MASS APPRAISAL REPORT - 2015 & 2016

This written <u>Appraisal Report</u> was prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) - Standards Rule 6-8 and 6-9

<u>Definition:</u> The written "Mass Appraisal Report" is a report of the implementation of the "Scope of Work" otherwise known as the "Reappraisal Plan".

- Client The appraisals by the Deaf Smith County Appraisal District (DSCAD) are for the use of the taxing entities in Deaf Smith County:
 - o City of Hereford,
 - o Deaf Smith County,
 - o Hereford Regional Medical Center (Hospital District),
 - o Amarillo Jr. College,
 - o Hereford I.S.D.,
 - o Walcott I.S.D.,
 - o High Plains Water District,
 - o Adrian I.S.D.,
 - o Friona I.S.D.
 - o Vega I.S.D.,
 - o Wildorado I.S.D.,
 - o Deaf Smith County Noxious Weed District and
 - o Llano Estacado Water District.
 - State law allows state agencies to use the appraisals and/or totals for categories of property. The Texas Comptroller and Texas Education Agency are some that regularly use information about the appraisal
 - Also, state law states that the DSCAD records are public information, therefore the public may request any information that is not confidential by law.
- Intended use of the appraisal The DSCAD appraises property in Deaf Smith County for ad valorem tax purposes for each taxing entity in Deaf Smith County. The intended use of the appraised values is to establish a tax base upon which a property tax will be levied. Each taxing unit within DSCAD boundaries will use the appraised values for ad valorem tax purposes only. The State Property Tax Code 25.18 requires the appraisal district to implement a plan for periodic reappraisals.
- There has been no deviation from recognized methods and techniques that would affect analyses, opinions and conclusions.
- The effective date of each year's appraisals is January 1, per state law.

- All property will be valued / appraised at its **Market Value** as defined in and per Texas Property Tax Code Sec 1.04 (7)
 - o the price at which a property would transfer for cash or it is equivalent under prevailing market conditions
 - if exposed for sale on the open market with a reasonable time for the seller to find a purchaser,
 - both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use
 - and both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.
 - o Texas Property Tax Code Sec. 23.01. also defines market value as:
 - The market value of property shall be determined by the application of generally accepted appraisal methods and techniques. If the appraisal district determines the appraised value of a property using mass appraisal standards, the mass appraisal standards must comply with the Uniform Standards of Professional Appraisal Practice. The same or similar appraisal methods and techniques shall be used in appraising the same or similar kinds of property. However, each property shall be appraised based upon the individual characteristics that affect the property's market value, and all available evidence that is specific to the value of the property shall be taken into account in determining the property's market value.
 - Notwithstanding Section 1.04(7)(C), in determining the market value of a residence homestead, the chief appraiser may not exclude from consideration the value of other residential property that is in the same neighborhood as the residence homestead being appraised and would otherwise be considered in appraising the residence homestead because the other residential property: (1) was sold at a foreclosure sale conducted in any of the three years preceding the tax year in which the residence homestead is being appraised and was comparable at the time of sale based on relevant characteristics with other residence homesteads in the same neighborhood; or (2) has a market value that has declined because of a declining economy.
 - There are exceptions. Some property will be appraised at a different value according to state law. Examples are
 - "Ag-value", vacant lot inventory (Category O) and others.
 - The market value of a residence homestead shall be determined solely on the basis of the property's value as a residence homestead, regardless of whether the residential use of the property by the owner is considered to be the highest and best use of the property.
 - o All property will be appraised at its Highest and Best Use, unless state law diverges from its use.

- o All property will be appraised as "fee simple" Texas Property Tax Code Sec 1.04 (16).
- What is to be Appraised
 - o The appraisal district is responsible for appraising all Real and Business Personal property in Deaf Smith County (unless exempted by law). See definition Texas Property Tax Code Sec. 1.04. General categories are described below:
 - Single Family Residences
 - Multifamily Residence
 - Vacant Lots and Land Tracts
 - Farm and Ranch land
 - Improvements on Farm and Ranch land
 - Commercial Real Property
 - Industrial and Manufacturing Real Property
 - Producing Mineral Interests
 - Utilities Gas Distribution, Electric, Telephone, Pipeland, Railroad and other utilities
 - Commercial Personal Property
 - Industrial and Manufacturing Personal Property
 - Tangible Other Personal Property Manufactured Homes
 - Special Inventory
 - Totally Exempt Property
- Scope of Work see the DSCAD's Reappraisal Plan
- For model, collecting and validating data, and for calibration the model, please see the following documents.
- For appraisal performance please see attached documents.
- Signed certification at end of document.

MASS APPRAISAL & RATIO STUDY MANUAL / STANDARDS

FOR THE

DEAF SMITH COUNTY APPRAISAL DISTRICT

PO Box 2298 Hereford, TX 79045

MASS APPRAISAL* / RATIO STUDY* MANUAL & STANDARDS

FOR

DEAF SMITH COUNTY APPRAISAL DISTRICT

Revised: 1/1/2014

The purpose of this standard is two fold. First it will be a general guide to the appraiser and second it will be an explanation to the public on how the Deaf Smith County Appraisal District conducts appraisals and how these appraisals are tested for accuracy. This standard is not intended to be exhaustive on mass appraisal and how to conduct a ratio study. For more detailed information the appraiser should be familiar with the Mass Appraisal Concepts textbooks from the classes that the *Texas Department of Licensing and Regulation* requires, text books from the International Association of Assessing Officers (IAAO), and by the Uniform Standards of Professional Appraisal Practice (USPAP).

Definition: MASS APPRAISAL: A standardized procedure to adjust a large number of properties to a specific date (January 1). This means that similar properties within similar neighborhoods will be appraised in the same way. Mass appraisal systems must be statistically testable.

Definition: RATIO STUDY: A basic test of appraisal accuracy, appraisals are compared to the actual sales price. When the appraisal is divided by the sales price, the result of a 1.00 means the appraisal matches the sales price. A result of over 1.00 means the property was over appraised, result of under 1.00 means the property was under appraised.

(Note: When a word is followed by an "*" there will be a definition listed for that word.)

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. MASS APPRAISAL

- A. Goals of Appraisal. The Texas Constitutions stipulates that all property will be appraised at its market value*.
 - 1. The State Property Tax Code 25.18 requires the appraisal district to implement a plan for periodic reappraisals. The plan must provide for the reappraisal of all real property in the district at least once every 3 years. (See the DSCAD's Reappraisal Plan.)
 - 2. The appraisals will be accurate. An accurate appraisal comes close to 100% of market value, however, market value is not set is stone, therefore, ratios from 90% to 110% are very good and probably represent the highest degree of accuracy an appraisal district can realistically expect to attain.
 - 3. <u>The appraisals will be uniform</u>. Appraisals are uniform when they do not treat one property or class of properties differently from any others. Property within a category will be appraised at approximately the same level as the others, and each category will be appraised at approximately the same level.

Definition: MARKET VALUE: The sales price expected from an arm's length transfer between a villing buyer and a willing seller, neither under duress, both trying to maximize their gains, if the property were to be exposed on the open market for a reasonable amount of time. Market value is defined as the price of financial arrangements equivalent to cash. The vast majority of property sold in Deaf Smith County uses a down payment and borrowed money from a financial institution, thus this is the standard used in the DSCAD mass appraisal models and ratio studies.

- B. Why use mass appraisal?
 - 1. Mass Appraisal is Economical to Use. A good mass appraisal system produces good values for many properties at a fraction of the cost of other types of appraisal. One-at-a-time appraisals (appraisals done by fee appraisers) require a considerable amount of time to do and it is an expensive process. Many Fee Appraisers charge \$300 for a residential property, also farm and commercial appraisals done by Fee Appraisers can cost thousands of dollars. The DSCAD has over 11,000 properties to appraise and these appraisals are paid for by the Schools, County and City. Therefore, appraisals have to be done cost effective, yet the public deserves an accurate and fair appraisal of their property. The appraisals done by the DSCAD using mass appraisal, costs, on the average, about \$20 each.
 - 2. <u>Mass appraisal models are developed from the local market</u>. Mass appraisal systems can be developed using the cost approach to value. However, it is usually preferable when the information used in mass appraisal is gleaned from sales of

the local market. This data is then applied to unsold property, for an estimated market value. Thus the appraisals are not based upon what property is selling for in another location and appraisals are not raised based upon a taxing entity's need for more money. The appraisal should be an accurate estimate of what the property would sell for in today's market.

- C. Step One in Mass Appraisal is to analyze the local market. This is done by collecting sales data. The DSCAD will have an ongoing process of searching for sale prices. Through the deed records, multiple listing services, sales verification letters, Fee Appraisers, Realtors and by simply asking buyers and sellers, much data can be collected. The appraisers must be aware of what affects the market. These can be (but not limited too) size, quality, condition, land, age, location and special features such as financing, fireplaces, extra bathrooms, sprinkler systems and many more.
 - 1. Sampling is a very important feature of analyzing the market.
 - a. Size. The appraiser needs a proper amount of sales data to work with. Too few sales may not yield acceptable results.
 - b. Distribution. The sample of sales that are used needs to reflect the makeup of the market. If all of the sales are from one neighborhood or from one class of homes then you will not have reliable data to appraise other neighborhoods or classes of property.
 - c. Collecting data from multiple sources is critical for ratio studies, this is called randomness.
- D. Step Two is to develop a classification system..
 - 1. Identify neighborhoods and improvement quality classes. While no two properties will be exactly the same, many properties will have major similarities with other property, these that have similarities can be grouped together and be appraised similarly.
 - 2. Typical properties are identified, these are called benchmarks*. This is sometimes called a statistical profile.
 - 3. Property characteristics are noted, typical as well as atypical. Some property characteristics are measurements, quality, condition, special features, land, age, location.

Definition: BENCHMARK: Properties that are typical of a larger class.

E. Step Three is to build schedules. Mass appraisal systems make use of three basic types of schedules: one for land, a second for improvements, and a third for depreciation.

Along with these schedules, you will also need a table of adjustments for specific property features.

1. A basic schedule is developed by:

- a. The data that comes from the classification system is grouped and sorted. The land value is subtracted, additives are subtracted and the remaining depreciation is corrected back to 100% good, then you divide this amount by the square feet. When this is done then specific price ranges for classes can be identified. When a specific price is identified to represent a class of property this price is called a baseline*. This is the best unit value. Then a schedule of unit values can be developed.
- b. Property characteristics, such as quality, condition, special features, age, or location can become adjustments that are to be added to the unit values of the schedule.
- 2. <u>Establish land values</u>. This is best done by a market study on what vacant lots are selling for. However, a ratio (or percentage) between improvements and land can be established. In any case, appraisal practice stipulates that you separate your appraisal into land value and improvement value.
- 3. How adjustments are made.
 - a. Specific feature adjustments. This is usually a dollar amount adjustment. For example a class of residences may or may not have a fireplace or extra bathroom. If the market suggests that a fireplace or extra bathroom would increase the sales price then those residences with these additional features would be adjusted upward.
 - Schedule adjustments. This would be a table of adjustments, for example, accumulated depreciation can be measured using depreciation schedules.
 A residence with more depreciation needs to be discounted more than a residence without so much deterioration.
 - (1) A schedule can correlate size and value, as the larger the improvement is, the less price per square feet it will be.
 - c. Table adjustments. This can be a modifier that can adjust a single property or a group of properties. For example this could be an adjustment for the fact that the properties in one neighborhood sell for more than the properties in another neighborhood.
 - (1) The procedure for building an adjustment table is:
 - (a) Calculate ratios and central tendency.

- (b) Divide 1 by the typical ratio to convert it into a multiplier. Example: 1/.86 = 1.16 the value is then multiplied by 1.16 for an adjusted value.
- 4. <u>Income mass appraisal</u>. A mass appraisal model can be developed using the income approach to value. Rental rates, expenses, interest rates, capitalization rates, and vacancy rates can be documented and used to appraise income producing property.

Definition: BASELINE: The value that each benchmark represents.

- F. Step Four is to test the results using ratio Studies. Once you have a preliminary set of schedules, you must test them with a ratio study using sales information.
 - 1. Two ratio studies are preformed, one using sales that occurred before the appraisal date and one using sales after the appraisal date. The results of the later sales ratio study should be the same as the first. If not then adjustments can be made. In this way appraisals can sometime be reviewed for reliability before being applied to all property.
 - 2. If bias* is found, it may be necessary to rebuild the schedules or to make other adjustments. Bias can arise from consistently over or under appraising properties due to incorrect adjustments for one or more of: quality, size, age/condition, location or features.
 - 3. To make an adjustment:
 - a. Find the typical ratio (mean or median).
 - b. Divide the preliminary appraisal by the typical ratio and subtract the preliminary appraisal to find the gross adjustment.
 - c. Add the gross adjustment to the land or improvement for an adjusted appraisal.
 - d. Make the adjustment by:
 - (1) dividing the adjusted appraisal by the original appraisal then select the best modifier (mean). Then find the schedule value and multiply it the modifier.
 - or, divide the adjusted land or improvement value by the square feet then select the best value per/sqft for a new value in your schedule.

Definition: BIAS: Systematic deviation from a desired result. In other words, when something is consistently wrong with the schedules producing wrong results.

(This ends the section on Mass Appraisal. The next section is on how to conduct a Ratio Study.)

(I. RATIO STUDY

A. Uses of Ratio Studies.

- 1. Ratio studies provide a means for evaluating the accuracy and uniformity of appraisals as well as to test the present appraisal system.
- 2. Ratio Studies are used by the Appraisers to determine the need for adjustments to appraisals or for a general reappraisal.
- 3. The Appraisal Review Board can use ratio studies to determine if property is being appraised fairly.
- 4. The Property Tax Division of the Comptroller's office uses its own ratio study. Every other year the PTD checks the performance of the DSCAD with a ratio study and this study is then used by the Texas Education Agency to provide state funds to the Independent School Districts in Deaf Smith County.
- B. Collection and Preparation of Market Data. Sales data should be verified and adjusted as necessary. Adjustments can be for financing, personal property and time of sale or for any other situation that is not typically found in market sales. Sales should be excluded from the ratio studies that are not valid indicators of market value. For example a repossessed property, a sale among relatives or a sale with unusual financing may not be true market sales. Care should also be given to the characteristics of the property at the time of sale. For example, if someone buys a house and immediately adds on to the property and the appraiser comes by at a later time, he could mistake the sales price for the property as he now sees it.
 - 1. <u>Sampling</u>. Ratio studies use a sample of properties, for example, those that have sold during a specified period, to draw conclusions about the overall accuracy of appraisals. The sample must be representative of the population.
 - 2. <u>Defining Neighborhoods</u>. Often property can be stratified according to age, type and value range. This aids in treating similar properties the same.
 - 3. <u>Photographs of Sales Used</u>. This helps in maintaining the consistency of classes and adjustments.
 - 4. <u>Adequacy of Samples</u>. For a ratio study to be effective, there must be similarity between properties in the sample and the population. The larger the sample, the greater the reliability of the ratio study.
 - 5. <u>Period from Which Sales are Drawn</u>. Sales used in a ratio study will be the most current available. Typically, for a revaluation, sales from the past 2 years will be

- used. However, if sales are few then data can be gathered from prior years, commercial property for example, will require additional years of sales data.
- 6. Sources of Sales Data. Sales information must be acquired, confirmed and screened. It will be important to get the total amount paid for the property, the relationship of buyer and seller, they type of transfer (gift, foreclosure, probate) time on the market, interest transferred, type of financing and if any other property was included in the sale.
 - a. Multiple listing services, deeds, contacting the buyers and seller directly, and third party sources are excellent ways of acquiring sales data.
 - (1) Texas does not have laws requiring full disclosure of sales data and this puts an appraisal district under a severe handicap, as much time, effort, and resources are spent in acquiring sales data.
- 7. <u>Confirming Sales</u>. The primary way the DSCAD confirms sales is by sales verification letters sent to the buyers and/or seller, also by contacting the seller and/or buyer by telephone. Every effort is made to find and include market sales in the ratio studies. The appraisers must use good judgment in screening sales.
- 8. <u>Invalid Sales</u>. The following types of sale MAY be excluded from ratio studies.
 - a. Government agencies. Examples: Sheriff deeds, tax deeds, HUD, FHA and others.
 - b. Charitable, religious organizations.
 - c. Financial institutions. Especially where the financial institution is the seller and the lender.
 - d. Relatives, estate settlements, business associates.
 - e. Forced sales.
 - f. Trades, partial interests and contracts.

9. Adjustments to Sales Prices.

- a. Sometimes a sales price may need to be adjusted (if not thrown out) when there is out of the ordinary financing. For example, when the seller and lender are the same and the financing is not at market rates. One also has to be careful with assumptions and "points."
- b. Adjustments for date of sale. Sales should be monitored for changes in price levels over time. Market analysis needs to be done so that an

appraiser knows if the market is appreciating or depreciating. An older sale can be used but it may need to be adjusted for time.

- (1) This can be done by tracking sales and ratios over time.
- (2) Analyzing resales (although one has to be careful that a remodel was not done between sales).
- (3) Comparing values over time in neighborhoods.
- 10. <u>Outlier Ratios</u>. These are very low or high ratios. They may have resulted from errors in the appraisals or they may be unrepresentative sales. These should be subjected to additional scrutiny. If a sale is found to be invalid then the sale should be excluded.
 - a. If outliers are concentrated in certain areas or classes of property then they point to a bias in the appraisal process and should be included in the ratio study.
 - b. However, sometime a property simply sells over or under market value. These sales can sometime be trimmed from the ratio study. Some use up to a 5 percent exclusion of outliers. The DSCAD may use this or other amount deemed appropriate.
 - c. Basis for excluding outliers.
 - (1) Five percent exclusion.
 - (2) If a property can be proved by other sales that it is not typical of market value then the outlier can be excluded. For example, if a property sells for \$40 per sqft and the appraiser has readily at hand, several other comparable sales for, say \$35 per sqft, then the outlier can be discounted from the ratio study, so as to not skew the conclusions and adjustments arising from the study.
- C. Statistical Analysis. A ratio is calculated for each property in the study. This is done by taking the appraisal and dividing it by the sales price. Measures of appraisal level and uniformity is then calculated.
 - 1. Measures of Central Tendency*. These relate to the overall **level** (or accuracy) of appraisal. This level appraisal should be figured for the overall district, each category of property as well as each stratum.
 - a. Median. When all of the ratios are arrayed* in ascending order the exact middle ratio is the median ratio. (If there are an even amount of ratios then the two middle ratios are averaged.)

- (1) The Property Tax Division of the Comptroller's office conducts an annual ratio study on appraisal districts, this study uses the median for reporting appraisal districts performance.
- b. Mean. This is the average of all of the ratios.
- c. Weighted Mean. The sum of the appraised values is divided this by the sum of sales prices.
 - (1) The Property Tax Division of the Comptroller's office conducts an annual ratio study on school districts; this study uses the weighted mean. This weighted mean is then reported to the Texas Education Agency for use in the school funding formula.
- d. The standard for the selected measure of central tendency should fall in the range of .90 to 1.10.

Definition: MEASURE OF CENTRAL TENDENCY: A statistically derived number that represents a larger group of numbers. An indicator of the most representative observation in a set of observations.

Definition: ARRAY: A ranking of a set of numbers in order from low-to-high or high-to-low.

2. <u>Measure of Uniformity</u>. A median, mean or weighted mean could calculate at a 1.00 and at first glance look like the appraisal district is doing a very good job of appraising. However, the appraiser needs to look deeper to see if the appraisals are uniform. For example a ratio study of 100 sales with 50 sales appraised at 75% of market value and 50 sales at 125% of market value will have mean of 1.00. The average is good but all the appraisals are not accurate and, more importantly, not uniform. Thus a test is needed to determine if the appraisals are uniform. The most common test for uniformity is to calculate a Coefficient of Dispersion* (COD).

Definition: COEFFICIENT OF DISPERSION: Measures the average percentage of deviation of the ratio from the central tendency.

- a. The steps to calculate a COD are as follows:
 - (1) Subtract the central tendency (median, mean, wt. mean) from each ratio.
 - (2) Make each ratio a positive number. (Absolute value*.) Total these differences.
 - (3) Divide the total absolute difference by the number of ratios.

- (4) Divide by the C.T. and multiply by 100. (See chart.)
- b. How to interpret a COD.
 - (1) For residential property the DSCAD's goal is for the COD to be 10.00. The number of 10 would indicate that the <u>majority</u> of the appraisals are uniform. If the COD for all residential property or a class or strata approaches 20.00 then a reappraisal should be conducted to make the appraisals more uniform.
 - (2) For commercial property a COD of 15.00 is the goal of the DSCAD. If the COD is more than 20.00 then a revaluation in necessary.

Definition: ABSOLUTE VALUE: The absolute value of a negative number is that number without the negative sign.

- 3. Additional test for uniformity is the Price Related Differential (PRD). When low value properties are appraised at greater percentages of market value than high value property, this bias is called *regressivity*. When low value properties are appraised at smaller percentages of market value than high value properties this bias is called *progressivity*.
 - a. To test for this, take the mean and divide it by the weighted mean. If the answer is above 1.00 then this would indicate regressivity. A measure below 1.00 suggests progressivity.
 - (1) The range for DSCAD is .98 to 1.03, anything outside of this range would warrant a reappraisal.
- 4. <u>Sample Size, Remedies for Inadequate Samples.</u> It has been suggested that the appraiser use math formulas to select a sample size. However, with Deaf Smith County and Hereford being a small community, it has been more practical to use a universe of sales. Then the appraiser will let the ratio study speak for itself on whether any conclusions can reasonably be drawn from the data. Sometimes there is not enough information to draw any definite conclusions, in these cases it would be best to wait for more sales. Practice has shown that the DSCAD has to rely upon 2 years of sales date for enough information to make adjustments on our residential appraisals (if the need arises, we can use older sales). If property values are not changing rapidly, commercial property, farm and ranch may require 3 to 5 years of sales information.
- 5. Where practical, graphs, scatter diagrams and charts may be developed.
- 6. <u>Confidence intervals</u> may be calculated as additional checks for uniformity.

- D. Evaluation and Use of Results. A ratio study is a powerful tool for analyzing appraisals and for identifying areas that need improvement. The results can help the appraisal district to direct it's priorities and resources.
 - 1. The ratio study will be an honest study. Sales will not be pulled out simply to have a better study. The ratio study will be a tool to identify and correct appraisal bias.
 - 2. The results of the study will be applied to all properties, that the ratio study was intended to examine, without prejudgments. In other words, if a ratio study shows that adjustments need to be made, whether up or down, then the appraiser will make these adjustments without any favoritism.
 - 3. Care should be given that sold properties and unsold properties be treated the same. Unequal appraisals between these two groups (sales chasing) is not policy of the DSCAD and appraisers will check for this bias.
 - 4. Of course, the ratio study is simply a tool that the appraiser uses. His own judgment and common sense should be exercised when evaluating a ratio study and acting on the results.
- E. Frequency of Analysis. Ratio studies should be conducted yearly. This will allow problems to be recognized and corrected before they become serious.
 - 1. After a revaluation, another ratio study should be conducted to see if the results are consistent with the intent.
- F. Documentation. Good records should be kept. The ratio studies, conclusions, steps taken to correct potential problems, any charts and supporting data should be kept to refer back to for defending the appraisals.
- G. Training. Appraisers who conduct ratio studies will take the Mass Appraisal course required for Registered Professional Appraisers as stipulated by the Board of Tax Professional Examiners.

- H. Examples and Charts. See attached.
 - 1. The first spreadsheet (TITLE: HEREFORD ISD) is a ratio study on sales in a recently mass appraised neighborhood and for single family residences.
 - a. The sales have been screened and confirmed, they have been stratified into 5 divisions.
 - b. Central tendencies and coefficient of dispersions have been figured for all sales as well as for each strata. All central tendencies are between .90 and 1.10, all CODs are close to or below the goal of 10.00.
 - c. A Price Related Differential has been calculated and has fallen into the acceptable range of .98 to 1.03.
 - d. This ratio study shows that the majority of appraisals are accurate and uniform. Thus the last mass appraisal was a good reappraisal. No reappraisal or adjustments are needed at this time.
 - e. However, the appraisal district would do well to keep an eye on strata #1 as it's COD is higher than, and the ratio is lower than, the other stratum.
 - 2. The 2nd spreadsheet (TITLE: SALES SINCE THE REAPPRAISAL) is a ratio study on sales in another neighborhood that was reappraised two years ago.
 - a. One can see warning signs in the results of this ratio study.
 - (1) As the appraiser looks at the overall central tendency, the mean at 1.07 (while it is within the range of .90 to 1.10) seems high. However, when you look at the mean for strata 1 the mean is 1.19 this is too high.
 - (2) In examining the COD, the overall COD of 16 to 17 is within acceptable limits, but it too seems high. When the COD of each strata is looked at, then one observes that the first two stratum are too high.
 - (3) The PRD is outside of the acceptable range of .98 to 1.03. The PRD is 1.04 which shows regressivity, (That is, when low value properties are appraised at greater percentages of market value than high value properties).
 - b. As the appraiser examines the sales data, the most bias is shown to be in the appraisals of Class "3" residences (see spreadsheet TITLE: CLASS 3).

- (1) For the Class 3 sales the mean is 1.18 and the COD is 23.49. This class of residences should be reappraised. Most of the time and resources should be spent in correcting the appraisals in this category.
- (2) Notice that on the spreadsheet TITLE: SALES SINCE THE REAPPRAISAL WITHOUT CLASS 3, the other classes seem to be fine. All others have mean of 1.03 and a COD of 11.31 with a good PRD of 1.01. A minimal amount of time and resources can be spent on these categories.

Hereford ISD

| Category A S | Single-Family | / Resider | | • | | | |
|--------------|---------------|-----------|----------------------|---------|--------|---------|--|
| Prop.id | | Land | imps. | Appr. | Ratio | Abs Dev | , |
| R1556 | 10,000 | 2,140 | 11,990 | 14,130 | 1.41 | 0.42 | Strata 1 |
| R4844 | 23,000 | 2,000 | 15,700 | 17,700 | 0.77, | 0.23 | |
| R2030 | 15,000 | 1,750 | ₂₋ 17,260 | 19,010 | a 1.27 | | Strata 2 |
| R4518 | 20,000 | 4,000 | 15,540 | 19,540 | 0.98 | | WL Mean 0.9 |
| R4056 | 22,000 | 2,900 | 19,800 | 22,700 | 1.03 | 0.04 | COD 11.2 |
| R1051 | 31,000 | 2,800 | 21,310 | 24,110 | 0.78 | 0.22 | and the second s |
| R1236 | 28,500 | 2,400 | 24,110 | 26,510 | 1.00 | 0.00 | |
| R4009 | 30,548 | 2,400 | 25,040 | 28,440 | 0.93 | | |
| R6012 | 32,311 | 3,100 | 29,340 | 32,440 | 1.00 | 0.01 | |
| R6366 | 40,000 | 3,200 | 31,170 | 34,370 | 0.88 | 0.14 | Strata 3 |
| R4729 | 45,000 | 3,750 | -31,740 | 35,490 | 0.79 | 0.21 | Wt. Mean 1.0 |
| R6316 | 38,000 | 3,650 | 33,400 | 37,050 | 0.98 | 0.02 | COD 6.9 |
| R6032 | 36,000 | 3,100 | 36,060 | 39,160 | 1.09 | 0.09 | , |
| R4747 | 37,000 | 4,000 | 36,370 | 40,370 | 1.09 | 0.10 | : |
| R2732 | 41,741 | 9,120 | 32,870 | 41,990 | 1.01 | 0.01 | |
| R2263 | 39,950 | 4,380 | 40,010 | 44,390 | 1.11 | 0.12 | |
| R6337 | 45,000 | 3,600 | 41,370 | 44,970 | 1.00 | 0.00 | |
| R4471 | 48,000 | 2,400 | 44,140 | 48,540 | 0.97 | 0.03 | |
| R5916 | 48,000 | 5,400 | 44,220 | 49,620 | 1.03 | 0.04 | • |
| R6298 | 55,000 | 3,750 | 48,460 | 52,210 | 0.95 | 0.05 | • |
| R1041 | 48,500 | 3,600 | 50,040 | 53,640 | 1.11 | 0.11 | |
| R2363 | 54 000 | 3,130 | 51,590 | 54,720 | 1.01 | 0.02 | |
| R3141 | 53,900 | 8370 | 47,300 | \$5,670 | 1.05 | 0.05 | Street . |
| R6260 | 59,500 | 9,920 | 47,810 | 57,730 | 0.97 | 0.03 | Vit. Moon 1.0 |
| R7714 | 35,000 | 14 840 | 43,470 | 58,110 | 1.65 | 0.66 | COD 93 |
| R2725 | 58,500 | 15,340 | 44,500 | 69,940 | 1.02 | 9.03 | |
| R3358 | 59,848 | 6,000 | 54,870 | 50,870 | 1.02 | | |
| R6251 | 67.450 | 5,600 | 59,170 | 54,770 | 0.96 | 0.04 | |
| R2326 | 68,000 | 5,340 | 60,740 | 66,060 | 0.07 | - 0.02 | |
| R3021 | 75.000 | 10,080 | 57,130 | 67,210 | 0.80 | 0.10 | |
| F2765 | 81,000 | 10,340 | 61,350 | 71,690 | 0.89 | 0.11 | |
| R4572 | 71,000 | 4,000 | 68,060 | 72,050 | + 101 | 0.02 | |
| R3314 | 76,000 | 8,000 | 66,470 | 76,470 | - 101 | | |
| R6664 | 76,574 | 9,820 | 71,750 | 81,570 | 1.06 | 0.07 | |
| R3484 | 95,000 | 9,520 | 75,570 | 85,090 | 0.90 | 0.10 | Strata 5 |
| R6697 | 85,500 | 9,180 | 77,150 | 86,330 | 1.01 | 0.01 | Wt. Mean 0.9 |
| R6658 | 96,000 | 10,810 | 79,100 | 89,910 | 0.94 | 0.06 | COD 3.1 |
| R6831 | . 92,600 | 9,060 | 82,320 | 91,380 | 0.99 | 0.01 | |
| R6587 | 91,000 | 9,500 | 82,390 | 91,890 | 1.01 | 0.01 | |
| R25575 | 103,000 | 5,000 | 101,040 | 106,040 | 1.03 | 0.03 | |
| R2802 | 116,000 | 9,050 | 105,640 | 114,690 | 0.99 | 0.01 | |
| R3542 | 121,500 | 11,000 | 107,090 | 118,090 | 0.97 | 0.02 | |
| R7218 | 153,000 | 10,000 | 143,250 | 153,250 | 1.00 | 0.01 | |
| R2816 | 154,000 | 8 520 | 146,620 | 155,140 | 1.01 | 0.01 | |
| 4 | | 275,660 | 2,387,420 | | 44.52 | 3.63 | |

