) needed to be repaired or replaced. She presented photos. She would like the value lowered to \$160,000.

Discussion: Mr. Ward and Mr. Pesina thought \$165,000 (\$76/sq. ft.) correcting the square foot was fair. Mr. Paetzold mentioned that while the home has its share of issues, other homes that are appraised or sold do as well.

- A. Motion to change the value to \$165,000 by Joe Ward.
- B. 2nd by Raul Pesina.
- C. Approved unanimously.

ARB decision: Change the value to \$165,000.

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10:40 A.M. The ARB took an intermission. Mr. Paetzold called Karen Evertson, the ARB attorney.

**11:00 A.M., Esequiel Hernandez, Legal Desc: Hereford Housing, Blk 1, Lot 17
PID 4257, Situs: 113 Domingo**

Mr. Hernandez was protesting the value of the home.

Mr. Mark Powers, representing the Deaf Smith County Appraisal District, began his testimony describing the property as a 992 sq. ft. home. The 2018 value was \$17,400 (\$17/sq ft) and the 2019 value is \$32,990 (\$33/sq ft). After looking more closely at the property, Mr. Powers didn't like the class (4) the house was in and changed it to a class 3 which brought the value to \$22,500 (\$23/sq ft). Mr. Powers noted they had done a good job fixing up the home since moving it in. Mr. Powers presented the following comparable homes:

Comp #1: 115 San Jose (an old barrack), 1,160 sq. ft. It sold in January 2018 for \$20,000 (\$17/sq ft) This home is twice the size of the subject property.

Comp #2 109 Domingo (14'×65' mobile home), 910 sq. ft. It sold in May 2017 for \$20,000 (\$22/sq. ft.)

Mrs. Hernandez said the property had been burned (it still smells like smoke) and vandalized which is why it's fixed up. She mentioned that there's only wood siding on the front.

- A. Motion to keep value at \$22,500 by Joe Ward.
- B. 2nd by Raul Pesina.
- C. Approved unanimously.

ARB decision: Keep value at \$22,500.

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Minutes for ARB Meeting, July 23, 2019

11:10 A.M., Esequiel Hernandez, Legal Desc: Hereford Housing, Blk 1, Lot 16 PID 4256, Situs: 111 Domingo

Mr. Hernandez was protesting the value of the home.

Mr. Mark Powers, representing the Deaf Smith County Appraisal District, began his testimony describing the property as a 1,576 sq. ft. home which consists of 364/sq ft upstairs and 1,212/sq ft downstairs. The 2018 value was \$17,900 (\$15/sq ft) and the 2019 value is \$34,100 (\$22/sq ft). After looking more closely at the property, Mr. Powers noticed in our system that the upstairs was missing. This was added to 2019 appraisal, resulting in the increase in value. Mr. Powers presented the following comparable homes:

Comp #1: 115 San Jose (an old barrack), 1,160 sq. ft. It sold in January 2018 for \$20,000 (\$17/sq ft) This home is twice the size of the subject property.

Comp #2 109 Domingo (14'×65' mobile home), 910 sq. ft. It sold in May 2017 for \$20,000 (\$22/sq. ft.)

Mrs. Hernandez said the property doesn't have upstairs. – it's just an attic. Mr. Powers agreed to remove the upstairs, which brought the value to \$26,880 (\$22/sq. ft.).

- A. Motion to change the value to \$26,880 by Joe Ward.
- B. 2nd by Raul Pesina.
- C. Approved unanimously.

ARB decision: Change the value to \$26,880.

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11:20 A.M., Esequiel Hernandez, Legal Desc: Hereford Housing, Blk 3, Lot 9 & 10 PID 4269, Situs: 207 San Jose

Mrs. Hernandez was protesting the value of the home.

Mr. Mark Powers, representing the Deaf Smith County Appraisal District, began his testimony describing the property as a 2,166 sq. ft. home. The 2018 value was \$69,600 (\$32/sq ft) and the 2019 value is \$73,440 (\$34/sq ft). Mr. Powers presented a table showing a difference of 24% between homes sold in the San Jose Community and in other locations. Mr. Powers then presented the following comparable homes:

- Comp #1: 110 Kibbe, 2,248 sq. ft. It sold in September 2017 for \$101,000 (\$45/sq ft) This home is two story and 100 years old. After location, features and time adjustment, the value is \$34-\$35/sq. ft.
- Comp #2 608 Forest, 2,210 sq. ft. It's in an industrial area, a poor location for a residence. It sold in June 2017 for \$135,000 (\$61/sq. ft.) After location, features and time adjustment, the value is \$38/sq. ft.
- Comp #3 211 Ave. J, 2,198 sq. ft. It sold in April 2017 for \$93,000 (\$42/sq. ft.) After location and time adjustment, the value is \$36/sq. ft.

Mrs. Hernandez said it's an old home and that it wasn't the nicest house in her neighborhood, but it was the highest appraised.

Discussion: Mr. Ward commented that most homes went up 15%, while Mrs. Hernandez's went up 5%, "which was reasonable". Mr. Paetzold liked that she had pride in her house and thought the value was fair.

- A. Motion to keep the value the same at the 2019 appraised value by Joe Ward.
- B. 2nd by Raul Pesina.
- C. Approved unanimously.

ARB decision: No change in value.

Mrs. Hernandez agreed to take the survey.

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11:00 A.M., Life Technologies, Personal Property, PID 920035

The agent for Life Tech talked with Mr. Jones over the phone saying no one from the business had contacted him. He offered to withdraw the protest by July 29, 2019 if he didn't get a response.

ARB decision: Allow Danny Jones to settle the case by July 29, 2019.

Meeting adjourned at 11:40 a.m.

Approved:

Date:



Randy Paetzold, Chairperson

Raul Pesina