 Median
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Sales Since the Reappraisal

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|--------------|---------------------------|----------------------------|-------------|----------|--------|----------|----------|---|----------------|----------|----------------|------------|---------------------------------------|-----|--------|-------|---|---------|--------|------|-----|----------|------------|---------------|--------------------|---------------------------------|--------------|---------------------------------------|------------------|----------|--|----------|--------------|------------|--------------|---------|------|-----|----------|---------------------------------------|
| | | ; | 85 | 23 R1047 | | 22 R1183 | 89 R104 | X R2383 | X R2287 | 57 R2288 | 28 R5916 | N RICK | | | | | | | | | | | 3 R109 | 8 R1861 | מוכוא מ מוכוא מ | 7 R234 | 5 R2182 | 9 R1747 | 2 R1088 | 9 R2131 | II 21168 | | Cera Cera | | | e ver | | | | Prop.10 |
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| | | | | 11/10/89 | | 1001 | 11/15/99 | 96/60/90 | 09/5/98 | 08/02/89 | 98/80/80 | 120 | | i | | | | | | | | | 07/23 | 08/24/98 | 77/1/16 | 10/05/88 | 11,08/86 | BENDED | × | 12/16/88 | 08/10 10 10 10 10 10 10 10 10 10 10 10 10 1 | 77.0 | | | | | | | | 24 D |
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| | | | ,658,810 | 75,800 | 2,470 | 67,780 | 8,250 | 7 8 | 51,880 | 0.46 | 8 | 7,5 980 | | | | | | | | | | | 61. | 868 | 3 C | 36. 36. 36. 36. 36. | 828 | 8 170 0 | 88 | 25,520 | 25,240 | 011 | | | | | Ė | | | 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 |
| PRD | Median Mean Wt Mean | Median Mean Wt. Mean | 1,618,861 | 61,000 | 8 9 12 | 85,000 | 52,500 | 2 5 2 5 2 5 3 | 46,50 25,50 | 52,00X | 18 CO | 49,47 | | 3 | | | | | 1000 | | | | 31,500 | 38,986 865 | 3 2 2 3 3 3 3 | 27,500 | 30,00 | 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 | 388 | 26,000 | 13,000 | OD IL | | | | | 0.00 | | | des price |
| 0 | 000 | 555 | | 26.44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 6 | 5 |
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| 1.0 <u>1</u> | 17.03 15.87 16.58 | 1.98 | 1,34 | 1.24 | 1.07 | 0.89 | 1.07 | <u> </u> | 1.9 | 0.97 | 88 | 383 | 12 | 111 | | | | | | | | | 0.88 | 0.79 | 2 C | 0.88 | 0.89 | 8 8 | 3 6 | 0.98 | <u>.</u> | 0 78 | | 7 | | | 192 | B | | ≥ |
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| | • | | | | | | • | | | | 7.7 | <u> </u> | | | | • | | | | | | | | | • | | | | | ĕ | 'n | | | ! . | | | | 3,5 | | |

Class 3

| | Prop.ID | Class | GD | sqft | %gd | Sale Date | Appraisal | Sales price | \$/sqft | Ratio | Abs.Dev |
|-----|----------|-------|----|------|------|-----------|-----------|-------------|---------|-------|---------|
| 44 | R1688 | 3F | .8 | 1736 | 10 | 01/25/99 | - 7,490 | 10,500 | 6,05 | 0.71 | 0.38 |
| 10 | R1421 | 3F | .5 | 845 | 55 | 02/24/99 | 19,360 | 25,000 | 29.59 | 0.77 | 0.32 |
| 45 | R1519 | 3F | .8 | 1572 | 65 | 11/17/99 | 28,570 | 34,000 | 21.63 | 0.84 | 0.25 |
| 21 | R1066 | 3F | .8 | 1404 | 75 | X | 25,650 | 29,900 | 21.30 | 0.86 | 0.23 |
| 31 | R1555 | 3F | .8 | 1001 | 70 | X | 18,830 | 18,500 | 18.48 | 1.02 | 0.07 |
| 19 | R1747 | 3F | .0 | 834 | 65 | 03/04/99 | 26,170 | 25,000 | 29.98 | 1.05 | 0.04 |
| 1 | R1464 | 3F | .5 | 696 | 55 | 04/20/99 | 12,600 | 12,000 | 17.24 | 1.05 | 0.04 |
| 3 | R1261 | 3M | .8 | 1113 | 65 | 07/12/99 | 21,840 | 19,500 | 17.52 | 1.11 | 0.02 |
| 33 | R1642 | 3F | .8 | 1200 | 65 | 03/04/99 | 21,310 | 19,000 | 15.83 | 1.12 | 0.03 |
| 6 | R1359 | 3F+ | .8 | 1034 | 75 | 01/29/99 | 33,740 | 30,000 | 29.01 | 1.12 | 0.03 |
| 12 | R1459 | 3F | .8 | 1140 | 75 | 10/04/99 | 22,860 | 19,000 | 16.67 | 1.20 | 0.11 |
| 9 | R1434 R1 | 3M | .5 | 816 | 55 | 11/12/98 | 17,320 | 10,000 | 12.25 | 1.73 | 0.64 |
| 20 | R1704 | 3F | ,5 | 1518 | 55 | 07/09/99 | 19,360 | 10,000 | 6.59 | 1.94 | 0.85 |
| -11 | R1188 | 3F | .8 | 1244 | . 75 | 06/10/99 | 25,240 | 13,000 | 10.45 | 1.94 | 0.85 |
| 14 | | | | | | | 300,140 | 275,400 | * | 18.47 | 3.87 |
| | | | | | | | | Median | 1.08 | | |
| | | | | • | | | | Mean | 1.18 | | |
| | | | | | | | | Wt. Mean | 1.09 | | - |

Mean COD Wt. Mean COD 23.49 25.35 Sales Since the Reappraisal - Without Class 3

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|---|----|----------|-------|-----|--------|------|-----------|-----------|----------------|----------|--------|----------|
| | | Prop.ID | Class | GD | sqft | %ad | Sale Date | Appraisai | Sales price \$ | | Ratio | ABS.DEV. |
| | | R1923 | 2F | .8 | 912 | 40 | 06/24/98 | 9,420 | 7,500 | 8.22 | 1.26 | 0.23 |
| | | R1491 R1 | | .8 | 856 | 50 | 01/15/99 | 20,440 | 16,000 | 18.69 | 1.28 | 0.25 |
| | | R26187 | 4F | .0 | 1593 | 75 | 10/25/99 | 64,470 | 60,120 | 37.74 | 1.07 | 0.05 |
| 3 | | R1397 | 4F | .0 | 840 | 70 | 07/09/99 | 21,190 | 19,000 | 22.62 | 1.12 | 0.09 |
| ' | | R1061 | 4F | .2 | 940 | 75 | 03/18/99 | 24,110 | 31,000 | 32.98 | 0.78 | 0.25 |
| ~ | | R10940 | 4F | .5 | 1296 | 75 | 07/23/98 | 31,170 | 31,500 | 24.31 | 0.99 | 0.04 |
| | | R6366 | 4F | ,5 | 1258 | 80 | 07/02/98 | 34,370 | 40,000 | 31.80 | 0.86 | 0.17 |
| | | R6012 | 4F | ,5 | 1417 | 70 | 06/01/98 | 32,440 | 32,311 | 22,80 | 1.00 | 0.02 |
| | | R5169 | 4F | .5 | 1101 | 70 | 07/02/99 | 25,940 | | 18,17 | | 0.27 |
| | | R1042 | 4F | .8 | 1522 | 75 | 08/03/98 | 37,690 | 38,000 | 24,97 | ~0.99 | |
| | | R6032 | 4F+ | .5 | 1134 | 85 | 12/31/98 | 39,160 | 36,000 | 31.75 | 1.09 | 0.06 |
| | | R2131 | 4M | .0 | 1484 | 65 | 12/16/98 | 25,520 | 26,000 | 17.52 | 0.98 | 0.04 |
| | | R2344 | 4M | .0 | 1215 | 75 | 10/05/98 | 26,880 | 27,500 | 22.63 | - 0.98 | 0.05 |
| | | R1680 | 4M | .2 | 1640 | 70 | 10/22/98 | 33,710 | 25,000 | 15.24 | 1.35 | 0.32 |
| | | R2182 | 4M | .5 | 950 | 75 | 11/08/99 | 26,820 | 30,000 | 31.58 | 0.89 | 0.13 |
| | | R5270 | 4M | .5 | 1226 | 85 | 08/31/99 | 33,550 | 35,000 | ·: 28.55 | 0.96 | 0.07 |
| _ | | R6351 | 4M | .5 | 1305 | 75 | 04/09/99 | 36,200 | 39,950 | 30,61 | 0.91 | 0.12 |
| | | R1961 | 4M | .5 | . 1387 | 75 | 06/24/98 | 30,850 | 38,855 | 28.01 | 0.79 | 0.23 |
| | | R2350 | 4M | .8 | 1040 | 75 | 07/09/99 | 29,860 | 34,000 | 32.69 | | _0.15 |
| | | R2263 | 4M | ,8 | 1671 | 75 | 03/02/99 | 44,390 | 39,950 | 23.91 | 1.11 | .0.09 |
| | | R2159 | 4M | .8. | 1297 | 80 | | 38,060 | 41,800 | 32.23 | | 0.12 |
| , | | R5904 | 4M+ | .5 | 1074 | 80 | | 36,280 | 43,000 | 40.04 | | 0.18 |
| | | R1661 | 5F | .0 | 1922 | 75 | 08/05/99 | 45,890 | 37,000 | 19.25 | | 0.21 |
| | | R1183 | 5F | .2 | 1228 | 75 | 10/01/98 | 57,780 | 65,000 | 52.93 | | 0.14 |
| | | R5988 | 5M | .0 | 934 | 85 | | 47,990 | 48,000 | 51.39 | | |
| | | R2288 | 5M | .0 | 1574 | 75 | 08/02/99 | 50,440 | 52,000 | 33.04 | | 0.06 |
| | | R1028 | 5M | .0 | 1635 | 80 | 12/04/98 | 45,960 | 49,475 | 30.28 | | 0.10 |
| | | R10420 | 5M | .2 | 1673 | 85 | 11/15/99 | 56,250 | | 31.38 | | 0.05 |
| | | R2287 | 5M | .2 | 1531 | 80 | 09/03/98 | 51,880 | 48,500 | 31.68 | | |
| | | R2328 | 5M | .2 | 2275 | 80 | 03/25/99 | 66,080 | | 29.89 | | |
| , | | R5916 | 5M | .2 | 1456 | 75 | 09/09/98 | 49,620 | | 32.97 | | |
| , | | R2363 | 5M | .3 | 1839 | 80 | 06/09/98 | 54,720 | | 29.36 | | 5.01 |
| _ | | R1041 | 5M | .5 | 1695 | 75 | 06/15/98 | 53,640 | | 28.61 | | |
| | | R1047 | 5M | 6 | 2307 | 80 | 11/10/99 | 75,900 | 61,000 | 26.44 | | 0.22 |
| i | 34 | | | | | • | | 1,358,670 | 1,344,481 | | 34.87 | 3.95 |
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| Median | 1.04 |
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| Wt. Mean | 1.01 |
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| Mean COD | 11.31 |
| Wt. Mean COD | 11.48 |
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Deaf Smith County Appraisal District

PROCEDURES FOR COLLECTION AND VERIFICATION OF SALES

- (A) The DSCAD will have an ongoing process of searching for sale prices. Step One in Mass Appraisal is to analyze the local market and this is done by collecting sales data. The Deaf Smith County Appraisal District uses published cost data, such as *Marshall & Swift* commercial and residential handbooks. However, this information is a national guide and therefore has to be calibrated or adjusted for the local market. Sales data is needed for adjusting our cost schedules, defending values and for sales ratio studies. The sales data that is collected needs to be edited and adjusted to ensure quality information that will produce accurate and defendable appraised values.
 - a. Collection and Preparation of Sales Data is the responsibility of the chief appraiser and deputy chief appraiser.
 - b. Sales information must be acquired, confirmed and screened. It will be important to get the total amount paid for the property, the relationship of buyer and seller, they type of transfer (gift, foreclosure, probate), time on the market, interest transferred, type of financing and if any other property was included in the sale. Multiple listing services, deeds, contacting the buyers and seller directly, and third party sources are excellent ways of acquiring sales data.
 - c. Texas does not have laws requiring full disclosure of sales data and this puts an appraisal district under a severe handicap, as much time, effort, and resources are spent in acquiring sales data.
 - d. The primary way the DSCAD confirms sales is by sales verification letters sent to the buyers and/or seller, also by contacting the seller and/or buyer by telephone. Every effort is made to find and include market sales in the ratio studies.
 - e. The appraisers must use good judgment in screening sales. In the data collection process the appraisers must be aware of what affects the market so the proper information can be collected. This information can be (but not limited too) size, quality, condition, land, age, location, financing and special features such as fireplaces, extra bathrooms, sprinkler systems (and many more).
 - f. Care should also be given to the characteristics of the property at the time of sale.
- (B) SOURCES: Through the deed records, multiple listing services, sales verification letters, Fee Appraisers, Realtors and by simply asking buyers and sellers, much data can be collected.
 - a. The Chief Appraiser is responsible for working <u>deed records</u> from which sales are gathered.
 - i. Sales verifications are mailed out to all new owners; the sales verification letter is in the computer system and is easy to run as the deed is being

- processed. The sales verification letter asks for pertinent information and can be modified when the need arises.
- ii. When working deeds, we also call grantors and grantees about sales verification.
- b. The Deaf Smith County Appraisal District subscribes to a <u>MLS service</u>, sales are checked for through their internet website.
 - Deputy Chief Appraiser works all the MLS sales that come through our county.
 - ii. MLS sales are put in a file in geographical sort order and checked against our sales verification records
- c. Deaf Smith County Appraisal District also uses the <u>state comptroller's sales</u> verification records which we check against our own sales.
- (C) CONFIRMATION BY PHONE: Many sales need to be confirmed or clarified.
 - a. The advantage of a telephone interview is a quick response and the opportunity for immediate clarification.
 - b. The disadvantage is we do not have something in writing, signed by the buyer or seller; the comptroller seems to distrust this sales information. Therefore the staff has to carefully document the sale.
 - c. We verify through phone calls checking for things such as:
 - i. Were any crops included?
 - ii. Any personal property?
 - iii. Did sale include well motors, sprinklers, etc
 - iv. Sale from relative
 - v. Was down payment included in sale price?
 - vi. Questions that are asked on our survey but not answered.
 - vii. Any other question about specific characteristics of the property or sales transaction.
- (D) THIRD PARTY SOURCES: The DSCAD has a working relationship with Fee Appraisers, Realtors, Brokers, Bankers, title companies, MLS and others. Approaching these individuals in person or via phone conversations has proved to be invaluable in tracking down sales prices.
 - a. <u>Confidentiality</u>. At times these individuals request that we do not use their names as the source of information. The policy of the DSCAD is to respect their request. It will be documented in the computer and coded. For example FA stands for sales information that came from a Fee Appraiser. Sometimes this information can be confirmed through sales verification or MLS, but not always.

- i. The Comptroller's office seems to doubt this "anonymous" sales information. However, when this information comes from a reliable source we generally have confidence the information is correct and we will use the sales data we collect in this manner.
- (E) SALES VERIFICATION LETTERS should have clear questions and explain why the information is being requested and how it is important for the appraisal district, the entities and the taxpayer.
 - a. A postage paid return envelope will be included with the SV letter; experience shows this greatly increases taxpayer response.

PROCEDURES FOR COLLECTION AND VERIFICATION OF LAND SALES

- 1. Collection of land sales is the responsibility of the chief appraiser and deputy chief appraiser.
 - a. Chief appraiser is responsible for working deed records from which sales are gathered.
 - b. Sales verification are mailed out to all new land owners.
 - c. When working deeds, we also call grantors and grantees about sales verification.
 - d. Deputy chief appraiser works all the MLS sales that come through our county.
 - 1. MLS is through the internet (website)
 - 2. MLS sales are put in a file in geographical sort order and checked against our sales verification records.
 - e. Deaf Smith County Appraisal District also uses the state comptroller's sales verification records which we check against our own sales verification.
 - f. We also verify through phone calls checking for things such as:
 - 1. Were any crops included
 - 2. Any personal property
 - 3. Did sale include well motors, sprinklers, etc.
 - 4. Sale from a relative
 - 5. Was down payment included in sales price.
 - g. Questions that are asked on our survey but not answered.

Deaf Smith County Appraisal District

PROCEDURES FOR ANALYZING AND ADJUSTING SALES

- I. OVERVIEW: The Deaf Smith County Appraisal District uses published cost data, such as Marshall & Swift commercial and residential handbooks. However, this information is a national guide and therefore has to be calibrated or adjusted for the local market. Sales data is needed for adjusting our cost schedules, defending values and for sales ratio studies. The sales data that is collected needs to be edited and adjusted to ensure quality information that will produce accurate and defendable appraised values.
 - A. Once sales data has been gathered, the data must be evaluated or screened to identify sales that are market sales or that require adjustments or to "weed out" sales that are not market sales.
 - B. Definition of market (arm's-length) sale: the seller is under no undue pressure to sell, but is willing to do so and seeks the highest possible price on the open market; the buyer is not forced to buy, is knowledgeable, and seeks to pay the lowest possible price. On the open market implies that the property is on the market for a reasonable amount of time.
- II. ADJUSTMENTS TO SALES: Adjustments may have to be made for financing, personal property, time or for any other situation that is not typically found in market sales; before a sale can be used for ratio studies or the sales comparison approach.
 - A. <u>Financing:</u> Sometimes a sales price may need to be adjusted (if not thrown out) when there is out of the ordinary financing. For example:
 - 1. when the seller pays points or
 - 2. non-market or creative financing, this could also include where there is seller financing at higher interest rates or
 - 3. the buyer pays delinquent taxes or
 - 4. buyer concessions.
 - 5. Talking to realtors/brokers, fee appraisers and bank/loaning institution officers can be helpful in determining the value of points, unusual financing and concessions.
 - B. <u>Time:</u> Sales should be monitored for changes in price levels over time. When price levels are changing significantly, sales prices must be adjusted for time. Market analysis needs to be done so that an appraiser knows if the market is appreciating or depreciating. An older sale can be used but it may need to be adjusted for time. Separate time adjustments factors may be used for different types of property and geographic areas. For example, commercial property may be changing at a different rate than residential and one residential neighborhood may be changing faster than another neighborhood.

- 1. Time adjustments can be calculated by tracking sales and ratios over time. We tend to look at a number of sales that are typical of a class of property or a neighborhood during a time period and then compare these sales with similar sales from another time period. There are several criteria that can be compared for example
 - a. the typical selling price per sqft can be calculated for both time periods to look for trends or
 - b. ratio studies from the two periods of time can be compared.
 - c. Analyzing re-sales (although one has to be careful that a remodel was not done between sales).
- 2. Care should also be given to the characteristics of the *property at the time of sale*. For example, if someone buys a house and immediately adds on to the property and the appraiser comes by at a later time, he could mistake the sales price for the property as he now sees it. Our computer system can capture property characteristics at the time of the sale.
- 3. The target date to which sales prices are adjusted will be January 1.
- 4. Once it is determined that sales have appreciated or depreciated over the past year, calculate a percentage using a constant/straight-line basis. Sales prices can be adjusted by breaking the percent down to a per month basis.
 - a. Example of appreciating market: Say similar residences are selling for 8% more this year than the previous year. Calculate the per month percentage as 8/12 = .67.
 - (1) So if a property sells 4 months <u>prior</u> to January then multiply the sales price times 1.0268 (4 X .67 = 2.68% then 100 + 2.68 = 102.68%)
 - or if a property sells 4 months <u>after</u> January then multiply the sales price times .9732 (4 X .67 = 2.68% then 100 2.68 = 97.32%)
 - b. Example of a declining market: Say similar residences are selling for 5% $\frac{\text{less}}{12}$ this year than the previous year. Calculate the per month percentage as $\frac{5}{12} = .42$.
 - (1) So if a property sells 6 months <u>prior</u> to January then multiply the sales price times .9748 (6 X .42 = 2.52% then 100 2.52 = 97.48%)
 - (2) or if a property sells 6 months <u>after</u> January then multiply the sales price times 1.0252 (4 X .42 = 2.52% then 100 + 2.52 = 102.52%)
- C. <u>Personal Poperty:</u> If there is personal property involved in the sale this must be calculated (if possible) and extracted from the sale. Personal property might be hot tubs, machinery, equipment, inventory and other items. Obtaining a list of the items will help the appraiser estimate the value. Special care should be taken for "BLUE SKY" in business property sales as the sales price may include value for the name of the business

or for a customer base. If this blue sky cannot be accurately valued, then the sale should not be used.

- (B) NON-ARM'S-LENGTH SALES: Sales should be excluded from the ratio studies that are not valid indicators of market value. The following sales generally should not be used in ratio studies.
 - a. Sales involving governmental entities. A Sheriff Sale does not have a willing seller.
 - b. <u>Financial institutions</u>. These are usually foreclosures sales.
 - c. <u>Sales between relatives and estate sales</u>. These sales are not open market sales and are usually made at prices favorable to the buyer. Appraisers should check for similar names and the sales verification letters will have a question asking if the sale was between relatives.
 - d. <u>Slumlord.</u> A seller who receives unusually large profits from substandard properties. The seller usually lends/finances the money to the buyer at an inflated interest rate.
 - e. <u>Outlier Ratios</u>. These are very low or high ratios. They may have resulted from errors in data collection or they may be unrepresentative sales. These should be subjected to additional scrutiny. If a sale is found to be invalid then the sale should be excluded.
 - 1. If outliers are concentrated in certain areas or classes of property then they point to a bias in the appraisal process and should be included in the ratio study.
 - 2. However, sometime a property simply sells over or under market value. These sales can sometime be trimmed from the ratio study. Some use up to a 5 percent exclusion of outliers. The DSCAD may use this or other amount deemed appropriate.
 - 3. Basis for excluding outliers.
 - a. Five percent exclusion.
 - b. If a property can be proved by other sales that it is not typical of market value then the outlier can be excluded. For example, if a property sells for \$40 per sqft and the appraiser has readily at hand, several other comparable sales for, say \$35 per sqft, then the outlier can be discounted from the ratio study, so as to not skew the conclusions and adjustments arising from the study.

Deaf Smith County Appraisal District

PROCEDURES TO DEVELOP IMPROVEMENT SCHEDULES

- A. Step One is to Specify the General Model. This is done by analyzing the local market and by collecting sales data and by using a Commercial Cost Service (Marshall & Swift Valuation Service). The DSCAD will have an ongoing process of searching for sale prices. Through the deed records, multiple listing services, sales verification letters, Fee Appraisers, Realtors and by simply asking buyers and sellers, much data can be collected. The appraisers must be aware of what affects the market.
 - 1. The model to be used by the Deaf Smith County Appraisal District is:

 MV = IV (adjusted for local market) (adjusted for size) (adjusted for features) (adjusted for depreciation) (adjusted for neighborhood) + LV.
 - a. LV Land Value: A land schedule needs to reflect the contribution that the land adds to the overall value of the property. Schedules will be made using sales prices. These will need to be location specific.
 - b. IV Improvement Value: The Deaf Smith County Appraisal District subscribes to a commercial cost service. This service shows typical construction costs for various improvements.
 - (1) However, these replacement costs (RCN) need to be adjusted for the local market. Size will make a difference as, usually, the larger a structure is the lower the \$/sqft cost will be.
 - (2) Then not all structures are the same. Some will have features that others do not have. Thus these features that affect the market value will have to be identified along with the value that they contribute to the overall value of the improvement. The cost valuation service can be of help; however analyzing sales will be the best way to find their "contributory" value.
 - (3) Then depreciation schedules can calculate the effect of depreciation and functional obsolescence.
 - (4) Also, a structure can have one value in one location but an identical structure in another location can have a different value, thus an adjustment needs to be made for location and any economic obsolescence. Sales data collected and

sorted for specific neighborhoods will identify location adjustments.

- c. MV Market Value: Then the Improvement Value (IV) and the Land Value (LV) can be added together for the overall market value.
- B. Step Two is Model Calibration. Mass appraisal systems make use of three basic types of schedules: one for land, a second for improvements, and a third for depreciation. Along with these schedules, you will also need a table of adjustments for specific property features.
 - 1. <u>A basic schedule is developed by:</u>
 - The data that comes from the commercial cost service will need to a. be adjusted to the local market. Sales are collected and then the land value is subtracted, additives are subtracted and the remaining depreciation is corrected back to 100% good, then you divide this amount by the square feet. When this is done then specific price ranges for classes can be identified. When a specific price is identified to represent a class of property this price is called a baseline. The size of the improvement can change this specific price. Typically as a structure increases in size the baseline will decrease. (This is called economy of scale, the smaller the structure the larger the price per square foot, the larger the structure the lower the price per square foot.) The commercial cost service gives cost for this factor; however it is good to adjust these values to the local market. Then a schedule of unit values can be developed.
 - b. Property characteristics, such as quality, condition, special features, age, or location can become adjustments that are to be added to the unit values of the schedule.
 - 2. <u>Establish land values</u>. This is best done by a market study on what vacant lots are selling for. However, a ratio (or percentage) between improvements and land can be established. In any case, appraisal practice stipulates that you separate your appraisal into land value and improvement value.
 - 3. How adjustments are made.
 - a. Specific feature adjustments. This is usually a dollar amount adjustment. For example a class of residences may or may not

have a fireplace or extra bathroom. If the market suggests that a fireplace or extra bathroom would increase the sales price then those residences with these additional features would be adjusted upward.

- b. Schedule adjustments. This would be a table of adjustments, for example, accumulated <u>depreciation</u> can be measured using depreciation schedules. A residence with more depreciation needs to be discounted more than a residence without so much deterioration.
- c. Table adjustments. Typically these are adjustments for <u>location</u> and time. This can be a modifier that can adjust a single property or a group of properties. For example this could be an adjustment for the fact that the properties in one neighborhood sell for more than the properties in another neighborhood.
 - (1) The procedure for building an adjustment table is:
 - (a) Calculate ratios and central tendency.
 - (b) Divide 1 by the typical ratio to convert it into a multiplier. Example: 1/.86 = 1.16 the value is then multiplied by 1.16 for an adjusted value.
- 4. Now a Classification System can be developed. This can be accomplished by the following steps.
 - a. Identify neighborhoods and improvement quality classes. While no two properties will be exactly the same, many properties will have major similarities with other property; these that have similarities can be grouped together and be apprised similarly.
 - b. Typical properties are identified, these are called benchmarks. This is sometimes called a statistical profile.
 - c. Property characteristics are noted, typical as well as atypical. Some property characteristics are measurements, quality, condition, special features, land, age, location.

Deaf Smith County Appraisal District

PROCEDURES ANALYZING AND UPDATING IMPROVEMENT SCHEDULES

- I. In the DSCAD's procedures to develop improvement schedules, the first two steps were A) specification, meaning the procedures to develop improvement schedules, depreciation tables and land schedules, and B) Calibrating the actual schedules and tables. Specification may take place when a reappraisal occurs; however, the <u>Calibration is required each year to keep values current and accurate.</u>
 - A. Measures of appraisal level and uniformity can indicate bias. BIAS: Systematic deviation from a desired result. In other words, when something is consistently wrong with the schedules producing wrong results. If bias is found, it may be necessary to rebuild the schedules or to make other adjustments. Bias can arise from consistently over or under appraising properties due to incorrect adjustments for one or more of: quality, size, age/condition, location or features.
 - B. Our Improvement and Land Schedules will be calibrated using local market information.
 - 1. <u>Use cost for a preliminary schedule</u> Cost information is collected from:
 - a. Published cost manuals and from local builders.
 - b. In addition new property sales can be an effective tool in estimating costs of building and land values.
 - c. Even though published cost manuals have local modifiers, the local builders can substantiate or further adjust the local modifier.
 - 2. Market Analysis adjust with market sales.
 - a. The appraisers will develop a sales file by gathering sales information from various sources (see *Procedures for Gathering Sales Data*).
 - b. Then analyze and adjust the sales (see *Procedures for Analyzing and Adjusting Sales*) by send out sales verifications letters, including checking to *see* if it is a market transaction.
 - c. In addition, paring sales will help establish adjustments for differences from baseline values and determining schedules adjustments.
 - d. Analyzing sales over time will be the primary tool in developing time adjustments.
 - e. Ratio studies will also help with neighborhood adjustments.
 - 3. Check income producing properties with the income approach.
 - a. Income information is gathered through surveys and interviews,
 - b. capitalization rates can be determined from market activity and
 - c. land sales are collected for land residual technique.

- II. **DIAGNOSING PROBLEMS.** The following will refer to doing ratio studies. See the Appraisal District's MASS APPRAISAL / RATIO STUDY MANUAL & STANDARDS for procedures for running ratio studies.
 - A. Mass appraisal uses the comparative unit method to find the "base" cost of an improvement and then adjustments are made for differences from the base specification.
 - 1. <u>Benchmarks</u> properties that are typical of a larger class. These are properties of a known value and known effective age and replacement cost. They are a "model" property used in determining by comparison the grade or class or value of other properties. There can be improvement benchmarks and land benchmarks.
 - 2. <u>Baseline</u> is the value that each benchmark represents.
 - 3. Adjustments can take the form of
 - a. *multipliers per square foot*, example is refrigerated air conditioning adds a price/sqft value to the baseline; or
 - b. per unit costs, example is a fireplace or extra bathroom; or
 - c. *lump sum dollar costs*, example is a well or septic system for rural properties.
 - B. Running <u>ratio studies</u> for various neighborhoods, classes and types of property will be the first step in diagnosing problems. Particular attention will be paid to High Ratios, Low Ratios, High Dispersion, and Irregular Results. Time and space does not allow this document to detail all possibilities however, some of the more prominent things to look for are:
 - Baseline no longer returns market value. Care needs to be taken that property is not re-classed (higher or lower) to "hit" market value. Also, depreciation could be skewed to "hit" market value. Thus we could have a property, say a residence, which should be classed as a 5.0 @ 80% be classed as a 6.3 at 95%. This causes confusion for appraisers, data entry personnel and the public.
 - a. A common cause for this is that costs continue to rise. Solution: Cost-trend factors can be developed to adjust the baseline value to reflect changes in cost. A percentage can be calculated from market value analysis and then applied to the schedules for the increase (or decrease) in costs.
 - b. Also, in a sharply increasing or decreasing market, baseline may need to be adjusted to keep up with changing sales prices. Ratio studies might show, for example because of a decline in sales prices that residences in a neighborhood above a certain sqft, no longer are selling for what the schedules are returning; however the smaller houses show no decrease or even an increase. Solution: The cost schedule size multipliers can be adjusted.

- 2. Adjustments add an incorrect value to the baseline. The consumer's wants and needs can affect the values of construction types or features and these can change over time. For example, bathrooms cost much more today than in decades past and over time the value added for an extra bathroom can change. (Care should be taken not to confuse these adjustment with Functional obsolescence described later.)
- 3. <u>Land values no longer returns a correct value.</u> Sales ratio studies on vacant land sales may show that land schedules may need to be adjusted, even in established neighborhoods.
- 4. <u>Neighborhood adjustments become incorrect.</u> Ratio studies can show distinct buyer preference to one area over another. They can also show when, perhaps due to more demand than supply, the lines between neighborhoods become blurred or no longer exist.
- 5. <u>Depreciation no longer calculates correctly.</u> A ratio study along with inspection/review of the sales and neighborhoods can also help pinpoint when depreciation schedules or neighborhood adjustments may need to be adjusted. A good ratio study along with comparative sales and a field review can help find the value of the depreciation.
 - a. Physical deterioration areas may deteriorate or become neglected, an area can become infested with termites or an area where many residences are being extensively renovated might result in the neighborhood adjustment being improved.
 - b. Functional obsolescence one car garages, outdated kitchens and bathrooms, design technology can cause value changes.
 - c. Economic Obsolescence This is a loss in value as a result of factors outside the properties boundaries. For example heavy traffic, a change from residential to business, proximity to undesirable location or industrial facilities.
- C. Once bias has been identified and the values for the adjustments calculated then the Cost schedules can be calibrated.
- III. ALLOCATING ADJUSTMENT TO LAND OR IMPROVEMENTS The following method is one method used by the Deaf Smith County Appraisal District. This is an example where the bias has been identified:
 - A. Find the typical ratio run the ratio study then array and select mean or median.
 - B. Divide preliminary appraisal {PrelimAVP} by typical ratio {A:S} and subtract the preliminary appraisal {AVP}= the the gross adjustment {Grossadj}.

- C. Add the gross adjustment to land or imp. = Adjusted appraisal. (Example: PrelimvL + GrossAdj = Adj.Land)
- D. Make the Adjustment
 - 1. <u>Build a multiplier table</u> divide the adjusted appraisal {{Adj.Land}} by the original appraisal {(PrelimVL}) then select the best modifier (mean).
 - a. To use a multiplier, find the schedule value and multiply it times lot size to get a preliminary appraisal times the multiplier.
 - 2. <u>Re—build schedules</u> divide adjusted land {{Adj.Land}) or improvement appraisal by sqft {{Lot Size}) then select best value per sqft {{AdjVL/sf}}.
 - a. To use this schedule, multiply lot size times the value plus the improvement value {{AVI}} for a total appraised value {{AVP}}. Divide by the sales price for a new ratio.
- IV. The next step is to **test the results** using ratio studies. Once you have a preliminary set of schedules, you must test them with a ratio study using sales information.
 - 1. Two ratio studies are preformed, one using sales that occurred before the appraisal date and one using sales after the appraisal date. The results of the later sales ratio study should be the same as the first. If not then adjustments can be made. In this way appraisals can sometime be reviewed for reliability before being applied to all property.

PROCEDURES FOR DEFINING BENCHMARK PROPERTIES FOR USE IN THE DEAF SMITH COUNTY'S MASS APPRAISAL CLASSIFICATION SYSTEM

INTRODUCTION: The basic process of mass appraisal requires you to examine an individual property (subject property) and to determine which one of a variety of property types or classes it best fits into. Land and improvement schedules reflect the value of these classes, not of individual properties. Property value is estimates using the schedules and then adjustments are applied for specific property features and for depreciation. Property classification is the key to mass appraisal as it enables the district to develop value schedules that will produce values that closely follow market value. But to develop classes of property BENCHMARKS must be identified. The definition of a benchmark is a property that is typical of a larger class of properties.

- 1. *Identify neighborhoods and improvement quality classes*. The basic process of mass appraisal requires an examination of the properties to be appraised. The universe of properties can be broken down into neighborhoods.
 - a. A <u>neighborhood</u> is a land area defined by predominant land use and delineated by natural or man-made boundaries.
 - i. Neighborhoods are generally homogeneous as to land use and property values; location affects all properties in a neighborhood in the same way.
 - ii. Sales information will be helpful in identifying neighborhoods.
 - b. Then find <u>sales</u> information in the neighborhoods. These sales should be screened to determine if they are typical market sales and they should be time adjusted. Also, land value, improvement value and depreciation should all be known.
 - c. The next step is to develop description of the properties in a neighborhood. Collecting information on say, lot size, construction types improvement size, use and or function, features; basically these are factors that influence value. Other manual used by the district specify: Foundation, Exterior Walls, Roof, Floors, Interior Walls, Built-Ins, Heat and Air Conditioning, Plumbing, Electricity and Design.
 - i. Like properties can be grouped together.
 - ii. Note these properties do not need to be identical; they only need to be similar enough to use the same comparable sales.
 - d. Some of the properties will closely resemble each other and these properties will likely have sold property. These properties that have sold and they closely resemble a group of properties in the neighborhood becomes <u>Benchmarks</u>.
 - e. Develop a <u>description of the Benchmark</u>. Isolate the characteristics that every property contains. For example a description might include a range in size, type of garage, heating

and air conditioning, fireplaces, bathrooms, porches, type of construction, roof types and other features.

- i. Even if a property differ slightly from the description adjustment amounts can be calculated. For example if the base description of a benchmark states the class of properties have a 2 car garage but the subject property has a 1 or 3 car garage, then the property value will be adjusted for the difference.
- ii. These adjustments can be determined by using paired sales analysis from the market approach.
- 2. BASELINE Defining the value that each benchmark represents.
 - a. Once a benchmark has been identified as representing a class, and the value for land, improvement and depreciation can be calculated then the baseline can be calculated.
 - b. The process is to subtract the land value, then take the improvement value back to 100%. In other words correct for all depreciation. Then this value is divided by the square feet to come up with a value per square foot.
 - c. This value is very important to adjusting improvement schedules that have been developed from commercial cost manuals.
 - d. This process is also valuable in developing depreciation tables and guides for estimating %good.
- 3. Benchmarks need to be established for various types of property; residential, commercial and industrial and land.
- 4. It is important to recognize that land and improvement schedules reflect the value of classes, not of individual properties. Once a preliminary value is established using the schedules then adjustments are made for specific property features and for depreciation. Even if the appraisal does not hit 100% of market value, we are treating similar properties in the same fashion and our appraisals will be uniform.
- 5. Benchmarks are very useful is value defense to property owners and before the Appraisal Review Board.
- 6. See attached for a sample of Benchmarks with their descriptions.

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| | 1,248 | | | clader bik co only | 402 13th | 32.5K |
| | 1,258 | | 20 | | 801 Wiles | 35K |
| | 1,314 | | | opt only | 338 C | 50K |
| | 1,388 | | 29 | | 200 Bennett | |
| | 1,608 | | 31 | | 619 Blev | 47K |
| | 3,701 | | 50 | 2 strory victorian | 340 W. 3rd | 111K |
| Frame H | | | Bu | l Updaled | | |
| | sq# | \$/\$0/1 | | comments | street | sales price |
| l | 1,062 | | 49 | redone stucco, enc gar | 308 13th | 52K |
| | 1,216 | | | | 207Grand | 58.5K |
| | 1,275 1,355 | | | updated frame, dgar nice new addition | 328 J 518 K | 68.7K |
| | 1,300 | | | stroco, det dat | 811 a 3rd | EBK PR'14 |
| | 1,538 | | | wlo det shp & stg, nice remod | | 87K |
| Ì | 1,720 | | | Mari, Montgomery hae | 801 Lee | 95K |
| l | | | | | | |

Deaf Smith County Appraisal District

PROCEDURES FOR UPDATING LAND SCHEDULES

- 1. **Land Data.** The district will maintain a file for land data; the computer will be a valuable aid is doing this. This file will include all the factors and characteristics that influence land values. The factors and characteristics will depend on the land type. Deaf Smith CAD has three main types of land: residential, commercial/industrial and farm land.
 - a. Residential and commercial are similar in that size and location are the two most influential factors; size will be measured in square feet however industrial will more likely be measured in acreage.
 - b. Farm land factors will be size, measured in acreage, also location is very important.
 - i. The market value of farm land is greatly affected by location due to the underground aquifers. Availability of irrigation water and the ability to water crop through a pivot/sprinkler system is key information.
 - ii. State law requires qualified land to be appraised as special appraisal called "open space" or "1D1" or "ag-value". This is a modified income approach thus crop information needs to be collected each year. This includes acreage planted and harvested, crop prices, crop insurance, expenses, well, fence costs and depreciation and other items. The income and expenses are specific to the land owner not the tenant.
 - c. A physical inspection is often necessary for accurate data collection and verification
- 2. **Sales Data.** Collection of land sales is the responsibility of the chief appraiser and deputy chief appraiser. Chief appraiser is responsible for working deed records from which sales are gathered.
 - a. Useful land sales date include sale price; date of sale; name, address, relationship; type of transfer; financing. Additional questions are: were any crops included? Any personal property? Did sales include will motors, sprinklers?
 - b. <u>Sales verification and collection.</u> Sales need to be screened to remove non-arm's-length transfers, forced sales and relative sales.
 - i. Sales verification letters are mailed out to all new land owners. When working deeds, we also call grantors and grantees about sales verification.
 - ii. Deputy Chief Appraiser works all the MLS sales that come through our county. MLS is through the internet. MLS sales are put in a file in geographical sort order and checked against our sales verification records.
 - iii. Deaf Smith County Appraisal District also uses the state comptroller's sales verification records which we check against our own sales verification.
 - iv. We also verify through phone calls and interviews with land owners; including checking for questions that are asked on our survey but not answered.

- c. When land values are appreciating or depreciating, sales prices should be adjusted for time, keeping in mind that different areas and types of land could change at different rates.
- 3. **Frequency of Appraisal.** The Deaf Smith County Appraisal District appraises types of property on regular intervals according to the reappraisal plan and Texas law.
 - a. Please note that being is a small rural area, land sales may be few and it may take more than one (or even two) years to acquire the necessary amount of sales to adjust the schedules.
 - b. <u>Residential / Commercial</u>: This means when we have a year where residential property will be appraised then the residential land schedules will be updated or when commercial property is planned to be reappraised then the commercial land schedules will be revamped.

c. Farm Land:

- i. For *the market schedules* (depending upon the number of sales that can be acquired) these land schedules will be reviewed and adjusted each year.
- ii. For the "ag" schedules these will be updated each year as Texas Law requires that ag value is a rolling 5 year average. This means that each year the oldest year's information is dropped out of the average and the latest year's values will be added to the average. See the District's documentation/procedures on "ag value".

4. Updating Schedules.

- a. <u>Residential / Commercial:</u> When we have a year where residential / commercial property will be reappraised the ratio studies for the neighborhood/areas will include vacant land ratio studies. If these studies indicate that land values have changed then the schedules will be adjusted.
 - i. The usual way is to sort sales according to neighborhoods, areas and locations,
 - 1. Sales (benchmarks) are converted to a sales price per square foot that represents market value.
 - 2. Benchmarks can be plotted on charts to help determine classes.
 - 3. Where sales for some classes are missing values can be calculated by using extrapolation thus the land schedules will be modified if needed.
 - 4. Market adjustment factors can also be developed. For example if it is determined that land prices have changed and this can be measured by a percent then the schedules can be changed the percentage or neighborhood adjustments can be applied.
 - a. Neighborhood adjustments can be for improvements only, land only or both land and improvements.

b. Farm Land:

i. Market schedules.

- 1. Preform ratio studies of the four main types of land: Irrigated farm, dry land farm, native pasture and improved pasture.
- 2. Even within these main types there are various factors such as soil type, slope and available underground water that will have to be taken into consideration as these factors affect marked value.
- 3. The ratio study will indicate typical sales prices per acre and these can be compared to the schedules. Adjustments will be made if needed.
- 4. Market adjustment factors can also be developed. For example if it is determined that land prices have changed and this can be measured by a percent then the schedules can be changed the percentage or neighborhood adjustments can be applied.
 - a. Neighborhood adjustments can be for improvements only, land only or both land and improvements
- ii. The "ag" schedules". See the District's documentation/procedures on "ag value".

Deaf Smith County Appraisal District

PERSONAL PROPERTY APPRAISAL AND PROCEDURES

Revised 4/8/2014

Purpose: A large part of the value on the appraisal rolls is in the form of business personal property. This document will briefly outline the district's procedures for discovery, appraisal and general procedures. The District's computers and appraisal programs will be valuable assets for keeping tract of the vast amount of information that is required for the collection and management of business personal property information.

DISCOVERY / DATA-GATHERING ACTIVITIES / VALUATION

Sources of Discovery: There are new properties that will have to be discovered and there are existing properties that will change from the previous year's assessment.

- For existing properties much of the information will be "rolled over" to the new year. However, many existing properties will have additions, deletions and additional depreciation. A number of accounts will have changed ownership during the past year. A physical inspection or contacting the owner is advisable.
- For new properties much information will need to be gathered. Ownership information, location, property characteristics and other information will need to be collected. A physical inspection will need to be made if possible.
- Sources of Discovery.
 - o Deed and other real property transfer document.
 - o Building-permit information.
 - o Driving-out the district.
 - o Interviews; fee appraiser, realtors, bankers and others in the community.
 - o The phone book can be helpful in finding new businesses.
 - o The newspaper; advertisements, articles and obituaries.
 - o Personal property renditions.
 - o Purchased lists. Airplane and vehicle lists are available.
 - o The internet can produce searches for businesses. This includes searching social media; for example, many business have a Facebook account, looking at these accounts can provide helpful information.

Handling Data. New property and modification to existing property will be discovered throughout the year. Information will need to be entered into the computer.

- 1) New property can be created in the appropriate year layer and changes to existing property can be "flagged" as such.
- 2) All the new and "flagged" property then can be inspected, measured, photographed and described as near to January 1 as possible. An appraisal card will be taken along to the field so that the proper data can be collected.

3) Ownership changes should be made as they are found.

What and how much data is to be collected can be determined by the appraiser or office staff by examining the District's computer system. Much thought and expense went into selecting the district's current appraisal software (PACS Appraisal) and the "fields" that exist will need to be filled out as much as is practical.

However, leeway is needed as the computer program is designed for many different areas and situations in the state of Texas and not all may apply to the situation in Deaf Smith County.

Data Entry: Training is essential for the data entry personnel. There are many facets of data entry such as sales information, appraisal data, rendition penalties and other areas. Only the appropriately trained personnel should enter the data pursuant to their training.

RENDITIONS: Perhaps the most important tool to gathering the needed data is to send to every business personal property account a current year's *Business Personal Property Rendition*. The Texas Comptroller's Property Tax and Assistance Division will need to approve the District's rendition. Renditions will be sent out around the first of year. In addition to the rendition we will include an instruction sheet on how to complete the rendition; this is especially helpful for new businesses. The District will accept the renditions electronically, particularly through fax and email.

Processing Renditions / Valuation:

- 1. As these renditions are returned they will be date stamped; then turned over to the personal property appraiser.
- 2. The Appraiser will examine each rendition for completeness. If the rendition was not filled out property the appraiser will return the rendition with a letter of explanation of why the rendition was rejected; the letter will explain how to send in a successful rendition.
- 3. Next the appraiser will examine the rendition for accuracy of values. Values can be checked or verified for accuracy from various sources.
 - a. A comparison to other similar properties; especially if they have sent in detailed renditions. The SIC codes have been entered onto personal property and reports of similar properties can be run.
 - b. If cost new and age has been provided then the appraiser use depreciation schedules for a correct assessment.
 - c. Cost valuation services that the district purchases can be consulted. For example Marshall and Swift Valuation Service has a section for equipment costs.
 - d. The appraiser can use the purchased lists for vehicles and airplanes. These lists come with values already assigned to the vehicle.

- e. Internet sites can be consulted. For example the District has set up an account with Ritchie Brothers Auctioneers allowing the appraiser to look up actual sales prices of similar equipment. The website is www.rbauction.com.
- f. Appraiser's notes: as the district appraisers interview fee appraiser, realtors, bankers, personal property business owners and others in the community, data can be collected and documented. Sometimes the deed records will list equipment and their sales price.
- g. If questions come up in the mind of the appraiser he is encouraged to try to contact the owner and clarify the issue.
- h. Motto: Appraisal is an information game, the more information we have, the better the appraisal.
- 4. After the rendition is "worked" the rendition is handed to staff for imaging. This makes it easy to permanently keep the rendition with the property and readily accessible.

Unrendered personal property: history has shown the as many as 40 to 45% of the property owners do not provide a rendition to the appraisal district. Depending upon the resources and logistics of the District another rendition can be sent out emphasizing the penalty for not rendering. Even so, the appraiser must value each of these unrendered properties using the techniques described in #3 above.

Values and Appraisals: are then turned over to the data entry clerks on a paper copy. The values are entered into computer.

- 1. Any <u>late rendition</u> will have the mandatory late <u>rendition penalty</u> of 10% of the value added. There is a check box on the property in the computer system and if this box is checked the penalty will be added to the tax statement.
 - a. The due date for renditions is April 15th unless extensions are granted. It has been noted that when *Appraisal Notices* are sent to business personal property owners, many who have not rendered by the due date will approach the appraisers with their renditions. It seems to be courteous to not attach the rendition penalty when they have complied with turning in a rendition. Thus it is the policy of the Deaf Smith County Appraisal District to accept renditions with out a late penalty until the ARB approves the appraisal records and the Certified Appraisal Roll is created.
- 2. A quality control process goes on at this point, as data entry errors are checked. In addition to manually searching for problems; data verification reports can be processed and printed from the computer. Theses exception reports can check for abnormal increases or decreases in value. Totals are run and checked against last year's totals.

DEAF SMITH COUNTY APPRAISAL DISTRICT

REAPPRAISAL PLAN

TAX YEARS 2015 AND 2016

AS ADOPTED BY THE BOARD OF DIRECTORS

The Property Tax Code requires appraisal districts to develop a biennial written reappraisal plan and hold a public hearing to consider the plan. The appraisal district board will approve the reappraisal plan by September 15 of each even-numbered year. A copy of the plan has to be given to the entities and the Comptroller.

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EXECUTIVE SUMMARY

TAX CODE REQUIREMENTS

Passage of Senate Bill 1652 79th regular session, amended Section 6.05 of the Texas Property Tax code by adding subsection (i) to read as follows:

(i) To ensure adherence with generally accepted appraisal practices, the board of directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time, and place of the hearing. Not later than September 15 of each even-numbered year, the board shall complete its hearings, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approval date.

PLAN'FOR PERIODIC REAPPRAISAL

Senate Bill 1652 amends Section 25.18, subsections (a) and (b) to read as follows:

- (a) Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05 (i)
- (b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years.
 - (1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land based photographs, surveys, maps and property sketches;
 - (2) Identifying and updating relevant characteristics of each property in the appraisal records;
 - (3) Defining market areas in the district;
 - (4) Identifying property characteristics that affect property value in each market area, including:
 - (A) The location and market area of property;
 - (B) Physical attributes of property, such as size, age, and condition; legal and economic attributes; and
 - (C) easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;
 - (5) Developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;
 - (6) Applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
 - (7) Reviewing the appraisal results to determine value.

A WRITTEN REAPPRAISAL PLAN FOR DEAF SMITH COUNTY APPRAISAL DISTRICT

POLICY STATEMENT AND GOALS

<u>The purpose</u> of this policy statement is limited to the bi-annual reappraisal plan for the Deaf Smith County Appraisal District. It will mainly address the CADs adherence to the reappraisal plan.

The reappraisal plan applies to the CAD appraisers and supporting staff as well as the District's Board of Directors. The Chief appraiser is responsible to monitor adherence to the reappraisal plan. Any questions or disagreements about how the reappraisal plan is implemented shall be directed to the Chief Appraiser.

The Deaf Smith County Appraisal District appraisers and supporting staff will be required to adhere to the reappraisal plan as closely as practically possible. While no plan written more than two years in advance will be able to foresee all contingencies, possibilities or emergencies, the procedures, methods and timeline should be followed and any deviation shall follow the scope, margins and latitude as outlined in the reappraisal plan and other supporting documentation from the CAD.

<u>The goal</u> of the Deaf Smith County Appraisal District's Reappraisal Plan is to carefully plan the CAD's work. The CAD is under statutory command to identify, appraise, assess and defend the values on the properties in Deaf Smith County. Therefore this bi-annual reappraisal plan will outline the strategy to accomplish the legal requirements and objectives of the Board of Directors, the Chief Appraiser and Staff.

PLANNING A REAPPRAISAL

Reappraisal requirements require Deaf Smith County Appraisal District to carefully plan its work before beginning any reappraisal. Although the planning process may vary in specifics, it should involve four (4) basic steps:

- 1. Assess current performance
- 2. Set reappraisal goals
- 3. Assess available resources and determine needs
- 4. Re-evaluate goals and adjust as necessary

STEPS IN A REAPPRAISAL

The International Association of Assessing Officers (IAAO) textbook, <u>Property Appraisal and Assessment Administration</u>, lists ten steps in a reappraisal. These steps outline those activities performed by Deaf Smith CAD for the completion of periodic reappraisals. Activities are listed below in the order in which they occur:

- 1. Performance Analysis:
 - ratio study
 - equity of existing values
 - consistency of values with market activity
- 2. Revaluation Decision:
 - statutory at least once every three years
 - administrative policy
- 3. Analysis of Available Resources:
 - staffing
 - budget
 - existing practices
 - information system support
 - existing data and maps
- 4. Planning and Organization:
 - target completion dates
 - · identify performance objectives
 - Specific action plans and schedules
 - identify critical activities with completion dates
 - set production standards for field activities
- 5. Mass Appraisal System:
 - forms and procedures revised as necessary
 - CAMA (computer assisted mass appraisal) system revisions as required
- 6. Conduct Pilot Study:
 - test new/revised appraisal methods as applicable
 - conduct ratio studies
 - determine if values are accurate and reliable
- 7. Data Collection:
 - building permits and other sources of new construction
 - check properties that have undergone remodeling
 - · re-inspection of problematic properties
 - re-inspection of universe of properties on a cyclic basis
- 8. Valuation:
 - market analysis (based on ratio studies)
 - schedules development
 - application of revised schedules
 - calculation of preliminary values
 - tests of values for accuracy and uniformity
- 9. The Mass Appraisal Report:
 - establish scope of work
 - compliance with Standards Rule 6-7 of USPAP (uniform standards of professional appraisal practice)

 signed certification by the chief appraiser as required by Standards Rule 6-8 of USPAP (Report after Reappraisal)

10. Value Defense: ARB

- prepare and deliver notices of value to property owners
- hold informal hearings
- · schedule and hold formal appeal hearings

PERFORMANCE ANALYSIS

Ratio studies are used to analyze appraisal accuracy and uniformity overall and by market area within property reporting categories. They are used to determine where appraisals meet acceptable standards and where it does not. This is where we check the equity of existing values and the consistency of values with market activity. By calculating the mean, median, and weighted ratios. In each reappraisal year of this plan, that will be the starting point for establishing the level and accuracy of appraisal performance.

REVALUATION DECISION (REAPPRAISAL CYCLE)

The statutory requirements for a reappraisal are once every three years. Since the 2013 commercial property has been reappraised and residential properties were complete reappraisals in 2013, and 2014 was a MAPS year, we will run our ratio studies and decide which year, 2015 or 2016, will be our reappraisal years for commercial or residential. Most likely we will need more sales data for commercial property and will probably do commercial property in 2016.

ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for this reappraisal plan will be met by the Board of Directors each year. Existing appraisal practices, which are continued from year to year, are identified and methods utilized to keep these practices current. The information systems are kept current with scheduled upgrades and the mapping system is continually updated with property splits and ownership data. Marshall and Swift schedules are also updated throughout the year.

PLANNING AND ORGANIZATION

The target dates for this plan will be, to complete each area of work by May 1st. Staff and contracted personnel will begin January 1st of each year. Real, business personal property, personal auto and utility parcels are divided between appraisal district staff and contractors. Ratio studies, schedules and ag values will be worked by the Chief Appraiser and Deputy Chief. All renditions will be worked and entered in the computer as they arrive in our office. Data entry and quality checks will be continuous throughout the process.

MASS APPRAISAL SYSTEM

All renditions, homesteads, and special appraisal forms are updated to meet State requirements. All properties that have been coded on the computer to receive a form and all requests for forms are mailed in mid-January. All schedules that are programmed in the computer are reviewed with the sales ratio studies for any revisions that need to be made.

PILOT STUDY

New and or revised mass appraisal schedules are tested each year. Ratio studies are used to see if the revisions are accurate and reliable in the different market areas. Overlapping properties are reviewed to match property accounts and property owners.

DATA COLLECTION

Office and field procedures are reviewed and revised as required for data collection. Sales price verification letters are entered as they are received from buyers and used to check schedules. Building permits are used for any new construction and remodeling that has taken place. Re-inspections of problematic properties: make sure all improvements are documented and schedules are up to par with the market.

VALUATION

Production of values begins with market analysis, schedule development and the calculation of preliminary values. A ratio study then evaluates the accuracy and consistency of the values between property types and areas. When the schedules produce acceptable results, they can be used to produce values. This includes the importing and exporting of values for overlapping properties in our district.

MASS APPRAISAL REPORT

Mass appraisal is the systematic appraisal of groups of properties as of a given date using standardized procedures and statistical testing. The purpose of mass appraisal is the equitable and efficient appraisal of all property in a jurisdiction for ad valorem tax purposes. Mass appraisal judgments relate to groups of properties rather than single properties. The required Mass Appraisal Report is prepared and certified by the Chief Appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar. A written report is completed in compliance with STANDARD RULE 6-8 of the Uniform Standards of Professional Appraisal Practice. The signed certification by the Chief Appraiser is compliant with STANDARD RULE 6-9 of USPAP. This written reappraisal plan is attached to the report by reference (certifying check list).

VALUE DEFENSE

Appraisal Notice of Value are prepared and delivered to property owners as prescribed by law. Evidence to be used by the appraisal district to meet its burden of proof for market value and equity in both informal and formal appraisal review board hearings is specified and tested. After the appeals process is completed, values are certified to each taxing unit and tax billing can begin.

PROJECT WORK PLAN

DEAF SMITH COUNTY APPRAISAL DISTRICT

The Deaf Smith CAD appraises for 13 taxing units in 827 square miles. The total yearly parcels average 11,900. The Deaf Smith CAD contracts with each of the taxing units to collect the taxes. There are 6 full time employees, 2 have the RPA (Registered Professional Appraiser) State certification and 1 has the RTA (Registered Texas Assessor/Collector) State certification. This office follows the Property Tax Calendar as published by the Texas Comptroller of Public Accounts.

REAL PROPERTY

Field inspections are carried out by the staff and contractors. Beginning with rural properties, and then city properties, each parcel is inspected for any physical, functional or economic factors which might have changed. Agriculture land is inspected for changes in use. Photographs are taken and linked with the property account on the computer. New improvements are measured at this time, and building permits are checked for completion. Throughout the year copies of deed records are appropriately maintained and filed for future reference. There are approximately 10,600 real estate parcels in the Deaf Smith County Appraisal District.

PERSONAL PROPERTY

Appraisal District staff and contractors hired by the district receive information in the form of renditions and government reports that must by recorded, such as for utility and pipeline companies. The Comptrollers personal property guide along with Marshall and Swift are used to ensure accurate values. A third party is used in discovering and valuing Business Vehicles. There are approx 1,200 business personal property accounts.

MARKET AREAS

Farm and ranch, commercial, industrial. Deaf Smith County is a large county with approximately 1,500 square miles. With only one urban area in the entire county the market areas for farm and ranch, commercial, and industrial properties will be the entire county. This means that the sales and market data collected for these property types can be used throughout the county in developing schedules and appraising these properties.

Residential (including manufactured housing). Residential properties are primarily located in the one urban area of the City of Hereford (85%) and a few are in the rural areas of the county (15%). In examining the market through sales analysis, interviews with realtors and taxpayers the neighborhoods have been defined and mapped. The neighborhoods are given a number but are also refer to by name; the name is the dominate City Addition in that area. The residential areas divided into neighborhoods as follows:

- Nbhd 1(Welsh) This neighborhood consists of four parts of the City of Hereford. (A) The part of the City of Hereford that is north of West Park Avenue and west of North 25 Mile Ave. This includes the Welsh addition with all of its subdivisions, Green Acres Addition and First Realty Addition. (B) Also the area of the City that is north of 15th Street and between North 25 Mile Avenue and Avenue –F-, consisting of the Bluebonnet Additions and North Dale Addition. (C) the Coneway subdivision that is all of the houses on Rio Vista Drive and (D) the RidgeCrest Addition (all of the houses north of Country Club Drive) and the Knob Hill Addition (north of Columbia Drive and south of Country Club Drive with Avondale Street on the West and South Lane on the East.
 - This is generally the preferred neighborhood to live. These are the newer homes, generally built in the 1960's and forward, they tend to be larger with more modern amenities such as multiple baths, two (or more) car garages and are updated (modernized) more often.
- Nbhd 2(Evants) This neighborhood is the part of Hereford that is north of East Park Avenue from North 25 Mile Avenue to Avenue –K- and north of Forest Avenue from Ave. K to Whittier Street with the exception of Bluebonnet additions and North Dale Addition (this area is north of Fifteenth Street and west of Avenue –F-). In addition to the above South Douglas, South Centre and Thunderbird Streets will be a part of Nbhd 2 as they consist primarily of FHA style houses.
 - o This area is more diverse than neighborhood 1, while there are many larger, quality homes these are older than nbhd 1 and they do not have as many amenities for example many only have a one car garage, these homes are not updated as often. Most of the "FHA" homes are located here. There are many inferior smaller houses without garages and only one garage, some of these are never updated. A large number of these homes are rental property.

MARKET AREAS - Continued

- Ratio studies will be broken down into 1) Good Quality Residences, 2) FHA type Residences 3)
 Frame Homes and 4) Low/Old or poor quality residences. The last two categories sales analysis will be helpful to use when appraising Nbhds 3 and 4.
- Nbhd 3(OT short for Original Town) This area is residential part of Hereford Original Town and Whitehead Addition. The boundary is south of E. Park Ave. and east of S. 25 Mile Avenue, north of Country Club Drive and west of S. Ave. —K- (one square mile consisting of Block K-3 Section 60), except for Ridgecrest and Coneway Additions.
 - o This neighborhood consists of the oldest homes in Hereford, most of these homes are 80, 90 and even 100 years old. Many of the better quality houses have been maintained and updated, some have not been updated and are in poor quality and may be rental properties.
 - Ratio studies will need to primarily differentiate between the updated residences and the ones in need of remodeling or are at the end of their useful lives.
 - Because of the age of these houses, depreciation will need to be carefully considered.
- Nbhd 4 (Womble) Three areas of town are included in this neighborhood. A) The residential part of an area of town that is east of North Avenue —K-, south of Forest Avenue. B) Rickets Addition, this is south of Austin Road and Country Club Drive but north of Lewis Street and between South Lane and South Avenue —K-. C) This is Womble Addition; roughly it consists of everything west of South 25 Mile Avenue, south of West Park Avenue and North of Hwy 60 (1st Street and Holly Sugar Road. The western boundary is South Kingwood with the exception of South Douglas, South Centre and Thunderbird Street.
 - Consists of the poorest quality and smallest homes in Hereford. A Few have been updated; however the overall construction quality remains average to poor.
 Sometimes sales information may be slight and we will then need to use the sales data from Nbhd 2's Frame and Old/Poor categories.
- Nbhd 6 (San Jose Community) This area consists of Finlan Subdivison and Hereford Housing Addition. It is outside of the city and is located about ½ mile south of the intersection of Hwy 60 and Hwy 385. This area is unique in that it is made up of World War II prisoner of war barracks. These were moved in after the war from the prisoner of war camp several miles south of Hereford. The quality is very poor. Market value is very hard to calculate. There is almost no sales as these homes are usually kept in the family.
 - o It is not possible to do ratio studies for this neighborhood. To appraise this area we have to use the Old/Poor class of the market data from Nbhds 2 and 4. If at all possible (and that is a big IF) try to get a couple of sales in Nbhd 6 to come up with a negative adjustment factor to apply to the Old/Poor class and then appraise the property.

WORK PLAN SCHEDULE

Attached is the schedule for our appraisal work for 2015 and 2016.

TIME LINE/WORK PLAN FOR 2015

October 2014

Ratio Studies - a) Market value of ag-land, b) major residential nbhds, c) commercial properties. (Appraisers will analyze ratio studies and determine the areas, categories or nbhds that will need to be appraised.)

November 2014

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- Depreciation schedule for personal property. Review other schedules.
- Start Reappraisal work.

December 2014

- Send Business Personal Property Renditions.
- > Get building permits from City Building & Zoning department.
- Annual Report to the Public.

January 2015

- Send homestead forms (include homestead removal letter).
- Publicize the legal requirements for filing rendition statements and the availability of the forms, including exemptions and ag-value
- Send Homestead forms (include homestead removal letter).
- Send Ag value forms.
- January Statements.
- PTD Feb 1 Sales Submission
- ➤ Give public notice of 2015 capitalization rate used to appraise property with low and moderate income housing exemption (Sec. 11.1825).
- Mail out Ag Survey (for 2013 crop year).

February 2015

- Disburse special inventory taxes from escrow accounts to taxing units.
- Start reappraisal work Nbhd 2 (Evants), Nbhd 1 (Welsh).
- Chg 15/upkeep work (Inspections and appraisal of bldg. permits and all upkeep work).
- Physical inspection of Mobile Homes.
- Physical inspection of Business Personal Property.

March 2015

- Vehicle schedule.
- Finish reappraisal work.
- The chief Appraiser notifies the taxing units of the form in which the appraisal roll will be provided to them (Sec. 26.01).

April 2015

- Finish Business Personal Property.
- Market value land schedule and Ag value schedule on agricultural land.

TIME LINE/WORK PLAN FOR 2015 - continued

May 2015

- Send Oldham CAD values on current year appraisal cards.
- May Tax Notices.
- Send out Appraisal Notices
- > Chief appraiser must publish notice about taxpayer protest procedures in a local newspaper.
- Chief appraiser to prepare appraisal records and submit to ARB (Sec. 25.01, 24.22).

June 2015

- Hold Informal hearings.
- ARB Hearings.
- Chief appraiser submits preliminary 2016 budget to CAD board and taxing units.

July 2015

- Chief Appraiser to certify appraisal roll to each taxing unit.
- Effective Tax Rates.
- > CAD reports formation of reinvestment zones and tax abatement agreements to the Comptroller (Sec. 312.005).

August 2015

- Create New Year layer in computer.
- Send PTD Sales Submission.
- Send EARS (Final Submission).
- Import / Export values for overlapping property.

September 2015

> CAD board to adopt 2016 CAD budget.

TIME LINE /WORK PLAN FOR 2016

October 2015

Ratio Studies - a) Market value of ag-land, b) major residential nbhds, c) commercial properties. (Appraisers will analyze ratio studies and determine the areas, categories or nbhds that will need to be appraised.)

November 2015

- Depreciation schedule for personal property. Review other schedules.
- > Start reappraisal work.

December 2015

- Send Business Personal Property Renditions.
- Get building permits from City Building & Zoning.
- New Commercial land Schedule.
- Annual Report to the Public.

January 2016

- Send Homestead forms (include homestead removal letter)
- Publicize the legal requirements for filing rendition statements and the availability of the forms, including exemptions and ag value.
- Send Homestead forms (include homestead removal letter).
- Send Ag value forms.
- > January Statements.
- PTD Feb 1 Sales Submission
- Sive public notice of 2016 capitalization rate used to appraise property with low and moderate income housing exemption (Sec. 22.1825).

February 2016

- Disburse special inventory taxes from escrow accounts to taxing units.
- Chg16/upkeep work. (Inspection and appraisal of building permits and all upkeep work.
- Physical inspection of Mobile Homes.
- Physical inspection of Business Personal Property.

March 2016

- Vehicle schedule.
- Finish Reappraisal work.
- The chief appraiser notifies the taxing units of the form in which the appraisal roll will be provided to them (Sec. 26.01).

April 2016

- Finish Business Personal Property.
- Market value land schedule and Ag value schedules on agricultural land.

TIME LINE /WORK PLAN FOR 2016 - Continued

May 2016

- Send Oldham CAD values current year appraisal cards.
- Send out May Tax Notices.
- Send out Appraisal Notices
- > Chief appraiser must publish notice about taxpayer protest procedures in a local newspaper.
- > Chief Appraiser to prepare appraisal records and submit to ARB (Sec. 25.01, 25.22).

June 2016

- Hold Informal hearings.
- ARB Hearings.
- Chief appraiser submits preliminary 2017 budget to CAD board and taxing units.

July 2016

- Chief Appraiser to certify appraisal roll to each taxing unit.
- Effective Tax Rates.
- CAD reports formation of reinvestment zones and tax abatement agreements to the Comptroller (Sec. 312.005)

August 2016

- Create New Year layer in computer.
- > Send PTD Sales Submission.
- Send EARS (Final Submission).
- > Import / Export values for overlapping property.

September 2016

- > CAD board to adopt 2017 CAD budget.
- > CAD board to approve 2017-2018 Reappraisal Plan, public meeting.

Personal Property Procedures

For

Morgan Ad Valorem Services, Inc. (MAVSI)

Covering property types L & J

Contents:

Properties covered by this procedures document
Discovery of new properties
Schedules
Reappraisal Plan
Identifying upgrades, changes, or improvements to existing properties
First year procedures
Uniformity

Properties covered by this procedures document:

- 1. Category L properties. Described Personal Properties.
 - a. L1 Commercial Personal Property
 - b. L2 Industrial Personal Property
- 2. Category J Properties, Described as
 - a. J1 Water distribution systems
 - b. J2 Gas Distribution Systems
 - c. J3 Electric Companies (Including Co-op's)
 - d. J4 Telephone Companies (Including Co-ops)
 - e. J5 Railroad personal property (non rolling Stock)
 - f. J6 Pipeline Companies
 - g. J7 Cable Television companies
 - h. J8 Other Types of Personal Property (Includes Compressors & communication towers not otherwise defined as J4)

Schedules:

Schedules are developed each year by MAVSI using industry standard publications and data. MAVSI subscribes to various publications providing various variable data allowing for the development of indexes, depreciation, and original cost schedules to be used in the appraisal of personal property. This data along with the expertise and experience of our appraisers are then used to develop the various schedules. Copies of schedules used are given to the various

appraisal districts for which MAVSI appraises the defined property types for, and can be obtained by taxpayers upon request.

Reappraisal Plan:

Unless otherwise defined or required by the Appraisal District, reappraisal of the property types defined herein and contracted to be appraised by MAVSI is done every year. Each year stands on its own as a new reappraisal cycle.

Identifying upgrades, changes, or improvements to existing properties:

Each year MAVSI attempts to identify any upgrades, changes, or improvements to the herein defined property types. There are various ways of attempting to identify these changes, and MAVSI attempts to use as many of the methods on each property as possible depending on the property type, location, accessibility, etc... The various methods we attempt to use are:

- Performing a physical site visit to the property on a yearly basis when possible and feasible. This can include an actual tour of the property or just a physical stop at the facility to visually inspect the property.
 - Take pictures each year of the subject property when possible and compare each year.
 - Note any CWIP (Construction Work in Progress) visually identified during visits.
 - c. Speak with Appraisal District personnel to determine if any of their staff has noted any construction or improvements from one year to the next. Also verify if any building permits or other construction type permits have been filled.
 - d. Make sketches of property when feasible.
- 2. Contacting the owner verbally and discussing the property each year.
- 3. Compare rendition information from one year to the next.
- 4. When available, use aerial photographs of properties for comparison.

First Year Procedures:

When a property is placed on the roll for the first time, MAVSI attempts to perform all the following steps to properly place the property on the Appraisal roll.

- I. Identify the property as new.
- 2. Identify the situs of the property.
- 3. Identify the ownership of the property.
- 4. Identify the type of the property.

- 5. Appraise the property.6. Place the property on the Appraisal Roll.

Uniformity:

....

MAVSI being a smaller company, is able to more closely work together as a staff to verify that we are looking at the various properties in a uniform manner.

ATTACHMENT 'A'

List of special heavy industry and manufacturing plants included in personal property to be appraised by MAVSI.

- (I) ADM GRAIN (formerly ADM FARMLAND)
- (2) ADM CORN PROCESSING
- (3) ADM GROWMARK (DBA ADM CORNSWEETNERS)
- (4) ATMOS ENERGY WES-TEX DIVISION (formerly Oneoke)
- (5) AZTECA MILLING LP
- (6) BNSF RAILWAY
- (7) CAVINESS- 5 ENTITES (JOINT VENTURE/BEEF PACKER/DEVELOPMENT CORP/PACKING/PALO DURO MEAT)
- (8) DEAF SMITH ELECTRIC COOP
- (9) FARMERS ELECTRIC COOP
- (10) NATURAL GAS PIPELINE CO OF AMERICA
- (11) NORTH TEXAS GAS (formerly New Mexico Natural Gas) Agrirex As LP
- (12) PAISANO PRONTO
- (13) RICHARDSON MILLING
- (14) FIRST NATIONAL
- (15) SOUTHWESTERN PUBLIC SERVICE CO
- (16) SW BELL TELE LP (INCL)
- (17) TEJAS INDUSTRIES INC (formerly Herford Bi Products)
- (18) TRANSWESTERN PIPELINE CO
- (19) NU STAR LOGISTICS
- (20) VALOR TELECOM
- (21) WT SERVICES INC
- (22) WEST TEXAS GAS INC
- (23) WEST TEXAS RURAL TELE COOP INC
- (24) PANDA (Or whatever it will be called after sale in 2010)
- (25) WHITE ENERGY
- (26) RICHARDSON INTERNATIONAL
- (27) SHARYLAND
- (27 plus 4 under Caviness = 31 separate entities)

(Note Wind farms added to contract at \$750 per wind farm)

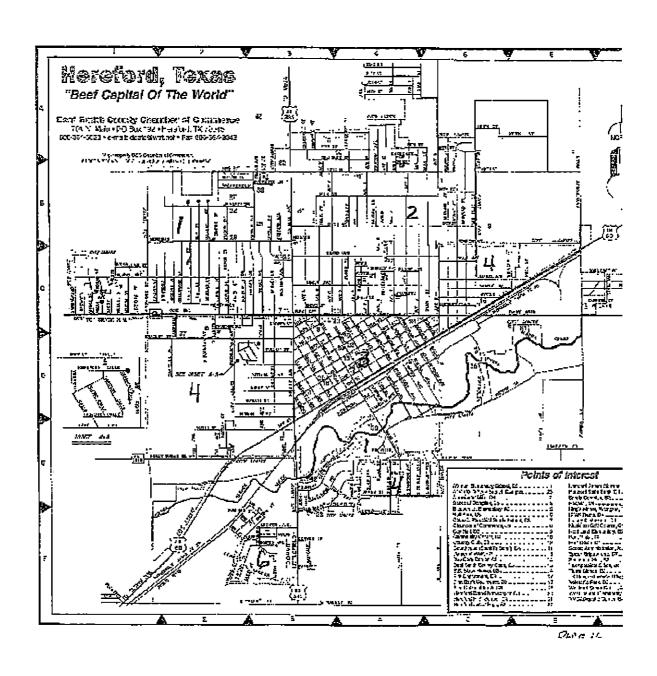
Approval by the Deaf Smith County Appraisal District Board of Directors

Chại Tinan

Secretary 1

Chief Appraiser

Date 7/24/14



APPENDIX: Communication tools

OBJECTIVE: Communication is necessary to any organization's success. The following paragraphs will outline the basic forms of communication and equipment approved and available for use by the Deaf Smith County Appraisal District appraisers and staff.

- Types of Communication
- External communication reaches out to the taxpayers and their agents, governmental entities and to provide customer service. This type of communication includes informational documents, letters, telephone calls, Web sites and anything else that makes the public aware of what the DSCAD does.

Image is extremely important in external communication! Our communication represents who we are; and should our professionalism.

•<u>Internal communication</u> is essential to preforming the work that we do. We must provide the direction for the staff including periodic Appraisers Meetings. These can be formal and informal discussions. Periodic meetings with the board of directors and advisory boards should be planned for regular intervals over each upcoming year.

Effective communication requires tools and planning. In this session, we will discuss those tools, as well as planning guidelines, to facilitate this key element of your business, communication. The following discussion will be grouped into:

Basic communication tools

<u>Mail</u> - Even with all the modern methods of communication, regular postal mail is still one of the most powerful tools for the CAD. It adds a personal touch; it's used for delivering secure documents, contracts, and legally required notices. A postage machine is maintained by the CAD.

<u>Landline Telephones</u> - Our line has the capability to take messages in case it is not answered personally. When leaving phone messages, clearly state your name and phone number at the beginning and the end of the message.

<u>Cell phones/Smart Phones</u> - The District has provided the appraisers with cell phones. Be polite in cell phone use! Good business courtesy includes avoiding being interrupted by telephone calls when in a meeting or talking to customers.

The CAD is moving away from cell phone to smartphones, these are capable of text messaging
and include a camera and video recorder. Outside the office a smartphone can become a
valuable tool for e-mail, web browsing and the ability to review and edit documents. In addition
they have global positioning system (GPS) capability and many other available applications.

<u>Video and Web Conferencing</u> - Video conferencing transmits and receives images and voice in real-time. Web conferencing adds another dimension - it allows you to share documents and applications. These can be valuable training tools. We use www.WebEx.com conferencing solution from Cisco Systems, Inc.

<u>Social networking sites</u> - Facebook has been used as a tool to gather information for the appraisers. No official presence is being utilized at this time. A note of caution on Internet social networking: once you put something out there it's hard to take it back, so you have to be careful.

Online chat tools – These are not utilized by the CAD.

<u>Fax Machines</u> - The district provides a stand-alone fax machine, using a dedicated phone line. Use a cover page that is appropriate for the district. Remember, this is an external communication that reflects our business and image.

<u>Computers</u> - A computer is a key tool in our business. Computers are used for word processing, e-mail, accounting, and spreadsheet work.

- Desktops This is the most common type of computer: one that is set up to operate in your office. The computer system include: A flat-panel monitor, internet connectivity, a CD/DVD drive and USB ports.
- A printer. Laser printers are provided including one all-in-one printer.
- Some type of backup storage should also be considered, such as a USB Flash Drive, External Hard Drive or a writable CD or DVD.
- An antivirus program is essential and should never be turned off unless you receive permission.
- Laptops may be utilized as needed.
- Notebooks may be utilized as needed. K
- Keep all documentation, software, and accessories that come with your device.

<u>Auxiliary Products</u> - A number products can be used in conjunction with your computer to enhance the functionality and productivity.

- Digital Camera a picture taken by this type of camera can be directly loaded onto your computer for a variety of uses. This has proved a very valuable tool for the CAD.
- Scanner when you have a printed copy of something that you would like to include as part of a
 digital document, you can create a digital image by scanning the printed copy with this type of
 equipment.
- Wireless Transmission this feature allows you to communicate with other devices equipped with the same feature. The advantage is that equipment is available without all the cords. Ease of set up is appealing and has many productive implications

<u>Internet</u> - The Internet has become a very important communication and research tool. Search engine such as Google or Yahoo can provide information about property, companies and products. We can search for owner information.

Communication goals for Staff:

- 1. Gain the capability to do word processing, spreadsheets, and e-mail.
- 2. Gain the capability to use a smartphone.
- 3. Learn digital technology including use of pictures.
- 4. When leaving messages, clearly and slowly repeat your name and number.
- 5. Don't overlook the Internet and smartphones as important business tools.

DEAF SMITH COUNTY APPRAISAL DISTRICT

ANNUAL REPORT

TAX YEAR 2015
I.A.A.O. Standard of Public Relations
6.5.1

Deaf Smith County Appraisal District 2015 Annual Report Table of Contents

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TIME LINE/WORK PLAN FOR 2015

October 2014

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Ratio Studies - a) Market value of ag-land, b) major residential nbhds, c) commercial properties. (Appraisers will analyze ratio studies and determine the areas, categories or nbhds that will need to be appraised.)

November 2014

- Depreciation schedule for personal property. Review other schedules.
- Start Reappraisal work.

December 2014

- > Send Business Personal Property Renditions.
- Get building permits from City Building & Zoning department.
- > Annual Report to the Public.

January 2015

- Send homestead forms (include homestead removal letter).
- Publicize the legal requirements for filing rendition statements and the availability of the forms, including exemptions and ag-value
- > Send Homestead forms (include homestead removal letter).
- Send Ag value forms.
- January Statements.
- PTD Feb 1 Sales Submission
- Sive public notice of 2015 capitalization rate used to appraise property with low and moderate income housing exemption (Sec. 11.1825).
- Mail out Ag Survey (for 2013 crop year).

February 2015

- Disburse special inventory taxes from escrow accounts to taxing units.
- > Start reappraisal work Nbhd 2 (Evants), Nbhd 1 (Welsh).
- > Chg 15/upkeep work (Inspections and appraisal of bldg. permits and all upkeep work).
- Physical inspection of Mobile Homes.
- Physical inspection of Business Personal Property.

March 2015

- > Vehicle schedule.
- > Finish reappraisal work.
- > The chief Appraiser notifies the taxing units of the form in which the appraisal roll will be provided to them (Sec. 26.01).

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TIME LINE/WORK PLAN FOR 2015- continued

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- Create New Year layer in computer.
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- Send EARS (Final Submission).
- > Import / Export values for overlapping property.

September 2015

> CAD board to adopt 2016 CAD budget.

| Deaf Smith County 2015 CERTIFIED TOTALS | | | | As of Certification | | |
|---|-------------|-----------------------------|--|---------------------|---------------|--|
| Property Count: 11,982 | CAD - | DEAF SMITH CAD Grand Totals | | 11/2/2015 | 8:56:57AM | |
| Land | | Value | | | | |
| Homesite: | | 27,711,100 | | | | |
| Non Homesite: | | 83,353,825 | | | | |
| Ag Market: | | 713,229,937 | | | | |
| Timber Market: | | 0 | Total Land | (+) | 824,294,862 | |
| Improvement | | Value | | | | |
| Homesite: | | 283,094,200 | | | | |
| Non Homesite: | | 810,293,388 | Total Improvements | (+) | 1,093,387,588 | |
| Non Real | Count | Value | | | | |
| Personal Property: | 1,243 | 411,112,100 | | | | |
| Mineral Property: | 1 | 500 | | | | |
| Autos: | 0 | 0 | Total Non Real | (+) | 411,112,60 | |
| | | | Market Value | = | 2,328,795,05 | |
| Ag | Non Exempt | Exempt | | | | |
| Total Productivity Market: | 713,059,837 | 170,100 | | | | |
| Ag Use: | 97,277,147 | 22,800 | Productivity Loss | (-) | 615,782,69 | |
| Timber Use: | 0 | 0 | Appraised Value | = | 1,713,012,36 | |
| Productivity Loss: | 615,782,690 | 147,300 | | | | |
| | | | Homestead Cap | (-) | 2,860,55 | |
| | | | Assessed Value | = | 1,710,151,80 | |
| | | | Total Exemptions Amount (Breakdown on Next Page) | (-) | 128,392,11 | |
| | | | Net Taxable | = | 1,581,759,69 | |

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100) 0.00 = 1,581,759,698 * (0.000000 / 100)

Tax Increment Finance Value: Tax Increment Finance Levy: 0 0.00

2015 CERTIFIED TOTALS

As of Certification

Property Count: 11,982

CAD - DEAF SMITH CAD ARB Approved Totals

11/2/2015

8:56:57AM

Exemption Breakdown

| Exemption | Count | Local | State | Total |
|-----------|--------|-------|-------------|-------------|
| AB | 1 | 0 | 0 | 0 |
| DV1 | 24 | 0 | 210,100 | 210,100 |
| DV1S | 2 | 0 | 10,000 | 10,000 |
| DV2 | 11 | 0 | 114,000 | 114,000 |
| DV3 | 10 | 0 | 84,000 | 84,000 |
| DV3S | 1 | 0 | 10,000 | 10,000 |
| DV4 | 17 | 0 | 156,000 | 156,000 |
| DV4S | 2 | 0 | 12,000 | 12,000 |
| DVHS | 12 | 0 | 1,004,910 | 1,004,910 |
| EX | 3 | 0 | 128,400 | 128,400 |
| EX-XG | 9 | 0 | 1,371,200 | 1,371,200 |
| EX-XI | 6 | 0 | 2,353,600 | 2,353,600 |
| EX-XL | 1 | 0 | 1,100 | 1,100 |
| EX-XV | 202 | 0 | 121,635,500 | 121,635,500 |
| EX366 | 15 | 0 | 3,000 | 3,000 |
| FR | 5 | 0 | 0 | 0 |
| HS | 3,253 | 0 | 0 | 0 |
| LIH | 2 | 0 | 1,298,300 | 1,298,300 |
| | Totals | 0 | 128,392,110 | 128,392,110 |

Property Count: 11,982

2015 CERTIFIED TOTALS

As of Certification

CAD - DEAF SMITH CAD Grand Totals

11/2/2015

8:56:57AM

Exemption Breakdown

| Exemption | Count | Local | State | Total |
|-----------|--------|-------|-------------|-------------|
| AB | 1 | 0 | 0 | 0 |
| DV1 | 24 | 0 | 210,100 | 210,100 |
| DV1S | 2 | 0 | 10,000 | 10,000 |
| DV2 | 11 | 0 | 114,000 | 114,000 |
| DV3 | 10 | 0 | 84,000 | 84,000 |
| DV3S | 1 | 0 | 10,000 | 10,000 |
| DV4 | 17 | 0 | 156,000 | 156,000 |
| DV4S | 2 | 0 | 12,000 | 12,000 |
| DVHS | 12 | 0 | 1,004,910 | 1,004,910 |
| EX | 3 | 0 | 128,400 | 128,400 |
| EX-XG | 9 | 0 | 1,371,200 | 1,371,200 |
| EX-XI | 6 | 0 | 2,353,600 | 2,353,600 |
| EX-XL | 1 | 0 | 1,100 | 1,100 |
| EX-XV | 202 | 0 | 121,635,500 | 121,635,500 |
| EX366 | 15 | 0 | 3,000 | 3,000 |
| FR | 5 | 0 | 0 | 0 |
| HS | 3,253 | 0 | 0 | 0 |
| LIH | 2 | 0 | 1,298,300 | 1,298,300 |
| | Totals | 0 | 128,392,110 | 128,392,110 |

Property Count: 11,982

2015 CERTIFIED TOTALS

As of Certification

CAD - DEAF SMITH CAD Grand Totals

11/2/2015

8:56:57AM

State Category Breakdown

| State Code | Description | Count | Acres | New Value Market | Market Value |
|------------|------------------------------------|--------|--------------|------------------|-----------------|
| | SINGLE FAMILY RESIDENCE | 4,937 | | \$1,042,800 | \$325,520,599 |
| В | MULTIFAMILY RESIDENCE | 164 | | \$0 | \$17,236,410 |
| C1 | VACANT LOTS AND LAND TRACTS | 647 | | \$0 | \$6,917,000 |
| D1 | QUALIFIED OPEN-SPACE LAND | 3,486 | 933,388.0221 | \$0 | \$713,034,337 |
| D2 | IMPROVEMENTS ON QUALIFIED OPEN SP | 847 | | \$412,800 | \$15,833,703 |
| E | RURAL LAND, NON QUALIFIED OPEN SPA | 1,169 | 5,411,2111 | \$870,900 | \$95,767,501 |
| _ F1 | COMMERCIAL REAL PROPERTY | 696 | | \$3,251,100 | \$117,979,600 |
| F2 | INDUSTRIAL AND MANUFACTURING REAL | 185 | | \$254,777,000 | \$492,493,200 |
| G3 | OTHER SUB-SURFACE INTERESTS IN LAN | 1 | | \$0 | \$500 |
| J2 | GAS DISTRIBUTION SYSTEM | 14 | | \$0 | \$3,705,100 |
| J3 | ELECTRIC COMPANY (INCLUDING CO-OP) | 37 | | \$0 | S86,911,600 |
| J4 | TELEPHONE COMPANY (INCLUDING CO-C | 34 | | \$0 | \$4,621,300 |
| J5 | RAILROAD | 9 | | \$0 | \$35,616,800 |
| J6 | PIPELAND COMPANY | 14 | | \$0 | \$5,229,000 |
| J7 | CABLE TELEVISION COMPANY | 3 | | \$0 | \$454,700 |
| 18 | OTHER TYPE OF UTILITY | 6 | | \$9,600 | \$784,600 |
| L1 | COMMERCIAL PERSONAL PROPERTY | 1,079 | | \$0 | \$137,844,400 |
| L2 | INDUSTRIAL AND MANUFACTURING PERS | 60 | | \$0 | \$134,707,000 |
| M1 | TANGIBLE OTHER PERSONAL, MOBILE HO | 184 | | \$32,400 | \$1,584,500 |
| S | SPECIAL INVENTORY TAX | 18 | | \$0 | \$5,762,100 |
| X | TOTALLY EXEMPT PROPERTY | 238 | | \$1,486,500 | \$126,791,100 |
| | | Totals | 938,799.2332 | \$261,883,100 | \$2,328,795,050 |

2015 CERTIFIED TOTALS

As of Certification

CAD - DEAF SMITH CAD Grand Totals

Property Count: 11,982

11/2/2015

8:56:57AM

CAD State Category Breakdown

| State Code | Description | Count | Acres | New Value Market | Market Value |
|------------|-------------------------------------|--------|--------------|------------------|-----------------|
| Α | SINGLE FAMILY RESIDENCE | 9 | | \$3,700 | \$224,700 |
| A1 | SINGLE FAMILY RESIDENCE | 4,654 | | \$890,800 | \$319,708,499 |
| A2 | SINGLE FAMILY MOBILE ATTACHED TO RI | 336 | | \$148,300 | \$5,587,400 |
| B1 | APARTMENTS / MULTIFAMILY | 164 | | \$0 | \$17,236,410 |
| Ċ | C | 1 | | \$0 | \$124,100 |
| C1 | VACANT LOT | 647 | | \$0 | \$6,792,900 |
| D1 | AG LAND PASTURE | 3,487 | 933,428.0221 | \$0 | \$713,086,087 |
| D2 | IMPROVEMENTS ON QUALIFIED LAND | 847 | 126.0000 | \$412,800 | \$15,833,703 |
| D3 | AG LAND FARM | 22 | | \$0 | \$1,346,625 |
| Ē | E | 1 | | \$0 | \$9,500 |
| Ē1 | FARM OR RANCH IMPROVEMENT | 1,137 | | \$870,900 | \$92,992,326 |
| E3 | E3 | 1 | | \$0 | \$1,100 |
| E4 | Rural Land - Non Qualified Land | 33 | | \$0 | \$1,366,200 |
| F1 | COMMERCIAL REAL PROPERTY | 696 | | \$3,251,100 | \$117,979,600 |
| F2 | INDUSTRIAL REAL PROPERTY | 185 | | \$254,777,000 | \$492,493,200 |
| G1 | MINERALS | 1 | | \$0 | \$500 |
| J2 | GAS COMPANY | 14 | | \$0 | \$3,705,100 |
| J3 | ELECTRIC COMPANY | 37 | | \$ 0 | \$86,911,600 |
| J4 | TELEPHONE COMPANY | 34 | | \$0 | \$4,621,300 |
| J5 | RAILROAD | 9 | | \$0 | \$35,616,800 |
| J6 | PIPELINE COMPANY | 14 | | \$0 | \$5,229,000 |
| J7 | CABLE TELEVISION COMPANY | 3 | | \$0 | \$454,700 |
| J8 | OTHER UTILITY | 6 | | \$9,600 | \$784,600 |
| L1 | PERSONAL PROPERTY COMMERCIAL | 1,079 | | \$0 | \$137,844,400 |
| L2 | INDUSTRIAL PERSONAL PROPERTY | 60 | | \$0 | \$134,707,000 |
| M3 | MOBILE HOMES PERSONAL | 184 | | \$32,400 | \$1,584,500 |
| S | SPECIAL INVENTORY TAX | 18 | | \$0 | \$5,762,100 |
| X | EXEMPT PROPERTY | 238 | | \$1,486,500 | \$126,791,100 |
| | | Totals | 933,554.0221 | \$261,883,100 | \$2,328,795,050 |

2015 CERTIFIED TOTALS

As of Certification

Property Count: 11,982

CAD - DEAF SMITH CAD
Effective Rate Assumption

11/2/2015

8:56:57AM

New Value

TOTAL NEW VALUE MARKET: TOTAL NEW VALUE TAXABLE:

\$261,883,100 \$260,396,600

New Exemptions

| Exemption | Description | Count | | |
|-----------|---|-------|-------------------|-----------|
| EX | Exempt | 2 | 2014 Market Value | \$74,300 |
| EX-XV | Other Exemptions (including public property, re | 4 | 2014 Market Value | \$142,700 |
| EX366 | HB366 Exempt | 4 | 2014 Market Value | \$4,400 |
| | \$221,400 | | | |

| Exemption | Description | Count | Exemption Amount |
|-----------|-----------------------------|---------------------------|------------------|
| DV2 | Disabled Veterans 30% - 49% | 1 | \$12,000 |
| HS | Homestead | 45 | \$0 |
| | PARTIAL EXEMPTIONS VALUE LO | OSS 46 | \$12,000 |
| | | NEW EXEMPTIONS VALUE LOSS | \$233,400 |

Increased Exemptions

| Exemption | Description | Count | Increased Exemption Amount |
|-----------|-------------|-------|----------------------------|
| L | | | |

INCREASED EXEMPTIONS VALUE LOSS

| TOTAL EXEMPTIONS VALUE LOS | S |
|----------------------------|---|
|----------------------------|---|

Average HS Exemption

\$233,400

Average Taxable

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Average Market

| 3,206 \$85,081 Category A Only | | \$880 A Only | \$84,201 |
|-----------------------------------|----------------|----------------------|-----------------|
| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
| 2,778 | \$78,651 | \$868 | \$77,783 |

Count of HS Residences

DEAF SMITH COUNTY APPRAISAL DISTRICT

2015 SUMMARY PLAN

2015 REAPPRAISAL OF NEIGHBORHOOD 1

Description of Neighborhood 1 (Welsh, Knob Hill, Coneway):

These are the new homes, generally built in the 1960's and forward. They tend to be larger with more modern amenities such as multiple baths, 2 car garages and are updated (modernized) more often.

For neighborhood 1, we drove out and visually inspected and reappraised each home. The values did not change that much. But the reason for the reappraisal was we have a lot of homes that have been fixed up some, (new windows, garage doors, RA units, paint, concrete drives, and roofs). We also have property that is run down needing up dating. We felt that a visual inspection was necessary and that it could help our Ratios and COD's.

As you can see ratios were improved from 97% to 98% and our COD which measures uniformity went from 8.12 to 3.27. Anything below 5 is considered good and a ratio of 95% up is also considered good. I ran ratios on late sales from July – September and our ratios which were time adjusted came out to Ratio 98% and COD 4.28. I also did ratio study on MLS property vs Deaf Smith County Appraisal District (2015 category A1) property. After making a 10% adjustment on MLS property our ratio with MLS came out to 95%. Showing that our appraisals are consistent with MLS properties.

Deaf Smith County Appraisal District 2014 - 2015 Residential Sales Ratio Comparison 71 Samples

| | T | | 1 | | <u> </u> | 2014 | 2015 | 2014 | 2015 |
|----------|----------------|---------|---------|---------|----------|-------|---------------|-----------|-----------|
| Property | 1 | 2014 | 2015 | Sales | Sale | Sales | Sales | Absolute | Absolute |
| ID | Address | Values | Values | Price | Date | Ratio | Ratio | Deviation | Deviation |
| 3021 | 303 Westhaven | 86,900 | 91,100 | 90,000 | 08/04/14 | 0.97 | 1.01 | 0.005 | 0.02 |
| 3155 | 531 Westhaven | 101,300 | 97,900 | 97,000 | 08/20/14 | 1.04 | 1.01 | 0,070 | 0.02 |
| 3130 | 130 Kingwood | 170,900 | 165,600 | 163,900 | 11/03/14 | 1.04 | 1.01 | 0.070 | 0.02 |
| 3147 | 120 Kingwood | 85,200 | 89,900 | 93,000 | 04/17/15 | 0.92 | 0.97 | 0.054 | 0.02 |
| 3023 | 405 Westhaven | 121,000 | 122,800 | 123,865 | 05/05/15 | 0.98 | 0.99 | 0.006 | 0.00 |
| 6202 | 3715 CO RD 12A | 156,500 | 156,500 | 159,900 | 05/15/15 | 0.98 | 0.98 | 0.008 | 0.01 |
| 6300 | 114 16th St | 85,500 | 89,700 | 90,000 | 06/27/14 | 0,95 | 1.00 | 0.020 | 0.01 |
| 6284 | 100 Cherokee | 88,500 | 94,400 | 115,000 | 07/31/15 | 0.77 | 0.82 | 0.200 | 0.17 |
| 6232 | 305 Cherokee | 113,700 | 122,900 | 130,000 | 01/27/15 | 0.87 | 0.95 | 0.100 | 0.04 |
| 3347 | 424 Hickory | 80,900 | 72,900 | 72,500 | 02/09/15 | 1.12 | 1.01 | 0,150 | 0.02 |
| 11239 | 408 Hickory | 55,500 | 55,500 | 58,000 | 06/03/15 | 0.96 | 0.96 | 0.010 | 0.03 |
| 11456 | 415 Hickory | 91,700 | 94,100 | 90,000 | 07/27/15 | 1.02 | 1.05 | 0,050 | 0.06 |
| 3415 | 242 Fir | 87,100 | 92,400 | 93,000 | 07/03/14 | 0.94 | 0.99 | 0.030 | 0.00 |
| 3421 | 240 Fir | 89,500 | 93,600 | 96,000 | 11/07/14 | 0.93 | 0.98 | 0,040 | 0.01 |
| 3420 | 230 Fir | 83,700 | 83,700 | 80,000 | 07/16/15 | 1.05 | 1 <u>.0</u> 5 | 0.080 | 0.06 |
| 3290 | 235 Juniper | 85,400 | 90,200 | 98,500 | 06/30/14 | 0.87 | 0.92 | 0.100 | 0.07 |
| 3180 | 200 Hickory | 123,400 | 125,300 | 127,000 | 08/22/14 | 0.97 | 0.99 | 0.000 | 0.00 |
| 3205 | 211 Hickory | 89,200 | 96,200 | 9,000 | 09/19/14 | 0.90 | 0.97 | 0.070 | 0.02 |
| 3225 | 228 Ironwood | 97,000 | 98,800 | 101,900 | 11/10/14 | 0.95 | 0.97 | 0.020 | 0.02 |
| 3207 | 233 Hickory | 84,000 | 84,000 | 78,900 | 11/31/14 | 1.06 | 1.06 | 0.090 | 0.08 |
| 3196 | 224 Hickory | 82,200 | 83,800 | 81,000 | 03/27/15 | 1.01 | 1.03 | 0.040 | 0.05 |
| 3395 | 247 Elm | 104,500 | 115,000 | 120,000 | 03/03/15 | 0.87 | 0 <u>.96</u> | 0.100 | 0.03 |
| 3305 | 249 Cherokee | 123,900 | 123,900 | 120,000 | 04/24/15 | 1.03 | 1.03 | 0.060 | 0.04 |
| 3375 | 206 Elm | 79,000 | 81,000 | 90,000 | 07/20/15 | 0.88 | 0.90 | 0.090 | 0.09 |
| 3367 | 228 Elm | 96,900 | 96,900 | 97,500 | 07/21/15 | 0.99 | 0.99 | 0.020 | 0.00 |
| 2767 | 240 Centre | 92,000 | 127,700 | 129,000 | 08/22/15 | 0.71 | 0.99 | 0.260 | 0.00 |
| 2457 | 143 Sunset | 56,000 | 58,500 | 60,000 | 07/10/14 | 0.93 | 0.98 | 0.040 | 0.01 |
| 6243 | 117 E 15th St | 226,800 | 201,500 | 200,000 | 09/10/14 | 1.13 | 1.01 | 0.160 | 0.02 |
| 6578 | 2113 Plains | 371,000 | 382,800 | 403,750 | 03/27/15 | 0.92 | 0.95 | 0.050 | 0.04 |
| 10881 | 138 Liveoak | 160,400 | 203,500 | 210,000 | 02/06/15 | 0.76 | 0.97 | 0.210 | 0.02 |
| 6707 | 1808 Plains | 212,300 | 200,400 | 185,000 | 03/03/15 | 1.15 | 1.08 | 0,170 | 0.09 |
| 6590 | 2008 Plains | 157,300 | 157,300 | 165,100 | 07/06/15 | 0.95 | 0.95 | 0.020 | 0.04 |
| 7734 | 826 Baltimore | 145,700 | 145,700 | 145,000 | 06/02/14 | 1.00 | 1,00 | 0.030 | 0.02 |
| 7752 | 805 Baltimore | 117,900 | 120,100 | 121,500 | 03/31/15 | 0.97 | 0.99 | 0.000 | 0.00 |

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Deaf Smith County Appraisal District 2014 - 2015 Residential Sales Ratio Comparison 71 Samples

| | 1 1 | | | ampies I | | 2014 | 2015 | 2014 | 2015 |
|----------|-----------------|---------|-------------|-------------|-------------|-------|--------------|-----------|-----------|
| D | i | 2014 | 2015 | Sales | Sale | Sales | Sales | Absolute | Absolute |
| Property | | | | Price | Date | Ratio | Ratio | Deviation | Deviation |
| ID | Address | Values | Values | | 12/04/14 | 0.93 | 1.00 | 0.040 | 0.01 |
| 2623 | 212 Texas | 204,200 | 220,200 | 220,000 | | | | 0.120 | 0.01 |
| 2622 | 214 Texas | 233,800 | 216,000 | 215,000 | 04/09/15 | 1.09 | 1.00 | | |
| 22892 | 818 Columbia | 151,100 | 155,300 | 155,000 | 11/05/14 | 0.97 | 1.00 | 0.000 | 0.01 |
| 24439 | 820 Columbia | 151,200 | 151,200 | 154,000 | 05/18/15 | 0.98 | 0.98 | 0.010 | 0.01 |
| 6725 | 126 Mimosa | 173,100 | 173,100 | 173,000 | 07/01/14 | 1.00 | 1,00 | 0,030 | 0.01 |
| 6736 | 123 Mimosa | 143,300 | 153,600 | 155,000 | 08/29/14 | 0.92 | 0.99 | 0.050 | 0.00 |
| 6730 | 106 Nueces | 129,100 | 137,100 | 127,000 | 09/12/14 | 1.02 | 1.08 | 0.050 | 0.09 |
| 6734 | 126 Nueces | 100,700 | 110,800 | 117,000 | 11/21/14 | 0.86 | 0.95 | 0,110 | 0.04 |
| 6705 | 114 Nueces | 121,600 | 124,900 | 131,500 | 05/15/15 | 0.92 | 0.95 | 0.050 | 0.04 |
| 6821 | 144 Pecan | 134,700 | 139,200 | 142,900 | 07/03/14 | 0.94 | 0.97 | 0.030 | 0.02 |
| 6668 | 122 Oak | 146,700 | 146,700 | 145,000 | | 1.01 | 1.01 | 0.040 | 0.02 |
| 6664 | 115 Oak | 97,300 | 104,000 | 107,000 | 11/04/14 | 0.91 | 0.97 | 0.060 | 0.02 |
| 6630 | 125 Kingwood | 119,700 | 119,700 | 125,000 | 07/14/15 | 0.96 | 0.96 | 0.010 | 0.03 |
| 3333 | 1201 W 15th St | 95,500 | 102,700 | 105,000 | 11/10/14 | 0.91 | 0.98 | 0.060 | 0.01 |
| 2605 | 211 Sunset | 103,300 | 105,600 | 110,000 | 06/26/14 | 0.94 | 0.96 | 0.030 | 0.03 |
| 3527 | 328 Douglas | 238,400 | 199,300 | 195,000 | 06/18/15 | 1.22 | 1.02 | 0.250 | 0.03 |
| 2777 | 232 Ranger | 118,700 | 138,300 | 140,500 | 07/17/14 | 0.84 | 0.98 | 0.130 | 0.00 |
| 2776 | 230 Ranger | 197,900 | 191,300 | 185,000 | 10/17/14 | 1.07 | 1.03 | 0.100 | 0.04 |
| 2812 | 213 Ranger | 127,400 | 132,000 | 138,000 | 03/13/15 | 0.92 | 0.96 | 0.050 | 0.03 |
| 2801 | 235 Ranger | 122,600 | 104,300 | 99,500 | 03/23/15 | 1.23 | 1.05 | 0.260 | 0.06 |
| 3501 | 312 Centre | 83,500 | 79,300 | 80,000 | 02/02/15 | 1.04 | 0.99 | 0.070 | 0.00 |
| 3487 | 340 Centre | 119,200 | 119,200 | 123,000 | 01/01/15 | 0.97 | 0,97 | 0.000 | 0.02 |
| 2899 | 125 Centre | 117,900 | 100,300 | 90,000 | 01/13/15 | 1.31 | 1.11 | 0.340 | 0.13 |
| 2991 | 111 Douglas | 117,900 | 117,900 | 110,000 | 05/14/15 | 1.07 | 1. <u>07</u> | 0.100 | 0.08 |
| 3062 | 132 Ironwood | 88,300 | 88,300 | 88,500 | 07/17/14 | 1.00 | 1.00 | 0.030 | 0.01 |
| 3122 | 147 Ironwood | 118,600 | 134,600 | 144,000 | 10/30/14 | 0.82 | 0.93 | 0.150 | 0.05 |
| 3112 | 132 Hickory | 102,600 | 108,800 | 110,000 | 03/16/15 | 0.93 | 0.99 | 0.040 | 0.00 |
| 2437 | 139 Texas | 256,400 | 240,700 | 245,000 | 03/13/15 | 1.05 | 0.98 | 0.080 | 0.01 |
| 2637 | 300 Sunset | 118,900 | 126,500 | 127,500 | 12/31/14 | 0.93 | 0.99 | 0.040 | 0.00 |
| 2628 | 307 Sunset | 91,500 | 92,900 | 93,000 | 03/24/15 | 0.98 | 1.00 | 0.010 | 0.01 |
| 2630 | 313 Sunset | 177,900 | 174,300 | 164,000 | 04/24/15 | 1.08 | 1.06 | 0.110 | 0.07 |
| 3457 | 228 Greenwood | 72,700 | 81,000 | 84,000 | 07/12/14 | 0.87 | 0.96 | 0,100 | 0.03 |
| 2714 | 225 Aspen | 83,800 | 79,100 | 79,000 | 06/26/15 | 1.06 | 1.00 | 0.090 | 0.01 |
| 2551 | 505 Willow Lane | 81,000 | 79,500 | 90,000 | 12/18/14 | 0.90 | 0.88 | 0.070 | 0.11 |

Deaf Smith County Appraisal District 2014 - 2015 Residential Sales Ratio Comparison 71 Samples

| | | | | | | 2014 | 2015 | 2014 | 2015 |
|----------|---------------|-----------|-----------|-----------|----------|--------|---------------|-----------|-----------|
| Property | | 2014 | 2015 | Sales | Sale | Sales | Sales | Absolute | Absolute |
| ID | Address | Values | Values | Price | Date | Ratio | R <u>atio</u> | Deviation | Deviation |
| 2496 | 436 Ranger | 70,500 | 70,500 | 75,000 | 05/15/15 | 0.94 | 0.94 | 0.030 | 0.05 |
| 2860 | 143 Northwest | 63,700 | 65,400 | 64,500 | 08/15/14 | 0.99 | 1.01 | 0.020 | 0.02 |
| 2944 | 129 Beach | 32,200 | 56,200 | 58,000 | 07/31/15 | 0.56 | 0.97 | 0.410 | 0.02 |
| | TOTALS OR AVG | 8,709,700 | 8,855,400 | 8,951,215 | | 0.9730 | 0.9893 | 5.593 | 2.30 |

| | COD | Absolute Deviation Average | Agerage Means |
|------|------|----------------------------|------------------|
| 2014 | 8.12 | 0.07877 | 97 |
| 2015 | 3.27 | 0.03239 | 98 |

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Deaf Smith County Appraisal District 2015 Late Sales Ratio Study, Time Adjusted 23 Samples

| | | | 23 San | npies | | | | |
|----------|-----------------|--------------|-----------|----------|------------|-----------------|----------|-----------|
| | | 2015 | Actual | | | | Adjusted | |
| Property | | Appraised | Sales | Sale | Time | Adjusted | Sales | |
| à ai | Address | Market Value | Price | Date | Adjustment | Sale Price | Ratio | Deviation |
| 11456 | 415 Hickory | 87,700 | 90,000 | 07/27/15 | 0.91% | 89,181 | 0.98 | 0.00 |
| 3375 | 206 Elm | 88,000 | 90,000 | 07/20/15 | 0.91% | 89,181 | 0.99 | 0.01 |
| 6284 | 100 Cherokee | 94,400 | 115,000 | 07/31/15 | 0.91% | 113,954 | 0.83 | 0.15 |
| 2944 | 129 Beach | 56,200 | 58,000 | 07/31/15 | 0.91% | 57,472_ | 0.98 | 0.00 |
| 3087 | 501 Westhaven | 147,900 | 144,900 | 08/04/15 | 1.04% | 143,393 | 1.03 | 0.05 |
| 3549 | 307 Douglas | 164,800 | 170,000 | 08/10/15 | 1.04% | 168,232 | 0.98 | 0.00 |
| 2549 | 540 Willow Lane | 89,900 | 89,000 | 08/14/15 | 1.04% | 88,074 | 1.02 | 0.04 |
| 2696 | 333 Stadium | 91,500 | 85,000 | 08/25/15 | 1.04% | 84,116 | 1.09 | 0.11 |
| 2435 | 147 Texas | 189,700 | 200,000 | 08/28/15 | 1.04% | 197,920 | 0.96 | 0.02 |
| 6702 | 136 Nueces | 118,700 | 125,000 | 09/08/15 | 1.17% | 123,538 | 0.96 | 0.02 |
| 2694 | 317 Stadium | 164,600 | 175,000 | 09/04/15 | 1.17% | 172,953 | 0.95 | 0.03 |
| 2436 | 145 Texas | 209,800 | 210,000 | 09/11/15 | 1.17% | 207, <u>543</u> | 1.01 | 0.03 |
| 3059 | 141 Greenwood | 112,200 | 121,000 | 09/15/15 | 1.17% | 119,584 | 0.94 | 0.04 |
| 3224 | 208 Ironwood | 91,300 | 98,000 | 09/18/15 | 1.17% | 96,853 | 0.94 | 0.04 |
| 2776 | 230 Ranger | 191,300 | 187,000 | 09/17/15 | 1.17% | 184,812 | 1.04 | 0.06 |
| 2636 | 302 Sunset | 100,700 | 103,000 | 09/16/15 | 1.17% | 101,795 | 0.99 | 0.01 |
| 6680 | 106 Oak | 100,000 | 113,000 | 09/18/15 | | 111,678 | 0.90 | 80,0 |
| 3435 | 207 Fir | 76,100 | 80,000 | 09/25/15 | 1.17% | 79,064 | 0.96 | 0.02 |
| 2866 | 136 Northwest | 64,000 | 72,000 | 09/28/15 | | 71,158 | 0.90 | 0.08 |
| 7766 | 709 Baltimore | 68,200 | 68,500 | 09/30/15 | | 67,699 | 1.01 | 0.03 |
| 3231 | 210 Ironwood | 116,000 | 108,000 | 09/30/15 | <u> </u> | 106,736 | 1.09 | 0.11 |
| 6670 | 114 Oak | 122,900 | 130,000 | 10/07/15 | 1.30% | 128,310 | 0.96 | 0.02 |
| 20067 | 326 Fir | 120,800 | 126,000 | 10/27/15 | 1.30% | 124,362 | 0.97 | 0.01 |
| | TOTALS OR AVG | 2,666,700 | 2,758,400 | | | 2,727,608 | 22.48 | 0,96 |

| COD = 4.2857 | Avg. Means= 0.9800 | Absolute Dev Avg = 0.042 | |
|-------------------------------|----------------------------|-----------------------------------|-----------------------|
| COD (Coefficient of | Average Means=Total | Avg Absolute Dev = Total on | Deviation (by line) = |
| Dispersion) = Divide Total of | Actual Sales Ratio divided | Absolute Dev. Divided by the # of | Avg. Means less |
| Dev. Column, divided by # of | by number of samples | examples. Based on Adjusted Sales | Adjusted Sales Ratio |
| samples, X Avg. Means. | | Ratio | |

MLS-JANUARY 2015

| | | | | DSCAD | DSCAD |
|--------|------------------|-----------|-------------|-------------|-------------|
| PID# | <u>ADDRESS</u> | MLS APPRA | <u>ISAL</u> | <u>2014</u> | <u>2015</u> |
| | | _ | SOLD | | |
| 4798 | 611 E 3RD | 65,000 | | 39,600 | 35600 |
| 5231 | 816 BREVARD | 65,700 | | 34,400 | 46300 |
| 1407 | 225 AVE.D | 67,000 | | 46,900 | 51900 |
| 2944 | 129 BEACH | 67,500 | 58,000 | 32,000 | 56200 |
| 1877 | 321 AVE.B | 68,500 | 57,000 | 62,200 | 66700 |
| 2491 | 422 RANGER | 69,900 | | 56,200 | 56200 |
| 4522 | 303 W 7TH | 75,000 | | 55,000 | 55900 |
| 2976 | 117 ASPEN | 79,900 | | 75,800 | 71900 |
| 2125 | 440 PALOMA LANE | 82,000 | 77,000 | 71,000 | 76300 |
| 2648 | 308 WESTERN | 82,000 | | 66,100 | 66100 |
| 2714 | 225 ASPEN | 83,000 | 79,000 | 83,800 | 79100 |
| 6330 | 711 SEMINOLE | 84,400 | | 74,200 | 74200 |
| 920341 | 706 THUNDERBIRD | 85,000 | 80,000 | 82,600 | 82600 |
| 6303 | 327 16TH | 87,500 | | 71,600 | 75700 |
| 3145 | 117 JUNIPER | 87,500 | | 74,500 | 72200 |
| 2967 | 100 BEACH | 89,900 | | 81,500 | 81500 |
| 1196 | 501 E PARK | 89,900 | | 63,000 | 63000 |
| 2308 | 524 AVE.J | 89,000 | 80,000 | 78,400 | 78400 |
| 3501 | 312 CENTRE | 89,900 | | 83,500 | 79300 |
| 3172 | 228 HICKORY | 89,950 | | 84,600 | 88800 |
| 1082 | 111 AVE.I | 89,500 | 85,000 | 82,100 | 82100 |
| 2358 | 511 AVE.J | 90,000 | | 39,900 | 47600 |
| 4042 | 714 THUNDERBIRD | 4,500 | | 2,000 | 3000 |
| 4197 | 402 W GRACY | 10,000 | | 8,000 | 8000 |
| 1374 | 236 AVE.B | 45,000 | 24,000 | 39,400 | 41100 |
| 1604 | 227 AVE.K | 46,900 | | 29,200 | 29200 |
| 5160 | 803 IRVING | 47,000 | | 23,900 | 27500 |
| 4062 | 303 E GRACY | 57,500 | | 42,100 | 42100 |
| 5273 | 908 BREVARD | 59,200 | 57,000 | 45,300 | 58400 |
| 1938 | 416 AVE.B | 60,000 | | 52,400 | 54900 |
| 4781 | 404 & 406 JOWELL | 61,500 | | 39,900 | 44500 |
| 3636 | 807 25 MILE AVE | 62,500 | 60,000 | 61,700 | 61700 |
| 3032 | 118 FIR | 92,000 | | 76,600 | 74900 |
| 25452 | 1212 S MAIN | 92,500 | | 66,700 | 66700 |
| 3048 | 122 GREENWOOD | 95,000 | 85,000 | 80,900 | 80900 |
| 5910 | 1401 16TH ST | 95,000 | | 106,000 | 102000 |
| 2539 | 535 W 15TH | 96,000 | | 98,900 | 95900 |
| 10883 | 127 STAR | 97,000 | | 96,200 | 96200 |
| 1578 | 233 STAR | 98,000 | 92,000 | 78,300 | 86130 |
| 3292 | 200 JUNIPER | 99,900 | | 106,400 | |
| 2540 | 537 W 15TH | 100,000 | | 115,800 | |
| 6265 | 215 CHEROKEE | 105,000 | | 104,100 | 104100 |

| | | MLS | | DSCAD | |
|-----------|---------------------|---------------------|--------------------|----------------------|-------------|
| | | | | <u>2,014</u> | <u>2015</u> |
| 2628 | 307 SUNSET | 105,900 | 93,000 | 91,500 | 92900 |
| 1618 | 312 STAR | 109,900 | | 101,000 | 111600 |
| 3402 | 211 ELM | 110,000 | | 67,300 | 71500 |
| 26187 | 336 AVE.1 | 114,950 | | 81,800 | 81500 |
| 4928 | 607 S MAIN | 116,000 | | 90,300 | 90300 |
| 2991 | 111 N DOUGL | AS 119,000 | 110,000 | 117,900 | 105500 |
| 3395 | 247 ELM | 125,000 | 120,000 | 104,500 | 115000 |
| 6630 | 125 KINGWOO | DD 125,000 | 125,000 | 119,700 | 119700 |
| 3023 | 405 WESTHAN | /EN 129,950 | 123,865 | 121,000 | 122800 |
| 3305 | 249 CENTRE | 135,000 | 120,000 | 123,900 | 123900 |
| 5406 | 533&537 MYF | RTLE 135,000 | | 62,200 | 60200 |
| 4748 | 408 E 5TH | 139,000 | | 129,900 | 135500 |
| 2254 | 426 STAR | 139,900 | 95,000 | 130,200 | 99900 |
| 6670 | 114 OAK | 142,500 | 130,000 | 125,500 | 122900 |
| 3132 | 114 JUNIPER | 145,000 | | 137,400 | 137400 |
| 2812 | 213 RANGER | 149,000 | 138,000 | 127,400 | 132000 |
| 1101 | 909 E PARK | 150,000 | | 116,400 | 116400 |
| 4502 | 325 N LEE | 150,000 | | 132,700 | 127400 |
| 6728 | 111 MIMOSA | 155,000 | | 121,500 | 122600 |
| 3299 | 227 CENTRE | 159,000 | | 149,600 | 134000 |
| 2815 | 201 RANGER | 159,900 | | 141,900 | 146500 |
| 4240 | 1410 E PARK | 159,900 | | 68,100 | 68100 |
| 7760 | 711 BALTIMO | RE 161,900 | | 149,900 | 140500 |
| 10574 | 3258 FM 294 | 3 168,900 | 145,000 | 208,400 | 175900 |
| 2630 | 313 SUNSET | 175,000 | 164,000 | 177,900 | 174300 |
| 2694 | 337 STADIUM | 1 DR 184,000 | 175,000 | 164,600 | 164600 |
| 3529 | 332 DOUGLA | s 188,500 | | 185,400 | 180300 |
| 7946 | 3615 US HWY | 7 385 198,000 | | 155,400 | 155400 |
| 2911 | 104 N DOUGI | LAS 199,900 | | 115,600 | 127600 |
| 6707 | 1808 PLAINS | <u>199,900</u> | 185,000 | <u>212,300</u> | 200400 |
| | | 7,655,000 | 2,557,865 | 6,544,900 | 6,536,130 |
| | 74 LISTINGS | 103,445 | | 88,445 | 88,372 |
| | AVERAGE HOME | | | | |
| | | MLS | RATIO 117 9 | % | |
| | | DSCAD | RATIO 85% | i | |
| SO DSCAD | ADJ/MLS | | | SOLD MLS | |
| 6,536,100 | ÷ 6,889,500 = 95% | | | 2,557,865 ÷ 2,824,15 | 60 = 90% |
| | 7,655,000 X 90% = 6 | 5,889,500 | | | |
| | RALC | SOLD | | | |
| | MLS | 2,557,865 | | | |
| | 2,824,150 | دەەر <i>؛ دد</i> ر2 | | | |

DEAF SMITH COUNTY APPRAISAL DISTRICT

2015 EVANTS (Nbhd 2) Reappraisal and Adjustments

<u>Description of Neighborhood</u> - This nbhd primary consists of the northeast quadrant of the city of Hereford. It has 25 Mile Ave. on the west, Park Ave. and Forrest Ave on the south, but does not include Bluebonnet and Northdale Additions. There are 1,620 residences in this neighborhood, making it the largest nbhd in Hereford. It is also the most varied (least homogenized); there are

- small and poor quality houses, these typically have one bathroom, no garages (however a number of these have been completely remodeled)
- pre-WWII mid-size frame and stucco homes
- small and large post war residences with garages
- the FHA / VA houses that were built in the 1970's
- large brick homes with multiple bathrooms and 2 car garages
- new homes; however only one or two (if any) will be constructed in any given year.

It is predominately residential, however, there are a number of apartments and duplexes scattered throughout the nbhd and there is commercial property along Park Avenue and 25 Mile Avenue.

History of Neighborhood: Appraisal of Residences.

2013 - This nbhd was reappraised and visually inspected for 2013. All previous adjustments codes were deleted and depreciation was adjusted for each property as well as finding the properties that were remodeled, flipped or those that would have some sort of obsolescence / deterioration above or below normal. The base schedule did not need to be adjusted as the ratio study showed the values were close to 100%. The follow up Ratio Study indicated that goals of the reappraisal were accomplished. No changes were made to the Evants residential land schedules. For multi-family (duplexes and apartments), sales were examined as well as rents were acquired. Using this information we updated our income approach and used the income approach on these properties.

2014 – After the ratio study, it was felt that a visual inspection of all properties was not necessary. The land schedules remained as is, due to the fact that land sales are so few, and residential vacant lots have not increased in value in other nbhds. The following adjustments for residences were made. Some properties received two adjustments codes.

- Residences 1,000 to 1,299 sqft -5% adjustment
- Residences 1,300 to 1,499 sqft +5% adjustment
- Residences in Mabry subdivision -10% adjustment
- All other residence will retained their 2013 values as the ratio study showed the values were close to 100%.

The Follow up Ratio Study was disappointing in that, we had so few viable sales since the adjustments were applied; making a follow up ratio study impractical. The Texas State Legislators needs to pass a bill to give Appraisal Districts sales disclosure; this would greatly help the reappraisal process.

The multi-Family (duplexes and apartments) were not addressed in the 2014 adjustment process because of a lack of sales information.

2015 REAPPRAISAL

<u>Land schedules</u> remained as is, due to the fact that land sales are so few, and residential vacant lots have not *increased in value in other nbhds*. Thus the land schedule remains as follows:

| Residential NBHD 2 (Eyants) | | | | | | | | | | |
|-----------------------------|--------|--------|---------------------------|--|--|--|--|--|--|--|
| Code | Sprice | Method | Description / criteria | | | | | | | |
| E | 0.35 | sqft | General areas in the nbhd | | | | | | | |
| E1 | 0.50 | sqft | FHA / VA areas | | | | | | | |
| E2 | 0.75 | sqft | Nicer more affluent | | | | | | | |
| E3 · | 1.00 | sqft | Manufactured Housing Lots | | | | | | | |
| EV | 0.20 | sqft | Vacant Lots in this nbhd | | | | | | | |
| | | | | | | | | | | |

Appraisal of Residences.

Analysis: A ratio study for single family residences (category A1) was done for this nbhd using sales from 4/1/2014 to 11/07/2014. Using a computer generated list, only 31 sales were found. The list was analyzed and a number of sales were excluded including sales that were between family members, a few foreclosures, one had the wrong state code, there were other outliers; these included realtors who have become opportunistic in finding "good deals" (that is they are buying for themselves properties below market value, and then flipping the house, finding a buyer and selling the property above market value. Sometimes the realtor [or their partner] may finance the sale themselves). This process of elimination weeded the list down to 17 viable sales.

The ratio study showed a weighted mean of .94, a mean of .96, a COD of 9.48.

- The above measures of appraisal accuracy, the weighted mean and mean, tell us that the values are 4-6% low, on average. It appears that demand is more than in the previous year, several of the sales were on the market 2 months or less.
- The uniformity (COD) looked good as the COD is less than 10.
 - Definition of COD Coefficient of Dispersion is a measure of uniformity; the higher this number is the more unequal the appraisals. Our goal is to have the COD under 15 and preferably close to 10.

Therefore the appraiser examined the sales ratio study for areas of bias in his appraisals and found the following:

- o The adjustments to the residential schedule for 2014 were downward adjustments. One was -5%, another was -10% and these could combine on certain properties for a total of -15%.
- o It was also noted that in applying the -5%, a large number of properties received this adjustment that should not have received it. Fort the "FHA" style homes, this adjustment hurt more than it helped.

Action / Plan Procedure:

- 1) The previous year's adjustment codes were taken off;
 - a. 2.14a, -5% adjustment, was taken off of the 1,027 residences of 1,000 1,299 sqft.
 - b. 2.14b, +5% adjustment, was taken off of the 482 residences of 1,300 1,499 sqft.
 - c. 2.14b. -10% adjustment was taken off of 558 Mabry Addition residences.
- 2) It was felt that an actual inspection was necessary since depreciation would need to be looked at especially the properties in the Mabry Addition (the property north of Forrest Ave. and East of Ave. K) since these would be bounce up 5 to 15%.

Results:

Value Change

Values from 2014

Values for 2015

Market

80,280,100

Market

83,907,000

Total Difference in Value

+3,626,900 (4.5% increase)

• Follow up Ratio Study: - A sales ratio report was run with sales from 12/7/2014 to 11/1/2015.

- O During this period, for this nbhd, 26 sales were found showing a Weighted Mean of 1.00, Mean 1.06 and a COD of 18.63.
- o However, there were 4 suspect sales; one outlier, 2 residences that were tore up inside and was not livable and 1 sale that was an estate sale for cash.
- o After discarding these for sales the remaining 22 sales had a Weighted Mean of .96, Mean .95 and a COD of 9.05.

• Conclusion:

- o The first thing that we notice is that even though there was a 4.5% increase in overall value the ratio study showed the weighted mean and the mean stayed in the mid 90's. This could mean that this nbhd is an appreciating market. Thus it was prudent to do the reappraisal to keep up with appreciation.
- o Also, the COD (a measure of uniformity) stayed close to 9 showing that our goal of having uniform appraisals, was met.

Multi-Family – Duplexes and Apartments. Income / rents were collected and these properties were appraised using the income approach. A 12% capitalization rate with a 40% expense ratio works well on most income producing multifamily residences. However, the older, rundown, less quality properties will need a 13% cap rate with a 50% expense ratio.

Results:

Value Change

2014 Market

4,384,792

2015 Market 4,688,210

Total Difference in Value

+303,418 (6.9% increase)

• Follow up Ratio Study: - A sales ratio report was not run as there were limited sales and the ones that were found were ones that were used to come up with the cap rates and expense ratios.

• Conclusion:

o In analyzing the 12 sales we did have, the rents being charged are more than we have noticed from similar properties in the past. Therefore since the market is bearing high rents then the value of rental property should be up. Thus the almost 7% increase in this category seem reasonable.

Evants 2015 Sales Ratio Report From: 04/01/2014

To: 11/07/2014

| Prop ID | Situs Location | SFT | Sale Price | Sale Date | Market | Ratio Dev | 2014 Adj | \$/sqft | State | Class | Land SQFT | Add Val Comments |
|------------|-------------------------------|-------|------------|------------|-----------|-----------|-------------|---------|-------|-------|--------------|-----------------------------------|
| 5240 | 834 BREVARD TX | 1,200 | \$20,000 | 4/16/2014 | \$26,000 | 1.30 0.34 | 1,3 | \$16.67 | A1 | 4F | 7,800 | run down |
| 2306 | 433 NAVE.K TX | 1,383 | \$65,000 | 4/30/2014 | \$61,200 | 0.94 0.02 | 2 | \$47.00 | A1 | 5F+ | 7,926 | 400 no gar |
| 6379 | 700 AVE.F TX | 1,648 | \$71,500 | 5/1/2014 | \$72,500 | 1,01 0.06 | } | \$43.39 | A1 | 5M+ | 9,088 | 700 Appraisal, enc gar |
| 10903 | 217 AVE.H | 1,328 | \$32,500 | 6/13/2014 | \$34,400 | 1.06 0.10 |) 2 | \$24.47 | A1 | 4F | 8,640 | 700 |
| 5288 | 1309 13TH TX | 1,536 | \$62,600 | 6/24/2014 | \$60,900 | 0.98 0.03 | 3 | \$40.36 | ΑI | 5M+ | 12,500 | 700 |
| 1361 | 309 UNION TX | 1,008 | \$30,000 | 7/2/2014 | \$31,500 | 1.05 0.09 |) 1 | \$29.76 | A1 | 4F | 14,000 | 2,200 |
| 1559 | 222 AVE.J TX | 1,682 | \$50,000 | 8/7/2014 | \$42,100 | 0.84 0.12 | 2 | \$29.73 | A1 | 4F | 8,235 | 3,100 lg stg bldg |
| 1089 | 907 E PARK AVE TX | 1,722 | \$28,000 | 8/1/2014 | \$29,500 | 1.05 0.10 |) | \$16.26 | A1 | 4M | 15,000 | 300 cash sale |
| 1500 | 206 AVE.H TX | 988 | \$42,000 | 5/6/2014 | \$36,100 | 0.86 0.10 | | \$42.51 | A1 | 4F | | Steelman Rentals, 1car det gar |
| 1569 | 207 STAR TX | 1,634 | \$73,000 | 6/20/2014 | \$63,000 | 0.86 0.09 |) | \$44.68 | A1 | 5F | | Sleelman |
| 5268 | 922 BREVARD | 1,129 | \$49,000 | 7/13/2014 | \$45,300 | 0.92 0.03 | 3 | \$43,40 | A1 | 5M | | Steelman Rentals |
| 1058 | 128 AVE. I | 1,192 | \$75,000 | 12/19/2013 | \$75,000 | 1.00 0.04 | 1 | \$62.92 | A1 | 6M+ | | |
| 1015 | 105 N AVE.K TX | 1,040 | \$50,000 | 8/8/2014 | \$44,900 | 0.90 0.00 | 3 1 | \$48.08 | Αí | 5F+ | 9,045 | 900 |
| 1559 | 222 AVE.J TX | 1,682 | \$50,000 | 9/4/2014 | \$42,100 | 0.84 0.12 | 2 | \$29.73 | ΑI | 4F | 8,235 | 3,100 lg stg bldg |
| 1207, 1208 | 3, 105 & 107 Ave.E, 200 Grand | 2,471 | \$73,200 | 8/1/2014 | \$73,200 | 1.00 0.04 | 1 | \$29.62 | A1 | 4F | | 3 rentals |
| 6362 | 721 STANTON | 1,664 | \$77,900 | 9/9/2014 | \$77,800 | 1.00 0.04 | 4 | \$46.81 | A1 | 4F | | 2,100 with adjacent vac lot |
| 6359 | 715 STANTON | 1,052 | \$64,000 | 9/5/2014 | \$41,300 | 0,65 0.3 | 1 1 | \$60.84 | A1 | 5M | 7,680 | 500 Over sold but under appraised |
| 17 | | | \$913,100 | | \$856,800 | 16.27 1.6 | 3 | | | | | |

| Wt mean | 0.94 |
|---------|------|
| Mean | 0.98 |
| COD | 9.48 |

| 2014 adjustments | |
|------------------------------------|------|
| 1 Adjustment - 1,000 to 1,299 sqft | -5% |
| 2 Adjustment - 1,300 to 1,499 sqft | 5% |
| 3 Adjustment - nobid - Mabry | -10% |

| 11/10/2015 | Late 2015 Sales Ratio | Evants nbhd | Category A1 | | | Year · | - 2015 | | |
|------------|--------------------------|-------------|-------------|------------|-------------|-----------|----------|---------|-----------------|
| Sales fro | m 12/7/2014 to 11/1/2015 | | | | | | | | |
| Prop ID | Address | sqft | Sale Price | Sale Date | Market | Ratio Dev | Class | Heat AC | Land sft |
| 1957 | 435 AVE.C TX | 1,621 | \$85,000 | 12/8/2014 | \$74,500 | 0.88 | 0.07 5M+ | RA | 6,600 J.G. sale |
| 6353 | 707 STANTON TX | 1,340 | \$53,000 | 12/16/2014 | \$51,900 | 0.98 | 0.03 5M | G4,CH | 7,440 |
| 1564 | 210 AVEJ TX | 1,735 | \$30,000 | 12/19/2014 | \$28,700 | 0.96 | 0.01 4M | RA | 8,235 |
| 1317 | 213 AVE.A TX | 552 | \$15,000 | 12/31/2014 | \$8,200 | 0.55 | 0.40 3F | G3,ST | 10,000 |
| 1877 | 321 AVE.B TX | 1,840 | \$57,000 | 2/11/2015 | \$66,700 | 1.17 | 0.22 5F | G3,ST | 17,067 |
| 6107 | 2010 AVE.H TX | 3,431 | \$190,000 | 2/27/2015 | \$182,300 | 0.96 | 0.01 6M | RA | 75,524 |
| 1578 | 233 STAR TX | 1,682 | \$92,000 | 3/18/2015 | \$89,900 | 0.98 | 0.03 6M- | CA | 8,235 |
| 5273 | 908 BREVARD TX | 1,129 | \$57,000 | 3/30/2015 | \$58,400 | 1.02 | 0.08 5M+ | RA | 10,000 |
| 6108 | 910 AVE.H | 2,008 | \$94,000 | 3/30/2015 | \$86,900 | 0.92 | 0.02 5M+ | | 274,210 |
| 1617 | 314 STAR TX | 1,511 | \$57,000 | 4/2/2015 | \$58,100 | 1.02 | 0.07 5M+ | G4,WAL | 7,830 |
| 1091, 10 | 8900 & 908LAFAYETTE TX | 1,395 | \$15,000 | 6/1/2015 | \$16,300 | 1.09 | 0.14 3F | CH | 7,450 |
| 1082 | HII AVE.I TX | 1,810 | \$85,000 | 6/29/2015 | \$82,100 | 0.97 | 0.02 5F+ | CA | 13,000 |
| 1455 | 231 AVE,F TX | 1,149 | \$50,000 | 8/4/2015 | \$43,600 | 0.87 | 0.07 5F | RA | 5,586 |
| 5302 | 835 BLEVINS TX | 866 | \$50,000 | 8/4/2015 | \$38,200 | 0.76 | 0.18 4M+ | G4,CH | 6,413 |
| 6024 | 617 AVE.G TX | 1,174 | \$50,000 | 8/10/2015 | \$51,400 | 1.03 | 0.08 5M | RA | 7,440 |
| 1914 | 339 -341 AVE A TX | 2,240 | \$65,000 | 8/18/2015 | \$55,400 | 0.85 | 0.09 4F+ | G3,WAL, | 14,000 |
| 5202 | 801 BREVARD TX | 1,060 | \$45,000 | 8/19/2015 | \$44,600 | 0.99 | 0.04 5M | RA | 7,500 |
| 2125 | 440 PALOMA LANE TX | 1,404 | \$77,000 | 8/21/2015 | \$76,300 | 0.99 | 0.04 6F- | G4,CH | 8,752 |
| 5264 | 909 BREVARD | 1,091 | \$58,500 | 8/21/2015 | \$57,800 | 0.99 | 0.04 6M- | G4,CH | 7,500 |
| 6142 | 620 STAR TX | 1,140 | \$70,695 | 9/16/2015 | \$60,000 | 0.85 | 0.i0 5M | RA | 8,060 |
| 1621 | 304 STAR TX | 1,308 | \$75,000 | 9/25/2015 | \$71,600 | 0.95 | 0.01 6M- | RA | 8,370 |
| 2254 | 426 STAR TX | 2,371 | \$95,000 | 10/8/2015 | \$99,900 | 1.05 | 0.10 6M- | G5,CH | 11,340 |
| 2 | 2 | | \$1,466,195 | - | \$1,402,800 | 20.83 | 1.88 | | |

| Wt mean | 0.96 |
|---------|------|
| Mean | 0,95 |
| COD | 9.05 |

REAPPRAISAL PLAN FOR NEIGHBORHOOD 3

These are usually too poor quality homes with some big remodeled homes. Homes can be 50 - 100 years old.

ANALYSIS

After running ratio study in neighborhood #3 our COD was at 26.19 and our Avg mean was 1.08 with only 7 sales. Again we have homes that have been fixed up and some that have been run down. We want a better COD, wanting more uniformity.

ACTION PLAN

A visual inspection on all homes was made. After reappraisal our COD dropped 7.84 and Avg mean was 1.02.

Deaf Smith County Appraisal District 2015 Ratio Study of Neighborhood 3

| 7 | Sam | ples |
|---|-----|------|
|---|-----|------|

| | | 2014 | 2015 | | | 2014 | 2015 | 2014 | 2015 |
|----------|---------------|---------|---------|---------|----------|-------|-------|-----------|-----------|
| Property | | DSCAD | DSCAD | Sales | Sale | Sales | Sales | Deviation | Deviation |
| ID | Address | Values | Values | Price | Date | Ratio | Ratio | | |
| 4881 | 904 E 3rd St. | 60,900 | 50,900 | 45,000 | 01/17/14 | 1.35 | 1.13 | 0.27 | 0.11 |
| 4302 | 506 N Schley | 57,500 | 50,200 | 59,000 | 03/11/14 | 0.97 | 0.85 | 0.11 | 0.17 |
| 919133 | 206 Lawton | 10,000 | 15,600 | 15,200 | 09/11/14 | 0.66 | 1.03 | 0.42 | 0.01 |
| 4514 | 311 W 5th St. | 34,500 | 35,600 | 36,000 | 03/25/14 | 0.96 | 0.99 | 0.11 | 0.03 |
| 4619 | 511 Jackson | 21,100 | 24,100 | 25,000 | 10/15/14 | 0.84 | 0.96 | 0.24 | 0.06 |
| 4629 | 411 W 4th St. | 24,400 | 29,700 | 25,000 | 10/29/14 | 0.98 | 1,19 | 0.10 | |
| 4791 | 701 E 3rd St. | 34,300 | 19,100 | 19,000 | 05/06/15 | 1.81 | 1.01 | 0.73 | 0.01 |
| | | · · | | | | | | | |
| | COLUMN TOTALS | 242,700 | 225,200 | 224,200 | | 7.57 | 7.16 | 1.98 | 0.56 |

| 1 | | Absolute Deviation | Agerage |
|----------|-------|--------------------|---------|
| , | COD | Average | Means |
| 2014 | 26.19 | 0.2829 | 1.08 |
| 2015 | 7.84 | 0.0800 | 1.02 |

| COD (Coefficient of Dispersion) = | Avg Absolute Dev =Column Total on | Average Means=Total of Sales |
|-----------------------------------|---|------------------------------|
| Divide Average Absolute Deviation | Dev./by the # of examples. Deviation | Ratio column divided by the |
| by Average Mean x 100. | (by line) = Avg. Means less Sales Ratio | |
| , | | |

DEAF SMITH COUNTY APPRAISAL DISTRICT

2015 Report of the following neighborhoods: Mabry (4A), Ricketts (4B), Womble (4C)

Land values. The land schedule for Nbhd 4 is as follows:

MRW All residential lots \$0.25 MRWV All vacant lots \$0.15

MRWCL All residential lots on dirt streets \$0.15

Large vacant/residential lots would be special priced at \$0.05 to 0.10 at the discretion of the appraiser.

Analysis / Plan — Vacant land sales were few and inconclusive, therefore no changes were made to the above land schedules.

Appraisal of Residences. Description of neighborhood #4: This nbhd primary consists of three areas of the city of Hereford; the Mabry addition south of Forrest Street, all of Ricketts and Womble Additions. These are usually small and poor quality houses, sometimes old barracks, one bathrooms, no garages. Arms-length sales of these areas are usually few. We have broken this nbhd down into three subneighborhoods:

- A. Mabry is 4A Many of the residences have been remodeled with new roofs, vinyl siding, window and doors, carpet and ceramic tile in the bathrooms and kitchens as well as throughout the residence. A number have had additions with extra bathrooms and a few have added carports and even garages. The market in this nbhd has substantially improved in recent years. In fact this nbhd could be appraised using many of the lower to medium sales found in the #2 (Evants) Neighborhood.
- B. Ricketts is 4B This area has not changed much over the years. There have been a few residences fixed up and a few mobile homes have moved in. However, the poor streets (most are caliche covered and have bar-ditches) combined with the very poor quality residences has prevented the market in this area from increasing to the same degree as other nbhds.
- C. Womble is 4C To some degree the residences in this area have been fixed up. The market value of this area has improved in recent years.

Analysis / Plan – Sales were few.

- A. Mabry is 4A This area was reappraised (visually inspected) for 2013 and 2014. With recent inspections updating class and depreciation, coupled with few sales it was decided to roll the 2014 values over to 2015.
- B. Ricketts is 4B This area has not changed much since the last full reappraisal in 2013, the appraisers decided to roll the 2014 values over to 2015 without any changes other than the usual upkeep of building permits and mobile home listings.
- C. Womble is 4C This area was reappraised (visually inspected) for 2013 and 2014. With recent inspections updating class and depreciation, coupled with few sales it was decided to roll the 2014 values over to 2015.

2015 Report of Dawn Texas (NBHD 5)

Information: Dawn is an unincorporated community 12 miles east of Hereford on US Hwy 60. There are only 45 properties including 21 Single family residences, 13 vacant lots, 6 business properties and 3 exempt properties. There are a couple of the vacant lots have been equipped with RV hookups for rent.

Challenges for the Appraiser: The lack of sales in this area makes the reappraisal of this community difficult. Therefore, it is difficult to establish a "market" for this area. The commute to working in Hereford would be a negative factor in people purchasing property in Dawn. The appraisers decided to use rural sales for the comparison process. Adding to this is that the residences rely upon their own domestic wells for water and have old cesspools or modern septic systems for waste, just like the rural property sales.

2015 Analysis / Plan – Since this property was reappraised in 2013 and the Dawn properties are assigned to our rural reappraisal; the next scheduled reappraisal will be for 2016. Therefore 2014 values were rolled over to 2015.

2015 Report for Finlan / Hereford housing (NBHD 6)

Information: The platted areas known as Finlan Addition and Hereford Housing are unincorporated communities just south of Hereford in Section 111 of Block M-7. There are 183 total properties including 136 Single family residences, 32 vacant lots, 6 business properties and 9 exempt properties. Many homes are converted WWII prisoner of war barracks. The lack of any building code has resulted in a hodgepodge of residences; many are below generally accepted living standards. Also, a section of the Finlan Addition is subject to flooding.

Challenges for the Appraiser: The lack of sales in this area makes the reappraisal of this community extremely difficult. When properties change hands they are generally keep within the family. This area is generally seen by the community as an undesirable place to live. Traditional financing is virtually unavailable, thus when a property sells, it is for cash. However it has been observed by the appraisers, that in recent years, a few properties have been improved the quality and appearance.

Land: Land values a calculated using price per square foot using the land schedule called "Hamby", currently pricing land at \$.15 per sqft.

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Analysis / Plan – The last time the residential properties were appraised and visually inspected was for the 2013 tax year. Sales were few. With recent inspections updating class and depreciation, coupled with few sales it was decided to roll the 2014 values over to 2015.

Personal Property L1

The personal property was driven out starting 1/11/2015 and finished 3/15/2015. During this time we look at commercial builds and flag to be worked with the change 2015 properties and building permits if property needed to be depreciated or if it has been improved. Mark Powers mailed out business personal property renditions December 31 2015 and works them as they come in thru May 15.

Category F2-L2-J-2-8 (Industrial & Utilities Property)

A lot of this property is worked by Morgan Ad Valorem Services. (See Reappraisal Plan for a list) Appraisers Mark Powers and Danny Jones worked Rural Maps A 1-5, B 1-5, C 1-5 in 2015. Any feed yard, grain elevator and seed companies would also be marked at this time 10/20/14 thru 5/1/15. Seed companies were reappraised in 2015 inside the city raising grain storage bins and flat storage buildings.

REAL COMMERCIAL PROPERTY 2015

Based on sales ratio study of 22 sales, an Average means of 99% and a COD of 10.30 we chose to leave commercial property alone. We did how ever make some adjustments up on commercial land values along South Main, New York street anywhere from 1.00 – 2.00/sq' and made some adjustments to seed company's which is Industrial property. We did our up keep on changes in 2015.

2

Deaf Smith County Appraisal District 2015 Commercial Property 22 Samples

| _ | DSCAD | Actual | | Actual | | |
|----------------|--------------|-----------|----------|--------|-----------|---|
| Property | Appraised | Sales | Sales | Sales | | |
| iD | Market Value | Price | Date | Ratio | Deviation | No <u>tes</u> |
| 3994 | 134,400 | 125,000 | 01/03/14 | 1.08 | 0.09 | |
| 22985 | 21,500 | 21,000 | 01/03/14 | 1.02 | 0.03 | |
| 7969 | 38,900 | 35,000 | 03/06/14 | 1.11 | 0.12 | |
| 4902 | 440,000 | 427,600 | 07/29/14 | 1.03 | 0.04 | |
| 4045 | 73,000 | 80,000 | 01/12/15 | 0.91 | 0.08 | (4944, 4946) \$160,000- \$30,900,-49,600. Say 80,000 |
| 4945 920875 | 102,475 | 145,804 | 09/01/15 | 0.70 | 0.29 | sold high |
| | 162,500 | 180,000 | 03/01/13 | 0.90 | 0.09 | sold high |
| 22906 | | 225,000 | 09/18/15 | 0.99 | 0.00 | |
| 4503 | 221,800 | 20,000 | 09/28/15 | 1.62 | 0.63 | sold low |
| 4429 | 32,400 | 163,000 | 12/01/14 | 0,83 | 0.16 | 3010 1047 |
| 4341 | 134,800 | | 01/21/15 | 1.05 | 0.06 | |
| 7706 | 357,300 | 341,000 | 05/12/15 | 0.96 | 0.03 | PID 5613,21520 |
| 5613 | 434,100 | 450,000 | 05/14/15 | 0.90 | 0.03 | F1D 3013,21320 |
| 7973 | 246,500 | 270,000 | 06/03/15 | 1.04 | 0.05 | |
| 4903 | 125,000 | 120,000 | 10/07/14 | 0.91 | 0.03 | |
| 4902 | 388,800 | 427,600 | 02/27/15 | 0.96 | 0.03 | split |
| 1065 | 96,200 | 100,000 | 06/23/15 | 0.90 | 0.03 | Spiit |
| 5408 | 41,300 | 45,000 | | 0.92 | 0.00 | |
| 26234 | 22,700 | 23,000 | 04/15/14 | 0.99 | | 6 stores on main: |
| | 204 100 | 005.000 | 06/00/4 | 1.00 | 0.01 | 4384,4423,4426,4424,4425 |
| 24489 | 224,400 | 225,000 | 06/20/14 | | | 4504,4425,4420,4424,4425 |
| 4385 | 49,500 | 55,000 | 08/22/15 | 0.90 | 0.09 | |
| 4706 | 67,300 | 65,000 | 01/05/15 | 1.04 | 0.05 | |
| 25709 | 76,700 | 92,000 | 10/28/14 | 0.83 | 0.16 | |
| | 3,491,575 | 3,636,004 | | 21.70 | 2.24 | <u> </u> |

| COD = 10.3000 | Avg. Means= | 99.00 | Absolute Dev Avg = | 0.102 |
|--|----------------------|------------------|---|------------------|
| COD (Coefficient of Dispersion) = | Average Means=To | tal Actual Sales | Avg Absolute Dev = Total on Absolute Dev. | Divided by the # |
| Divide Total of Dev. Column, | Ratio divided by nun | nber of samples | of examples. | |
| divided by # of samples, X Avg. Means | <u>.</u> | | Dev=Ave. Means less Actual Sales | s Ratio |

2015 AG VALUE

We dropped a year 2008 and added 2009 – 2013. 2011 thru 2013 are drought years. For dry land there was no harvest or grazing, maybe a little milo. However sure payments, disaster, direct payments and crop insurance, helped land owners break even to making a little money. Instead of using insurance income, I used cash lease on dry land for 2012 & 2013, some people say during drought years it is more common than share crop, using 20/ac which netted \$14.24/ac.

Pasture there was no grazing, however to keep their leases tenants still had to pay the lease (\$6.00 - \$10.00). On irrigation yields, corn was up and price was down. Milo yields & price were down. Cotton was up slightly but price was the same.

For irrigated crops expenses were up. Final net to land for 2013 was \$5.89/ac, overall 21.93. Due to PTD value of 77/ac we left Irg on at 195/ac. Overall Dry land & Irrigation stayed the same, pasture went up slightly.

2015 MARKET VALUE ON AG LAND

Based on 2014-2015 sales our Irrigation, Dry & Pasture schedule did change from:

| Irg | | D | ry | Pastu | ure |
|----------|------|------|------|-------|------|
| 2014 | 2015 | 2014 | 2015 | 2014 | 2015 |
| G - 1500 | 1800 | 500 | 525 | 390 | 450 |
| B - 1200 | 1500 | 450 | 525 | 390 | 450 |
| 0-1100 | 1300 | 425 | 475 | 350 | 425 |
| Y + 1000 | 1200 | 400 | 450 | 350 | 425 |
| Y 900 | 1100 | 350 | 425 | 325 | 400 |
| BR 600 | 700 | 325 | 425 | 325 | 400 |
| S 500 | 600 | 300 | 400 | 275 | 350 |
| 0 425 | 425 | 300 | 400 | 275 | 350 |

There is a big demand for water in our county. It is precious and Dairy's, Feed yards, Ethanol Plants and City of Hereford are paying high prices for it. Also when commodities prices rise, so does the price of land. With 4 years of drought and low commodity prices dry land didn't go up as much. However with money and low interest on CD's, land is still a good investment.

2015 (Maps Year)

MARKET VALUE SCHEDULE

DEAF SMITH COUNTY APPRAISAL DISTRICT

| Pastu | Pasture Land Dry Land Farm Land | | Irrigate | d Farm | Improved Pasture | |
|-------|---------------------------------|-------|----------|--------------|------------------|---------------|
| Class | \$/Acre | Class | \$/Acre | Clas | s \$/Acre | Class \$/Acre |
| *1 | 450 | 1 | 525 | \mathbf{G} | 1800 | 1-500 |
| 2 | 450 | 2 | 525 | В | 1500 | 2-500 |
| 3 | 425 | 3 | 475 | O | 1300 | 3-475 |
| 4 | 425 | 4 | 450 | Y + | 1200 | 4-475 |
| 5 | 400 | 5 | 425 | Y | 1100 | 5-400 |
| 6 | 400 | 6 | 425 | BR | 700 | 6-400 |
| 7 | 350 | 7 | 400 | S | 600 | 7-350 |
| 8 | 350 | 8 | 400 | D | 425 | 8-350 |

| G | Green | Best irrigation water in county |
|----|---------|---------------------------------------|
| В | Blue | Good |
| O | Orange | Fair |
| Y | _ | Weak |
| BR | Brown | Fringe |
| S | Subject | No wells, but in irrigation area. |
| D | Draws | large playa lakes in irrigated areas. |
| | | (-300/ac with sprinkler) |

SPRINKLERS

| New | Cost/ac |
|-------------------|---|
| ½ sec. 70,000.00 | 120ac = 583 |
| ½ sec. 130,000.00 | 240ac = 541 |
| Sec. 130,000.00 | $\frac{490ac = 265}{1389 \div 3 = 463 \text{ at } 65\% \text{ good} = 300}$ |

Use 3gpm/1ac Example $400gpm \div 3 = 133ac$ Irg

- 1. Rule of Thumb Dry land Market Value = 100bu wheat/ac 100bu x 5.00 = 500.00
- 2. Money is not worth much-land still has value.

2015 IRRIGATION

| 9713 | K-6-Sec 13 E/2 320ac | | \$75/ac | 4/15/2011 | —CRP with old wells |
|--------|--|----------------------------------|-------------------|--------------|---|
| 8577 | Township-2-4 Sec 21 320ac | | | | |
| 8581 | Town ship-2-4 Sec 22 185.3ac | 505.3ac | 600/ac | 4/10/2012 | Bussy-Rough Pasture 286 grass 219 CRP |
| | | | | | |
| 7108 | K-7-Sec 51 655ac | | 655/ac | 7/8/2010 | • |
| 7151 | K-7-Sec 81 N/2 328 ac | e 200 | 750/ac | 3/25/2011 | |
| 6864 | K-4-Sec 19 & 20 | 1,280ac | 800/ac | 6/5/2014 | trg grass mix 360/ac-trg land 920/ac |
| 7648 | | | | | |
| 7652 | M-7-Sec 88 NW/4 187ac | | 802/ac | 1/28/2011 | |
| | | | | | |
| | | | 10.00 | | |
| 11222 | K-3-Sec 44 N/2 | 259ac | 840/ac | | -Pasture & CRP-3 Old Wells |
| 7215 | K-8-Sec11 E/2 | 301.486 | 850/ac | | -weak-to fair water |
| 24810 | Blk-7-Sec 50 | 315ac | 884/ac | | -relative? |
| 6612 | K-3-Sec 86 | 82.5ac | 909/ac | | CRP had to pull pump & fit well |
| 8370 | BLK-7-Sec 47N/2 | 320ac | 938/ac | | —Seems low |
| 8044 | K-3-Sec 86 had to drill well but in good | | 910/ac | | —CRP Old wells |
| 10324 | K-4-13 E/2 | 320ac | 1,000/ac | 9/26/2012 | |
| 7214 | V C Con 40 220co | | | | |
| 7314 | K-8-Sec 48 320ac | | | | |
| 7316 | K-8-Sec 49 323ac | 946ac | 1,001/ac | 3/7/2012 | not much water—Farmer Garth |
| 7324 | K-8-Sec 50 143ac | | | | |
| 21428 | K-8-Sec 49 NE/4 160ac | | | | |
| 7069 | K-7-Sec 29 S/2 328.3ac | | | | -Diary low water |
| 7071 | K-7-Sec 31 658.5ac | 986.8ac | 1,112/ac | 3/22/2012 | and the warm |
| 7072 | N-7-36032 030.380 | | | | |
| 8157 | Greg-1-Sec 4 174.5ac | | | | |
| 8158 | Greg-1-Sec 5 180.8ac | 373.7ac | 1,124/ac | 2/29/2012 | —Dairy low water |
| 8159 | Greg-1-Sec 6 18.4ac | | | - , , | |
| 0-00 | Grog a Scot assiste | | | | |
| 11222 | K-3-44 | 260ac | 1192/ac | 5/20/2012 | —CRP |
| 6976 | K-4-Sec 78 S/2 311ac | | 1,200/ac | 12/28/2010 | Farmer Meyer |
| 5748 | K-34-Sec 47,34,13 | 1,455ac | 1,200/ac | 1/10/2014 | -Avg-Marnell less sprinkler & Imp 1,100 |
| 6607 | K-3-85 W/2 | 320ac | 1,300/ac | 9/17/2012 | —CRP Cabiness |
| 7046 | K-7-Sec 13 | 656 | 1,300/ac | 10/2/2014 | |
| | | | | | |
| 8014 | M-7-129 | 346ac | 1,400/ac | 2/9/2015 | |
| 8012 | , | • | | | |
| 10401 | 84 7 F4F9 | 221 | 1 200/ | e las Jansa | |
| 10481 | M-7-Sec 153 | 321ac | 1,500/ac | 6/21/2012 | |
| 920453 | K-4-Sec 84 | 325ac-2 sprinklers 2200ac-700ac= | 1,500/ac | 8/8/2013 | Dairy |
| 7385 | K-8-Sec 71 632.75ac | | | | |
| 8595 | Township-2-5-Sec 4 188ac | 1,022.68ac | 1,600/ac | 10/13/2011 | Dairy Avg |
| 8598 | Township-2-5-Sec 5 201.93ac | | _,,,,,,, | ,, | |
| 0330 | 1011131119 2 5 5505 252155110 | | | | |
| 6411 | K-3-Sec 72 | 238ac | 1,612/ac | 4/4/2014 | —10.00 could be higher |
| 8205 | | 1,273ac | 1,750/ac | • • | L —Low Avg Water 862ac Irg |
| 10707 | Blk 3-Sec 5 & 6 | Less Sprinkler & Imp | 1,500/ac | | 13 wells 2 ½ Mile Sprinkler |
| 7073 | K-7-32,48,49 | 1,966. 5ac | 1,500/ac | | Avg to low water. Pending Sale |
| | • • | - | | | - · |
| 5477 | K-3-Sec 6 625ac | | | | |
| 5503 | K-3-Sec 14 647ac | 1,922ac | 1,700/ac | A/2E/2014 | —Feed yard good water |
| 5550 | K-3-Sec 26 645ac | 1,32280 | 1,700,20 | 4/20/2011 | -reed fato good water |
| 5553 | K-3-Sec 27 5ac | | | | |
| | | | | | |
| 8299 | Blk-7-Sec 2 SW/2 | 1 60a c | 1,8 23/ ac | | -has a sprinkler=1400-1500/ac 450 spm water |
| 8072 | M7-152 | 288ac | 1,769/ac | | 10.00 could be more |
| 6536 | K-3-Sec 81 122ac | | 1,849/ac | | Farmer Schlabs |
| 5757 | K-3-Sec 50,51,48 | 1,120/ac | 2,100/ac | | 4 —Subtracted 1/2 Sec grass |
| 6152 | K-3-Sec 64 | 80ac | 2,250/ac | 12/16/2014 | |
| 5778 | K-3-Sec 57 | 640ac | 2,500/ac | 5/20/201 | 4 —without sprinkler 2,300/ac |
| | | | | | |

5012 DKALAND

| | 75/58/5075 | 28/077 | Dry Slight Irg | 549ac | K-8-62 All | 7356 7356 |
|-----------------------------------|-----------------------------------|----------------|------------------------|------------------------|---|-----------------------|
| | e\ 53\50 72 | ۵0٤ | | 32 bestrike 730 CBb | кв-20 | 6809Z |
| | p10z/t/zt | 227 | СВР | 320 | Ke-73 M\s | 62187 |
| %02 14gh brilw 29bulant | | 700/ac | DΓΥ | 3660£ | £₽392-7-M | 0697 |
| | | | | | | |
| л _В ін | 3\30\5015 | 700/sc | ЫÜ | 56095 | k-6-5ec 28 | 227 6 88372 |
| No wells but sprinkler runs on it | ST0Z/T/9 | 008 | ซูฟ-dม2 | 2503£ | 5K4 Sec 28 | 9424 |
| Some irg | 2/54/5073 | SZ9 | λıα | SESTS | K-8-26c 23 | 7337 |
| | E/54/5073 | 009 | Μa | 183ac | Carter & Head | 5966 |
| More than | \$\\$62/50Td | 059 | ուն գոշ | 240ac | 2-4-Sec 20 | 2728 |
| CRP | | 28\029 | , yra | 32036 | 77395-7-5 | 5056 |
| | \$\T5\\S014 | 290 | 4SI DIY | 54085 | 2-4-5ec 6 | 1558 |
| He said 350 grass/663 farm in CRP | ST07/6/L | 885 | 480/Dry 320/Pasture | 26008 | ∑ 292-5-E | 640 8640 |
| | 2/2/5014 | TES | Crp | 25099 | 4-2-5ec 9 | £506 |
| | b102/b1/L | 9 Z S | CRP | 1,201ac | Carter & Head | 9920 |
| | 11/11/2010 | 222 | μa | | 6-2-5ec 22 E/2 320ac | 9200 |
| | 11/11/5010 | 575 | μa | 56035 | 6-2-5ec 15 E/2 320ac | 8875 |
| | 2\12\5012 | 225 | νa | 32890 | • | 6486 |
| | | | | | | |
| | 15/31/5014 | 200 | ტი | 94090 | | 9488 9488 |
| | \$T0Z/T/OT | 005 | ΝO | 38025 | Z/N ST 285-7-Z | 9958 |
| | 1102/2/6 | 005 | λıα | | K-8-50c 62 E/2 649ac | ZZEOT |
| Close to Irg | | 005 | ριλ | 36 6 A8 | K-8-26¢ 6Z W/Z 649¢¢ | 9582 |
| Surrounded By High Circles | ZTOZ/ZT/S | 005 | λıg | 32290 | K-7-5ec 58 | 6TTL |
| | 12/20/2010 | 005 | Υία | | K-6-26c87 627.5ac | SEZ616 |
| | 72/27/2012 | 200 | Mα | | K-8-24 2M\4 1e09¢ | EPET |
| | 1/37/7075 | 874 | ριλ | | 75-5-5-7 35/7£ 65 292-7-M | 8727 8726 |
| | 3/57/5074 | 26/07A | DI) DI) | 56 4 36 | 2-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5 | 866616 |
| | TTOZ/T/T TTOZ/T/T | 097 097 | DΩ | 26228 | 3-3-Sec 1 SW/PT 54ac | 0688 |
| | 1702/1/1 | 097 | ριλ | 26559 | 3-3-5ec 1 SW/4 107ac | 6298 |
| | 1/1/5011 | 05¢ | ριλ | | K-TT-26¢80 2E/4 Te09¢ | 856616 |
| | 11/18/2010 | 057 | ΧΪΜ | | K-II-26c 48 640ac | 9786 |
| | ST07/ST/T | 484 | Δiα | 3608 | 29 28C 65 | 6954 |
| | 2/5/5013 | 439 | ርሄь ውለ | | 3-1-5ec 2,10,11-1820ac | 8824 |
| | ZTOZ/ST/Z | 452 | CRP Dry | | 4-2-5ec 2/W 0S 390ec | 3206 |
| | 1/1/5015 | 400 | የነባ ዓጸጋ | | Carter & Head 240ac | 8952 |
| | ZT0Z/0E/8 | 400 | xiM | | 25 YOL 2 292-6-P | 9016 |
| • | 3/51/5015 | 400 | DN DN | | 4-7-26c 14 2E/4 160ac 4-4-26c 31 21ac | 8668 8774 |
| | 0T0Z/6/ZT 0T0Z/6/ZT | 400 | ίνο | 25072 | 2662 29 2496c | 5026 |
| | 72/21/2018 | 400 | λια | | 2-2-5ec7 NW/4160ac | 2878 |
| | TT0Z/ST/TT | 40P 58E | Иq | | 3-1-5ec 27 NW/4 160ac | ZIEOT |
| | 0102/32/8 | 098 | xiM | | 3-1-5ec 22 -All - 640ac | £688 |
| | 8/52/5070 | 098 | хiМ | 30054/7 | 3-7-26c 21 ME/4 - 160sc | 0688 |
| | 8\52\5010 | 698 | хіМ | 1,436ac | 3-1-5ec 32 E/2 - 316.3ac | ST68 |
| basW briid | 8/52/5070 | 09E | хíМ | | 3-1-Sec 31 S/2 - 320ac | £168 |
| | 10/1/5010 | OSE | ьи | | K-11-26c 30 E\S - 3509c | 49661 6 |
| | 0/10/5010 | 332 | xiM | | K-5-5ec 60 - 218ac | 111 96 |
| 3ad Sale Family Member 100gpm | 8\\$4\\$010 mol 8\\$4\\$010 | 350ac 350ac | ጋኒን CRP | 32036 | Ke-13 M\S d-d-2 6 c 58 - 809c | 2026 3505 |
| | | | | | | |

2015 PASTURE

| 9550 | 6-4-Sec 32 | 208.Zac | Pasture | 250 | 6/20/2012 | | |
|----------------------|----------------|---------|---------------------|----------|-----------------|------------------------|---------------|
| 27875 | K-5-Sec 83 | 80ac | Pasture | 350 | 5/26/2010 | | |
| 7496 | M-7-Sec 2 | 163ac | Pasture | 350 | 2/3/2012 | | |
| 7440 744 1 | K-14-26-27 | 799ac | Pasture/CRP | 438/ac | 5/29/2015 | 488 pasture 311 CRP | Rough Caliche |
| 7900 | M-2-Sec 107 | 136ac | Pasture | 500/ac | 3/31/2015 | close to Irg | |
| 7170 | K-2-Sec 93 All | 654ac | Pasture/was irg | 700/ac | 11/25/2013 | after sub imp | |
| 920656 | K-4-Sec 19 | 294ac | Pasture | 715/ac | 10/28/2014 | surrounded by Irg. | |
| 9644 | K-5-Sec 60 | 220ac | Crp & Native | 1,500/ac | too high adjoin | s their other property | |
| 12381 | K-5-Sec 46 | 193ac | 360,000 -162,900 | lmp | | | |

^{-162,900} lmp 197,100÷193ac = 1,021 say 1,000/ac

DSCAD Mark Powers

From:

"Texas Comptroller of Public Accounts" <tx.comptroller@service.govdelivery.com>

Date:

Tuesday, February 17, 2015 11:05 AM

To: Subject:

<dscad@wtrt.net>
2015 Capitalization Rate

Texas Comptroller of Public Accounts

Dear Chief Appraisers:

Tax Code Sections 23.53 and 23.74 provide the methods for determining the capitalization (cap) rate used to calculate agricultural and timberland values.

In 2015, appraisal districts must use a cap rate of 10 percent for appraising agricultural or open-space land and a cap rate of 7.72 percent for appraising timberland.

For more cap rate information see our website.

If you have any questions, please contact us by <u>email</u> or 1-800-252-9121 (press 2 to access the menu and then press 1 to contact the Information Services Team).

Sincerely,

Mike Esparza
Director
Property Tax Assistance Division



A Brief Introduction to Texas Comptroller Glenn Hegar

Glenn Hegar was elected Texas Comptroller of Public Accounts in November 2014, and was sworn into office on Jan. 2, 2015. In this video, Hegar outlines his vision for the Comptroller's office and his goals for the state of Texas.

32 2/17/2015

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Ag Value 1D1

| Page 1 | I. Voters amended the constitution adding 1D1 productivity appraisal in 1978. |
|---------|---|
| | SPTB developed the ag manual that we still use today. We are required by law to follow this manual. |
| Page 6 | II. Land must be currently devoted principally to Ag-Use |
| Page 7 | a. Cultivating the soil b. Producing Crops c. Raising or keeping livestock |
| Page 19 | III. In estimating productivity the appraiser considers only factors associated with the lands capacity to produce ag products. |
| Page 19 | IV. Ag Value is a Simple Income Approach to value and StateComptroller sets the cap rate.a. 10% or Fed Land Bank of Houston + 2.5%. |
| Page 19 | V. Annual net Income Estimate is based on 5 year period preceding the 2 years before the Appraisal. 2003 - 2007 for 2009. |
| Page 21 | VI. Net Income is based on County Avg. a. Typical Crops b. Typical Crop Yields c. Texas Ag Statistical Services gives us number of Harvested and Planted Ac. |
| Page 23 | VII. The law requires appraisers to determine net to land using cash or share lease method. |
| Page 23 | VIII. Once you have your Net to land +by cap rate = value of the land. |
| Page 29 | IX. CRP land should be placed in the land class the property was before it qualified as CRP. |
| Page 30 | X. Since CRP payment are not based on farm production, they should not be considered in calculating a net to land. |

PROCEDURES FOR AG VALUE

- 1. The first step for figuring ag value is receiving good, accurate information.
 - a. Mail out Ag Survey to Deaf Smith County land owners around Jan. 1 (see attached copies).
 - b. When figuring ag value, you are 2 years behind current year. Ag value is a 5 year average.

Example: For 2010 your 5 year average will be 2008 through 2004. Your survey letter will be asking for 2008 crop information.

c. Around March you will array all your crop information. You will choose the most typical or average.

Example: Wheat sudsidy (

5

4

4 - median (choose 4 is a good choice)

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4

3

- d. Have first meeting with Ag Advisory Board
 - 1. Go over survey and make corrections if needed
 - 2. Discuss new crop year added to 5 year average
 - 3. Briefly go over Ag Advisory Manuel put out by State Comptroller
 - Plan next meeting
- You will share this information with 4 to 8 local farmers that are knowledgeable in dry, irrigated and pasture farms. See what they would choose.
- f. The Chief Appraiser will choose the most logical answers based on the survey, Ag Advisory Board, knowledgeable farmers in the county.
- g. Chief appraiser will go to USDA website at www.nass.usda.gov and get crop yield and planted and harvested acreage.
- h. Chief appraiser will contact local grain elevators to set crop prices during the crop year in question.
- 1. Have your next meeting around April with your Ag Advisory Board.
 - Share survey answers and get their opions.
 - 2. Plan next meeting
- J. Chief appraiser will use the information he got from surveys, Ag Advisory Board, phone surveys, Nass and others.
- K. Chief appraiser will get the net to land figure by using his information and ag manual put out by the State Comptroller.

2015 AG SCHEDULE

| ŀ | NATIVE | | | | | | | | | | | | | |
|----------|---------|---------|------|------|------|------|------|------|------|------|------|------|------|------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | | |
| 1. | 37 | 37 | 37 | 48 | 48 | 55 | 55 | 58 | 51 | 51 | 51 | 55 | | |
| 2. | 37 | 37 | 37 | 48 | 48 | 55 | 55 | 58 | 51 | 51 | 51 | 55 | | |
| 3. | 34 | 35 | 35 | 45 | 45 | 53 | 53 | 55 | 48 | 48 | 48 | 51 | | |
| 4. | 34 | 35 | 35 | 45 | 45 | 53 | 53 | 55 | 48 | 48 | 48 | 51 | | |
| 5. | 29 | 30 | 30 | 39 | 39 | 42 | 42 | 53 | 45 | 45 | 45 | 48 | | |
| 6. | 29 | 30 | 30 | 39 | 39 | 42 | 42 | 53 | 45 | 45 | 45 | 48 | | |
| 7. | 29 | 30 | 30 | 39 | 39 | 42 | 42 | 53 | 45 | 45 | 45 | 48 | | |
| 8. | 29 | 30 | 30 | 39 | 39 | 42 | 42 | 53 | 45 | 45 | 45 | 48 | | |
| ı | MPROV | ED PATL | JRE | | | | | | | | | | | |
| | 2011 | 2012 | 2013 | | | | | | | | | | | |
| 1. | 95 | 80 | 80 | | | | | | | | | | | |
| 2. | 95 | 80 | 80 | | | | | | | | | | | |
| 3. | 85 | 75 | 75 | | | | | | | | | | | |
| 4. | 85 | 75 | 75 | | | | | | | | | | | |
| 5. | 70 | 60 | 60 | | | | | | | | | | | |
| 6. | 70 | 60 | 60 | | | | | | | | | | | |
| 7. | 60 | 55 | 55 | | | | | | | | | | | |
| - | 60 | 55 | 55 | | | | | | | | | | | |
| <u> </u> | | • | | | | | | | | | | | | |
| ļ | DRYLAN | | | | | | | | | | | | | |
| | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
| 1. | 88 | 88 | 88 | 73 | 73 | 86 | 86 | 155 | 155 | 155 | 170 | 170 | 123 | 123 |
| 2. | 88 | 88 | 88 | 73 | 73 | 86 | 86 | 155 | 155 | 155 | 170 | 170 | 123 | 123 |
| 3. | 70 | 70 | 70 | 60 | 60 | 78 | 78 | 150 | 150 | 150 | 158 | 158 | 109 | 109 |
| 4. | 70 | 70 | 70 | 60 | 60 | 78 | 78 | 150 | 150 | 150 | 158 | 158 | 109 | 109 |
| 5. | 30 | 30 | 30 | 37 | 37 | 55 | 55 | 120 | 120 | 120 | 116 | 116 | 100 | 100 |
| 6. | 30 | 30 | 30 | 37 | 37 | 55 | 55 | 120 | 120 | 120 | 116 | 116 | 100 | 100 |
| 7. | 30 | 30 | 30 | 37 | 37 | 55 | 55 | 120 | 120 | 120 | 116 | 116 | 100 | 100 |
| 8. | 30 | 30 | 30 | 37 | 37 | 55 | 55 | 120 | 120 | 120 | 116 | 116 | 100 | 100 |
| | IRRIGAT | ED | | | | | | | | | | | | |
| | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
| 1. | 210 | 210 | 210 | 152 | 152 | 152 | 152 | 174 | 174 | 252 | 236 | 236 | 195 | 195 |
| 2. | 210 | 210 | 210 | 152 | 152 | 152 | 152 | 174 | 174 | 252 | 236 | 236 | 195 | 195 |
| 3. | 167 | 167 | 167 | 148 | 148 | 148 | 148 | 171 | 171 | 250 | 200 | 200 | 164 | 164 |
| 4. | 167 | 167 | 167 | 148 | 148 | 148 | 148 | 171 | 171 | 250 | 200 | 200 | 164 | 164 |
| 5. | 157 | 157 | 157 | 140 | 140 | 140 | 140 | 160 | 160 | 200 | 180 | 180 | 135 | 135 |
| 6. | 157 | 157 | 157 | 140 | 140 | 140 | 140 | 160 | 160 | 200 | 180 | 180 | 135 | 135 |
| 7. | 157 | 157 | 157 | 140 | 140 | 140 | 140 | 160 | 160 | 200 | 180 | 180 | 135 | 135 |
| 8. | 157 | 157 | 157 | 140 | 140 | 140 | 140 | 160 | 160 | 200 | 180 | 180 | 135 | 135 |
| | | | | | | | | | | | | | | |

| | IRF | RIGAT | ED Y | ELD A | AND P | RICE | S | | , | | ١ |
|---------|----------|----------|----------|----------|------------|-------|--------------|---------|-------------|----------|------|
| CORN | 2006 | 2007 | 2008 | 2009 | GARY | poug | 2010 | 2011 | 2012 | 2013 | U3 |
| PRICE | 2.69/bu | 3.81/bu | 4.48/bu | 3.36/bu | 4.50 | 4.00 | 6.17/bu | 6.66/bu | 7.20 | 4.53 | 5 |
| YIELD | 162/bu | 196/bu | 189/bu | 190/bu | | | 214/bu | 107/bu | 170/bu | 201/bu |] |
| | | | | | | | | | | 185-ext | ┨ |
| MILO | | | | | DENNIS | JOE | | | | | 1. |
| PRICE | 2.40/bu | 3.42/bu | 3.75/bu | 3.00/bu | 6.27 | 6.27 | 5.85/bu | 6.28/bu | 6.60 | 4.12/bu |] 4 |
| YIELD | 70.00/bu | 90.00/bu | 94.00/bu | 93.00/bu | 4.50 S | TATE | 91.50/bu | 70/bu | 70/bu | 45/bu | 4 |
| | | | | - | - <u>-</u> | | - | | - | 75-ext | 1 |
| COTTON | · . | | | | | | | | | | 1 |
| PRICE | .53¢/lb | .57¢/lb | .54¢/lb | .52¢/lb | | | .80¢/lb | .80¢/lb | .75¢/lb | .75¢ |] .7 |
| YIELD | 964/lb | 938/lb | 748/lb | 794/lb | | | 984/lb | 506/lb | 600lb | 670lbs | - |
| | | | | | | | - | | | | 1 . |
| WHEAT | | | | | GARY | DOUG | 6.52/bu | 7.44/bu | 6.82/bu | 7,11/bu |] |
| PRICE | 4.25/bu | 5.25/bu | 7.20/bu | 5.00/bu | 4.00 | 4.00 | 48.90/bu | 22.7/bu | 60/bu | 23/bu | 4 |
| YIELD | 36.00/bu | 58.00/bu | 39.50/bu | 35.00/bu | DENNIS | JOE | <u> </u> | | ļ | 45-ext | 4 |
| | | | | | 6.00 | 7.00 | | | | | |
| | | | | | | | | | | <u> </u> | - |
| | | | DR' | Y YIEL | _D | | | | <u> </u> | | } |
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | | | 1 |
| COTTON | 434 | 768 | 549 | 0 | 573 | 0 | 0 | 0 | | ļ. — — | - |
| SORGHUM | 22.00 | 40.00 | 44.00 | 47.00 | 46.00 | 26.00 | 0 | some 21 | - | | 1 |
| WHEAT | 8.00 | 35.00 | 11.50 | 11.50 | 24.50 | 14.00 | 0 | 0 | | | 1 |

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2013 CROP YEAR IRRIGATED

| | | | | | | | | | | | | Grazing | | | |
|---|----------------------------|----------|------------|---------|-----|----------|---------------|----|-----------|----|----------------|----------|-----|-----------|------|
| | | JRG | | | | | | | | | | w-wheat | | Was there | |
| | 1/3 1/4 | COST | CASH LEASE | FERT | | CROP INS | INSECT | | | | SUB COTTON | s-stalks | INS | Grazing | HERB |
| С | X | 140 | YES | 64 | 45 | 18 | 15 | 5 | 17 | 15 | 15 | G-0 | 43 | Poor | 40 |
| 0 | X | 150 | 20 | 100 | 70 | 20 | 20 | 13 | 20 | 15 | 17 | W-9 | 200 | | |
| R | | 150 | 45 | 100 | 80 | 29 | 30 | 15 | 20 | 20 | 25 | S-10 | 303 | | |
| N | | 167 | 48 | 125 | 85 | 30 | 35 | 15 | 32 | 32 | NO | S-15 | 50 | | |
| | ₹ | 200 | 48 | 125 | 104 | 30 | 36 | 21 | 37 | NO | ИО | G-20 | 75 | | |
| | | 235 | 50 | 130 | 110 | 32 | 40 | 24 | 41 | МО | | W-20 | | | |
| | | 250 | 50 | 150 | 112 | 40 | 50 | NO | NO | 60 | | W-20 | | | |
| | | 250 | 105.00 | 210 | 120 | 45 | 70 | NO | NO | | | W-20 | | | |
| | | 250 | 80.08 | 200 | 260 | 65 | 79 | 20 | | | | W-32 | | | |
| | | 270 | | 240 | | 75 | 100 | 50 | | | | S-50 | | | |
| | | 300 | | 250 | | | | | | | | W-75 | | | |
| M | | 100 | | 45 | 32 | 10 | 15 | | | | | | 0 | | 40 |
| I | | 120 | | 75 | 35 | 15 | 15 | | | | | | 55 | | |
| L | | 120 | | 80 | 37 | 25 | 18 | | | | | | 100 | | |
| 0 | | 150 | | 100 | 38 | 26 | | | | | | | 124 | | |
| | | 170 | | 135 | 45 | 30 | | | | | | | 150 | | |
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| | | 100 | | 60 | 35 | 24 | 21 | | | | | | | | |
| | | 100 | | 60 | 40 | 25 | 35 | | | | | | | | |
| | | 145 | | 70 | 50 | 26 | | | | | | | | | |
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HERB CORN & COTTON 30-50/AC

2013 CROP YEAR DRYLAND

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|--------|---------------|------|------------|-------------|-------------|----------|---|--------|------|------------|-------------------|-----|--------------|-----------|
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3RD YEAR NO DRYLAND NO HARVEST TO SPEAK OF NO DRY WHEAT OR MILO WHEAT CROP 8 WHEAT DIED TO DROUGHT NO CROPS WERE MADE DID NOT PLANT ANY CROPS WHEAT - BLEW OUT NO GRAZING 2013 DROUGH YEAR THE MILD STALKS MADE A LITTLE, WITH OUT INSURANCE WE WOULD BE LIVING IN DUG OUTS WORSE DROUGHT. NO CROPS RAISED

2013 CROP YEAR PASTURE

| | | | | | | | PASTURE | 7 |
|--------|--------------------|-------------|--------|---------|-----|---|---|-------------------|
| CASH | | | RAZING | | | | | |
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| 15 | INCLUDED PENS & CR | OP. | | | | | | |
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| Payment | ts | 201 | 3 CRP | | | |
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| | | SPRAYING | ┝ | | SHREDDING | |
| 30 | | 17/AC | NOT EVERY | YEAR | 12/AC | NOT EVERY YEAR |
| 31 | | 20/AC | | | | ٠ |
| 32 | | 37/AC | | | | |
| 34 | | 45/AC | | | | |
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| 42 | | | | | GROS: | S 40/AC |
| 43 | EVIVO ENHANCED PROGRAM | | | | EXI | 2 30/AC |
| | PRAIRIE CHICKEN | | | | NE | r 10/AC |
| 44 | | | | | | |

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140 E. 3rd St. Hereford, TX 79045

Ag Advisory Board (Irrigation & Dry) Minutes for December 15, 2014 Meeting

- I. Meeting was started at 9:01 a.m.
 - A. Present:
 - 1. Dennis Brown
 - 2. Joe Perrin
 - 3. Tom Schlabs
 - 4. Mike Schueler
 - 5. Garry Yosten
 - 6. Others: Danny Jones and Patty Scott (Deaf Smith County Appraisal District staff)
- II. Doug Detten gave written notice of resignation resigning from the Ag Advisory Board as his farming operation is moving to central Arkansas.
- III. Topic of discussion for this meeting was the 2013 Crop Year. The following questions were asked and discussed:

What kind of a year was it?

Joe Perrin: The worst of the three drought years (2011-2013).

Tom Schlabs: Price was good but yields were down.

Did you receive insurance payments in 2013?

Irrigated Land

| Crop | Tom | Garry | Insurance | Subsidy | Subsidy |
|--------|-----|-------|------------|---------|------------|
| | | | Survey Pmt | Payment | Survey Pmt |
| Wheat | 170 | yes | 100-129 | 15 | 15 |
| Corn | 303 | no | 200 | 37 | 20-32 |
| Milo | 0 | no | 75 | 15 | 20 |
| Cotton | 360 | ? | 150-200 | 25 | 17 |

Dry Land

| Crop | Joe | Dennis | Insurance | Subsidy | Subsidy |
|--------|-----|--------|------------|---------|------------|
| | | | Survey Pmt | Payment | Survey Pmt |
| Wheat | 71 | 125 | 55-65 | 12 | 12 |
| Milo | 0* | 50 | 88 | 14 | 18-22 |
| Cotton | ? | ? | No info | No info | No info |

^{*}Joe had to cut milo because of insurance, yielded around 21 bu.

Deaf Smith County Appraisal District 140 E. 3rd St.

140 E, 3rd St. Hereford, TX 79045 Fax 806-364-6895 e-mail: dscad@wtrt.net

Phone 806-364-0625

Minutes for December 15, 2014 Meeting - Continued

What were average yields?

No dry land wheat was harvested. Joe harvested milo 1200 lbs. or 21 bu. and Dennis said no milo and typically there was none.

Irrigated land yields:

7

| | Corn | Milo | Wheat | Cotton |
|---------------------|--------|--------|---------|--------|
| NASS | 185 | 46 | 17 | 670 |
| Ag Extension Office | 202 | 75 | 45 | |
| Ag Board | Agreed | Agreed | Dryland | 600 |
| | | | yields | |

Was there Grazing?

Most board members said no on wheat, Irrigated and Dry. Some grazing on milo stalks. Our survey shows grazing income of 20-75/acre on wheat, stalks at 10-15/acre. One board member reported 50/ac on irrigated wheat and milo crop. Dryland grazing: no wheat, some stalks and grass. Stalks 5/acre, grass 8/acre. Artho with the coop said there was no dry wheat and milo. The coop was about ¼ of normal. Ag Board said typically no dry milo.

Shared Expenses (Survey):

Fertilizer, harvest and hauling, insurance, and insecticide. Most typical was 1/3 on all crops except cotton being at 1/4. Our survey agrees with this.

Dryland: (Ag Board) No shared expenses except insurance. 1/3 is most typical and ¼ on cotton is most typical. Our survey agrees except our survey shows some landlords will share harvest and hauling, fertilizer, insecticide. However they don't fertilize or spray for bugs every year.

| | Ag Board Cash Lease | Survey |
|------------|---------------------|--------|
| Dry | 20-23 | 20 |
| Pasture | 10 | 10 |
| Irrigation | ? | 50-105 |

Did you make money?

2013 Irrigated: Yes, a little (Insurance-Disaster) High Price Commodity.

2013 Dry: Yes, a little (Insurance-Disaster)
Dry Farmers: Did good in 2011 (Insurance)
Yes in 2012 (Insurance)

Yes in 2013 (Insurance) Worst year.

Irrigated Farmers: 2011 Yes (Insurance)

2012 Yes (insurance) 2013 Yes (insurance)

Phone 806-364-0625

Deaf Smith County Appraisal District

140 E. 3rd St. Hereford, TX 79045 Fax 806-364-6895 e-mail: dscad@wtrt.net

Minutes for December 15, 2014 Meeting - Continued

Irrigated wheat: Bad harvest. Dryland yield 16-17/bu./ac.

Commodity price was good. No grazing on dryland

No direct payment for 2014 and on.

Market Value Estimate:

| | Good | Average | Poor |
|-----------|-------------------------|------------------------|------------------|
| Irrigated | 2000-2500 (Sprinkler) | 1500-1800 | 75 0-1000 |
| Dry | 450-500 | | |
| CRP | 650-700 | | |
| Native | 600-700 (Not much on ma | rket so it brings a be | etter price) |

Meeting adjourned at 9:55 a.m.

ARB 2015

The ARB met on June 11, July 17th and July 21st. On June 11th we did our basic housekeeping prior to hearing protests see agenda.

On July 17th we had (2) no shows and on July 21st the 2(2) scheduled for hearings were settled prior to the meeting. We had 63 protests filed and we had 128 informal hearings.

Attached are the minutes, agendas and schedules.

This 6 day of June 2015

ARB MEETING AGENDA

Meeting to be held in the Deaf Smith County Appraisal District Board Room located at 140 E. 3rd Street, Hereford, Texas, June 11, 2015 at 8:30 A.M.

- I. Roll Call.
- II. Administer Oath of Office to members.
- III. Administer Statement of Elected/Appointed Officer to board members.
- IV. Review and Approve Previous Minutes.
- V. Adopt Hearing Procedures.
- VI. Submission of Chief Appraiser and Appraiser's Sworn Statement to Appraisal Review Board.
- VII. Transfer Appraisal Records to ARB.
- VIII. Motion of correction of appraisal roll.

DATED THIS 8th DAY OF JUNE 2015

Deaf Smith CAD 140 E. 3rd St. Hereford, TX 79045 Phone 806-364-0625 Fax 806-364-6895 e-mail: dscad@wtrt.net

Minutes for June 11, 2015 Meeting

- I. Meeting began at 8:43 a.m.
 - A. Members present:
 - 1. Greg Chavez
 - 2. Aaron Hutto
 - 3. Robert Murray
 - 4. David Tiemann
 - B. Others present:
 - 1. Danny Jones, DSCAD staff
 - 2. Mark Powers, DSCAD staff
 - 3. Patty Scott, DSCAD staff
 - 4. Lydia Vallejo, DSCAD staff
 - 5. John Carson, Managing Editor of Hereford Brand.
- II. Oath of Office was administered by Lydia Vallejo to the members of the board.
- III. Statement of Elected/Appointed Officers was administered by Lydia Vallejo.
- IV. Minutes from the July 17, 2014 meeting were approved.
 - A. Motion to approve minutes by Aaron Hutto.
 - B. 2nd by Greg Chavez.
 - C. Unanimously approved.
- V. The 2015 Hearing Procedures were reviewed and adopted.
 - A. Motion to adopt Hearing Procedures as written was made by Robert Murray.
 - B. 2nd by Aaron Hutto.
 - C. Approved unanimously.
- VI. Submission of Chief Appraiser and Appraiser's Sworn Statement to the Appraisal Review Board was read and signed by Danny Jones.
- VII. Mr. Danny Jones, Chief Appraiser transferred the 2015 Appraisal Records to the ARB.
- VIII. Supplements correcting errors, omissions, and late exemptions for 2014 and prior were discussed and approved.
 - A. Motion to approve appraisal roll corrections was made by Aaron Hutto.
 - B. 2nd by Robert Murray.
 - C. Approved unanimously.

The next meeting will be held July 17, 2015 to hear protests.

Meeting adjourned at 9:05 a.m.

oved:

Chairperson: Robert Murray

Date

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 17, 2015 at 10:40 A.M.

- I. Roll Call
- II. Review and approve minutes from June 11, 2015 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. Approve Supplemental Records.
- VI. Hear Protests

DATED THIS 13th DAY OF JULY 2015

Deaf Smith CAD 140 E. 3rd St.

140 E. 3" St. Hereford, TX 79045 Phone 806-364-0625
Fax 806-364-6895
e-mail: dscad@wtrt.net

Minutes for July 17, 2015 Meeting

- I. Meeting began at 10:32 a.m.
 - A. ARB Members present:
 - 1. Greg Chavez
 - 2. Aaron Hutto
 - 3. Robert Murray
 - B. Deaf Smith Co. Appraisal District members present:
 - 1. Danny Jones
 - 2. Mark Powers
 - 3. Patty Scott
- II. Minutes from the June 11, 2015 meeting were reviewed and approved.
 - A. Motion to approve minutes by Aaron Hutto.
 - B. 2nd by Greg Chavez.
 - C. Unanimously approved.
- III. Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser was administered by ARB President Robert Murray.
- IV. The Exparte Affidavit was administered by Lydia Vallejo to all Board Members.
- V. 2014 and Prior Supplement Records were approved.
 - A. Motion to approve supplement records by Greg Chavez.
 - B. 2nd by Aaron Hutto.
 - C. Unanimously approved.
- VI. Protest Hearings:

10:40 A.M., Mike Harvey, Block K-8, Section 69, TR 12, Harrison Sub, 9.4 AC, PID 10824.

The reason stated on the Notice of Protest signed by Mike Harvey was: Change in use of land appraised as ag-use, open-space or timber land. Also stated as a comment was: Pasture and hay use.

An Affidavit was not sent in nor was Mr. Harvey present. The protest was considered a "no show".

Mr. Danny Jones, representing the Appraisal District, explained to board members that he mailed Mr. Harvey a letter explaining to him that an Ag Use form needed to be filled out and signed before Ag Use could be granted. We have not heard from Mr. Harvey.

ARB decision: Failure to appear or have representation, case dismissed.

Deaf Smith CAD 140 E. 3rd St. Hereford, TX 79045 Phone 806-364-0625

Fax 806-364-6895

c-mail: dscad@wtrt.net

ARB Meeting Minutes, July 17, 2015 - Continued

11:00 A.M., Jose Griego, Evants, Block 16, Thompson, Lot 3, PID 1402. Situs: 224 Ave. C, Hereford, Tx.

Mr. Griego sent a protest in the form of a letter stating he wished to protest the value placed on his property. Mr. Griego stated in his letter he purchased the property for \$3000.00 in 1950 and the present taxable value of \$35,900.00 was way out of line.

Mr. Jones went out and viewed the property. It was empty, the utilities shut off, plumbing was bad and they were going to have to do some work on the inside. Mr. Jones contacted Mr. Griego to let him know the value was reduced to \$15,300.00 which pleased Mr. Griego but he wanted the reduced value to apply to the prior years of 2012, 2013, and 2014. Mr. Jones told him he could not do that. Mr. Jones explained to him that it was too late to protest earlier years and a protest could not be filed on years that had delinquent taxes, which was the case on this property.

Mr. Griego did not sent an affidavit nor appear for the hearing.

ARB decision: Failure to appear or have representation, case dismissed.

The Next ARB meeting will be held Tuesday, July21, 2015 at 8:30 A.M.

Danny Jones reminded everyone that there was a survey ready and available to fill out on a computer provided if they wished to do so. The survey is then sent to the State Comptroller's office.

Meeting was adjourned at 11:15 A.M.

- A. Motion to adjourn by Greg Chavez.
- B. 2nd by Robert Murray
- C. Unanimously approved.

Approved;

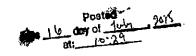
Chairperson: Robert Murray

DEAF SMITH CO. APPRAISAL REVIEW BOARD.

ARB Schedule for:

Friday, July 17, 2015

| # | TIME | OWNER | PROPERTY.ID | PROPERTY | Appraiser | Case ID | packet |
|------|--------------|-----------------|--------------|---|-----------|---------|--------|
| 1 | 9:30 AM | ·A | RB meets and | l organizes | | | |
| 2 | 10:00 AM | | 7, | | | | |
| 3 | 10:20 AM | 10:30 | | | | | • |
| 4 | 10:40 AM | Mike Harvey | 10824 | Ag value Blk K8 Section 69 Tr 12 9.4 acres | DJ | 2015-47 | х |
| 5 | 11:00 AM | Jose Griego | 1402 | 224 Ave. C | DJ | 2015-46 | x |
| 6 | 11:20 AM | | | | | | |
| 7 | 11:40 AM- | Link-Feed Ingr. | 919340 | Business-Personal Property | MP | 2015-38 | ж |
| BF | REAK FOR LUN | СН | | · | | | |
| - 8- | 1:00 PM | BNSE | 24637 | Blk K3 Section 59 | DI | 2015-44 | х |
| 9 | 1:20 PM | | | | | | |
| 10 | 1:40 PM | | | | | | |
| 12 | 2:00 PM | | | | | | |
| 13 | 2:20 PM | | | | | | |
| 14 | 2:40 PM | | | | | | |
| 15 | 3:00 PM | | | | | | |
| 16 | 3:20 PM | | | | | | |
| 17 | 3:40 PM | | | | | | |



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 21, 2015 at 1:00 P.M.

- I. Roll Call
- II. Review and approve minutes from July 17th, 2015
- 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
- VI. Approve 2015 Appraisal Record

DATED THIS 16th DAY OF JULY 2015

Appraisal Review Board Deaf Smith County, Texas

ORDER APPROVING APPRAISAL RECORDS FOR 2015

On July 21 2015, the Appraisal Review Board of Deaf Smith County, Texas, met to approve the appraisal records for tax year 2015.

The board finds that the appraisal records, as corrected by the chief appraiser according to the orders of the board, should be approved.

The board finds that the sum of appraised values, as determined by the chief appraiser, of all properties on which protests have been filed but not determined by this board is five percent or less of the total appraised value of all other taxable properties.

The board therefore APPROVES the appraisal records as corrected.

Signed on July 21, 2015

Robert Murray

Munoy

| Deaf Smith County | th County 2015 CERTIFIED TOTALS | | | As of Certification | | |
|----------------------------|---------------------------------|--------------------------------|--|---------------------|---------------|--|
| Property Count: 11,982 | CAD - | DEAF SMITH CAD Grand Totals | | 7/21/2015 | 8:44:06AM | |
| Land | | Value | | | | |
| Homesite: | | 27,711,100 | | | | |
| Non Homesite: | | 83,353,825 | | | | |
| Ag Market: | | 713,229,937 | | | | |
| Timber Market: | | 0 | Total Land | (+) | 824,294,862 | |
| Improvement | | Value | | | | |
| Homesite: | | 283,094,200 | | | | |
| Non Homesite: | | 810,293,388 | Total Improvements | (+) | 1,093,387,588 | |
| Non Real | Count | Value | | | | |
| Personal Property: | 1,243 | 411,112,100 | | | | |
| Mineral Property: | 1 | 500 | | | | |
| Autos: | 0 | 0 | Total Non Real | (+) | 411,112,600 | |
| | | | Market Value | = | 2,328,795,050 | |
| Ag | Non Exempt | Exempt | | | | |
| Total Productivity Market: | 713,059,837 | 170,100 | | | | |
| Ag Use: | 97,277,147 | 22,800 | Productivity Loss | (-) | 615,782,690 | |
| Timber Use: | 0 | 0 | Appraised Value | = | 1,713,012,360 | |
| Productivity Loss: | 615,782,690 | 147,300 | | | | |
| | | | Homestead Cap | (-) | 2,860,552 | |
| | | | Assessed Value | = | 1,710,151,808 | |
| | , | | Total Exemptions Amount (Breakdown on Next Page) | (-) | 128,392,110 | |
| | | | Net Taxable | = | 1,581,759,69 | |

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100) 0.00 = 1,581,759,698 * (0.000000 / 100)

Tax Increment Finance Value: Tax Increment Finance Levy:

0.00

Deaf Smith County

2015 CERTIFIED TOTALS

As of Certification

Property Count: 11,982

CAD - DEAF SMITH CAD Grand Totals

7/21/2015

8:44:06AM

Exemption Breakdown

| Exemption | Count | Local | State | Total |
|-----------|--------|-------|-------------|-------------|
| AB | 1 | 0 | 0 | 0 |
| DV1 | 24 | 0 | 210,100 | 210,100 |
| DV1S | 2 | 0 | 10,000 | 10,000 |
| DV2 | 11 | 0 | 114,000 | 114,000 |
| DV3 | 10 | 0 | 84,000 | 84,000 |
| DV3S | 1 | 0 | 10,000 | 10,000 |
| DV4 | 17 | 0 | 156,000 | 156,000 |
| DV4S | 2 | 0 | 12,000 | 12,000 |
| DVHS | 12 | 0 | 1,004,910 | 1,004,910 |
| ĒΧ | 3 | 0 | 128,400 | 128,400 |
| EX-XG | 9 | 0 | 1,371,200 | 1,371,200 |
| EX-XI | 6 | 0 | 2,353,600 | 2,353,600 |
| EX-XL | 1 | 0 | 1,100 | 1,100 |
| EX-XV | . 202 | 0 | 121,635,500 | 121,635,500 |
| EX366 | 15 | 0 | 3,000 | 3,000 |
| FR | 5 | 0 | 0 | 0 |
| HS | 3,253 | o | o | 0 |
| LIH | 2 | 0 | 1,298,300 | 1,298,300 |
| | Totals | 0 | 128,392,110 | 128,392,110 |

Deaf Smith County Appraisal District

Deaf Smith CAD 140 E, 3rd St. Hereford, TX 79045

Phone 806-364-0625 Fax 806-364-6895 e-mail; dscad@wtrt.net

Minutes for July 21, 2015 Meeting

- I. Meeting began at 1:02 p.m.
 - A. ARB Members present:
 - 1. Aaron Hutto
 - 2. Robert Murray
 - B. Deaf Smith Co. Appraisal District members present:
 - 1. Danny Jones
 - 2. Patty Scott
- Minutes from the July 17, 2015 meeting were reviewed and approved.

 A. Motion and 2nd to approve minutes by Aaron Hutto. Π.

 - B. Unanimously approved.
- III. Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser was omitted as the remaining protest was settled prior to today's meeting.
- 2015 Appraisal Records were discussed and approved. IV.
 - A. Motion to approve appraisal records by Aaron Hutto.
 B. 2nd by Robert Murray.

 - C. Unanimously approved.
- No protests were heard as the two remaining protests (White Energy and V. Hereford Renewable Energy) were settled before the scheduled hearing time.

Meeting was adjourned at 1:05 p.m.

- A. Motion to adjourn by Arron Hutto.
- B. 2nd by Robert Murray
- C. Unanimously approved.

| Approved; | | Date |
|--------------|---------------|------|
| | | |
| Chairperson: | Robert Murray | |

DEAF SMITH CO. APPRAISAL REVIEW BOARD.. ARB Schedule for:

Tuesday, July 21, 2015

| # | TIME | OWNER | PROPERTY.ID | PROPERTY | Appraiser | Case ID | packet |
|---|---------|---|-----------------|--|-----------|---------|--------|
| 0 | 1:00 AM | Al | RB meets and | l organizes | | | |
| 1 | 1:10 PM | Hereford Renewable | 28074, 28077 | Ethanol Plant | MAV | 2015-51 | х |
| 2 | 1:40 PM | White Energy | 918463 | Ethanol Plant | MAV | 2015-52 | х |
| 3 | | | | | | | |
| 4 | 2:50 PM | WT Services & West Texas Rural Tele Coop | | 12165.12166. 26417. 26418. 27459. 920847, 12269, 27309, 11738, 11815, | MAV | 2015-61 | х |

Bills Passed for the 2015 Regular Session of the 84th Texas Legislature*

As of September 1, 2015

Α,

*Source material by Robert Mott, Chris Jackson, Adam Walker & Debbie Wheeler of Perdue Brandon Fielder Collins & Mott, LLP - modified to what is relevant for the Deaf Smith County Appraisal District by appraisal district staff.

On the November 3rd Ballot - REVISING THE HOMESTEAD EXEMPTION FOR SURVIVING SPOUSES OF TOTALLY DISABLED VETERANS **HB** 992, **HJR** 75 Bonnen –

Under this bill and constitutional amendment, the 100% homestead exemption for a severely disabled veteran would benefit a deceased veteran's surviving spouse even if the veteran himself died before the exemption was ever enacted. The surviving spouse would receive the exemption on the property that was the veteran's homestead at the time of the death provided that the property were still her homestead and that she had not remarried.

Current law, which was added in 2009 and approved for the surviving spouse in 2011 by Texas voters, did not address veterans who had died prior to those effective dates. If approved, the exemption would apply to those surviving spouses for a tax year beginning on or after January 1, 2016.

Effective: 1/1/2016, if Texas voters approve constitutional amendment November 3, 2015. Status: New Law if voters approve. HB 992 signed by Governor 6/17/15, HJR 75 to Secretary of State.

On the November 3rd Ballot INCREASING NUMBER OF COUNTIES THAT CAN DO COUNTY WORK ON PRIVATE ROADS

SJR 17 Perry Amends Tex. Const. Art. 3, Sec. 52f

SJR 17 raises the maximum county population from the current 5,000 to 7,500 for a county that may construct and maintain private roads if it imposes a reasonable charge for the work. The change in the population will include an additional 21 counties that have a population of under 7,500.

Effective: If Texas voters approve constitutional amendment November 3, 2015. Status: SJR 17 filed with Secretary of State 5/26/16.

On the November 3rd Ballot - INCREASING THE SCHOOL HOMESTEAD EXEMPTION BY \$10,000 SB 1, SJR 1 Nelson, et al.

If SJR 1 is approved by Texas voters, SB 1 increases the current \$15,000 school homestead exemption to \$25,000. The increased exemption would apply for the 2015 tax year, based on Texas voter approval November 3. Those over-65 or disabled homeowners with a school tax limitation would have their limitation adjusted for the additional exemption amount for the 2015 tax year, using the tax amount imposed in 2014 school taxes less a tax amount determined by multiplying \$10,000 times the school district's 2015 tax rate, plus any 2015 tax attributable to new improvements made in 2014. For tax year 2015, the chief appraiser shall prepare supplemental appraisal records that reflect the \$25,000 exemption on applicable residence homesteads. The tax assessor shall determine the total taxable value of property in the school district, based on an exemption of \$25,000 for residence homesteads. The school's effective and rollback tax rates shall be based on a residence homestead exemption of \$25,000. For a school rollback ratification election, the effective M&O rate and the rollback rate for the 2015 tax year is based on the \$25,000 homestead exemption. The tax assessor shall calculate the tax on each homestead based on the \$15,000 exemption and separately based on a \$25,000 exemption. After the election, the tax assessor shall correct the tax roll to reflect the election results.

For 2015 school tax bills mailed *before the November election*, the tax assessor shall compute the taxes based on the \$25,000 exemption. The tax bill or separate statement with the tax bill must indicate that the bill is a *provisional tax bill* and includes this statement in substantially this form:

"If the amount of the exemption from ad valorem taxation by a school district of a residence homestead had not been increased by the Texas Legislature, your tax bill would have been \$____ (insert amount equal to the sum of the amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$15,000 and the total amount of taxes imposed by the other taxing units whose taxes are included in the bill). Because of action by the Texas Legislature increasing the amount of the residence homestead exemption, your tax bill has been lowered by (insert difference between amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$15,000 and amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$25,000), resulting in a lower tax bill of \$____ (insert amount equal to the sum of the amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$25,000 and the total amount of taxes imposed by the other taxing units whose taxes are included in the bill), contingent on the approval by the voters at an election to be held November 3, 2015, of a constitutional amendment authorizing the residence homestead exemption increase. If the constitutional amendment is not approved by the voters at the election, a supplemental school district tax bill in (insert difference between amount calculated under Section 26.09(c-1) based on an exemption the amount of \$ under Section 11.13(b) of \$15,000 and amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$25,000) will be mailed to you."

After the canvass of the voters on the constitutional amendment and, if voters approve the amendment, the provisional tax bill is considered a final bill for tax year 2015 and no additional tax bill is required to be mailed to the person or person's agent (unless another reason requires a corrected bill). If the Texas voters do not approve the increased exemption, then the tax assessor mails a supplemental tax bill to those homeowners for the taxes on the \$10,000 exemption by December 1 or as soon as possible. The taxes on this supplemental tax bill are due on receipt and are delinquent if not paid before March 1.

A tax assessor-collector for a school district is not liable for civil damages or subject to criminal prosecution for compliance in good faith with Section 31.01, Tax Code, as amended by this bill (with this provision effective June 15, 2015 and expiring December 31, 2018).

School districts receive additional state aid to offset the loss in local tax revenue for the increased exemption and tax limitation, as if SJR 1 had been in effect in the 2014 tax year.

The amendment also would prohibit the Legislature from imposing a real estate transfer tax on conveyance by fee simple title on real property.

Effective: Effective if Texas voters approve constitutional amendment at an election held on November 3, 2015; some parts effective 6/15/15, immediately on Governor's signature. Status: SB 1 signed by Governor 6/15/15.

Appraisal District Administration

HB 394 McClendon Amends 25.027

HB 394 restricts the CAD from posting information that indicates the age of a property owner, including information that a property owner is 65 years of age or older, on the appraisal district's website. This may include whether the property owner qualifies for the over 65 homestead exemption, the tax ceiling or a tax deferral. Effective: 9/1/2015. Status: New Law. HB 394 signed by Governor 6/10/15.

SB 1760 Creighton

SB 1760 amends Section 5.07 that a property tax form may be signed by means of an electronically captured handwritten signature. It states that a property tax form is not invalid or unenforceable solely because the form is a photocopy, fax or electronic copy of the form.

SB 1760 adds Section 5.091 that the Texas Comptroller is required to publish on its website a statewide list of tax rates that includes the total tax rate reported by each taxing unit in Texas, other than a school district, for the year preceding the year in which the list is prepared. The tax rates are listed in descending order and published no later than December 31 of each year.

SB 1760 amends Section 11.143 that a homeowner is not required to apply for a tax refund resulting from a late-filed homestead exemption.

It also adds to Section 26.15 that a property owner whose tax liability is decreased as a result of a correction of the appraisal roll also is not required to apply for a refund.

SB 1760 adds to Section 26.05 that a taxing unit's vote on the ordinance, resolution or order setting the tax rate requires that at least 60 percent of the members of the governing body must vote in favor of that rate.

It adds to Section 26.06 a sentence to the taxing unit's *Notice of Tax Increase* that the governing body proposes to use the increase in total tax revenue for what purpose. For a school district, the school board must take a record vote with at least 60 percent in favor for a tax rate that exceeds the total of the effective M&O rate and the current debt rate.

It also amends Section 26.08 to require on the ballot for a school tax rate ratification election the purpose of the tax increase.

SB 1760 amends Local Government Code 140.010 to require the county or city to include on its *Notice of Proposed Property Tax Rate* that the governing body proposes to use revenue attributable to the tax rate increase for what purpose. For a county or city, the deadline of the tax rate notice is the later of September 1 or 30m day after the first date that the taxing unit received each certified appraisal roll.

SB 1760 adds Water Code 49.2361 that a water district includes a description of the purpose of a proposed tax increase in its notice of tax rate if it proposes to adopt a combined tax rate that would authorize the qualified voters by petition to require a rollback election.

SB 1760 amends Section 42.23 to provide that, when an appraisal district employee testifies to a real property value in an appeal of an ARB order, the court may give preference to an employee who is a state-licensed real estate appraiser.

SB 1760 amends Section 42.43 to change the interest rate for a refund after a court decision of a property owner's appeal to a 9.5-percent annual rate, from the current comparison of the sum of two percent plus the most recent prime rate but not more than eight percent.

Effective: 1/1/2016, except the change to Section 42.23 effective 1/1/2020. Status: New Law. SB 1760 signed by Governor 6/15/15.

CAD PHOTO OF BUILDING INTERIOR CONFIDENTIAL SB 46 Zaffirini Amends Government Code 552.155 and 552.222 –

SB 46 provides that a photograph taken by the chief appraiser or appraiser's representative for property tax appraisal purposes and shows the improvement (building) interior is confidential information. The photograph may be disclosed to a requestor who had an ownership interest in the improvement on the date that the photograph was taken. A photograph may be used as evidence in a protest or an appeal if it is relevant to the matter protested or appealed. A photograph used as evidence remains confidential and may not be disclosed or used for any other purpose. A photograph may be used to ascertain the location of equipment used to produce or transmit oil and gas if that equipment is located on January 1 in the appraisal district that appraises property for the equipment for the preceding 365 consecutive days. If a request for public information includes a photograph, the public information officer may require the requestor to provide additional information sufficient to determine whether the requestor is eligible to receive the photograph.

Effective: 9/1/2015. Status: New Law. SB 46 signed by the Governor 6/17/15.

REGULATING CARRYING HANDGUNS ON PREMISES OF GOVERNMENTAL ENTITY SB 273 Campbell Adds Government Code 411.209 and amends Penal Code 46.035

SB 273 prohibits a political subdivision (which includes an appraisal district or taxing unit) or a state agency from posting a sign forbidding a concealed handgun license holder from carrying a handgun on the political subdivision's premises, unless the license holder was prohibited from carrying a weapon on the premises under Penal Code Section 46.03, which covers the premises of any government court or offices used by the court. A violation by a political subdivision ranges from a civil penalty of \$1,000 up to \$1,500 for the first violation and \$10,000 up to \$10,500 for a second or subsequent violation. Each day of a continuing violation of improper notice would constitute a separate violation. The civil penalty is collected by the Texas Attorney General and deposited to the victims of crime fund. A Texas citizen or person licensed to carry a concealed handgun could file a written complaint with the Attorney General about the political subdivision's violation and the specific location of the sign. The political subdivision or state agency has three business days to correct the violation after receiving the notice. The Attorney General investigates and gives written notice to the political subdivision describing the violation, the specific location of the sign, the proposed penalty amount and 15 days to remove the sign to cure the violation to avoid the penalty.

SB 273 also provides that a license holder commits an offense if a license holder carries a handgun in the room where a meeting of the governmental entity was held if it was an open meeting and the entity provided notice as required for open meetings.

Effective: 9/1/2015. Status: New Law. SB 273 signed by the Governor 6/16/15.

Appraisal

SB 1420 Hancock Amends 25.19

SB 1420 adds to the reappraisal notice to include an exemption or partial exemption approved for the property in the preceding year that was canceled or reduced for the current year. The bill also provides that the notice shall contain the amount of an exemption cancelled or reduced in the current year.

Effective: 1/1/2016. Status: New Law. SB 1420 signed by the Governor 6/16/15.

Exemptions

HB 275 Ashby Amends 11.16 HB 275 specifically adds eggs, regardless of whether the eggs are packaged, to the list of farm products exempt from property taxation.

Effective: 1/1/2016. Status: New law. HB 275 signed by Governor 5/23/15.

HB 1022 Moody Adds 11.13 HB 1022 adds that the homeowner's surviving spouse who has a life estate in the homestead may qualify for the residence homestead exemptions.

Effective: 1/1/2016. Status: New Law. HB 1022 signed by Governor 6/10/15.

CANCELLING AN OVER-65 HOMESTEAD EXEMPTION HB 1463 Raymond -

HB 1463 requires the appraisal district to send a notice by certified mail before cancelling an over-65 homestead exemption. The notice to the property owner must include a form on which the owner may indicate whether the owner qualifies for the exemption, along with a self-addressed, postage prepaid envelope with instructions for returning the form to the chief appraiser. The chief appraiser determines whether to continue to allow the exemption. If the chief appraiser does not receive a response on or before the 60th day after mailing the notice, the chief appraiser may cancel the exemption on or after the 30th day after the expiration of the 60-day period, but only after making a reasonable effort to locate the owner. A reasonable effort includes sending an additional notice of cancellation to the individual after the 60-day period by first class mail in an envelope with RETURN SERVICE REQUESTED in all capital letters so that the U. S. Post Office returns the notice if it is not deliverable as addressed, or by providing the additional notice in another manner that the chief appraiser determines appropriate. This notice of cancellation includes, in bold font equal to or greater in size that the surrounding text, the date on which the chief appraiser is authorized to cancel the exemption.

This notice does not apply if the chief appraiser determines that the individual no longer owns the homestead property.

Effective: 9/1/2015. Status: New Law. HB 1463 signed by Governor 6/16/15.

SB 833 Campbell - Amends 11.13 - SB 833 adds that a homeowner continues to receive homestead exemptions while absent for military service inside the United States. Current law only addresses military service outside of the U. S.

Effective: 6/19/2015, immediately on Governor's signature. Status: New Law. SB 833 signed by Governor 6/19/15.

Special Valuation

DETERMINING LAND OWNED BY A LANDOWNER 65 YEARS OF AGE OR OLDER IS NO LONGER ELIGIBLE FOR AGRICULTURAL APPRAISAL - HB 1464 Raymond HB 1464 adds a new notice, sent by certified mail, to landowners who are 65 years of age or older that own qualified agricultural-use land before the chief appraiser makes a determination of change of use of the qualified land. The over-65 landowner may indicate that the land remains eligible on the form sent with the chief appraiser's notice. The chief appraiser includes a self-addressed, postage prepaid envelope and instructions on returning the form. The chief appraiser considers the owner's response in determining whether the land remains eligible for ag-use appraisal. If the chief appraiser does not receive a response on or before the 60th day after mailing the notice, the chief appraiser must make a reasonable effort to locate the owner and determine whether the land's use has changed. A reasonable effort is sending an additional notice to the owner immediately after the expiration of the 60-day period by first class mail in an envelope on which is written, in all capital letters, "RETURN SERVICE REQUESTED," directing the U. S. Postal Service to return the notice if it is not deliverable as addressed, or providing the additional notice in another manner that the chief appraiser determines is appropriate. The Texas Comptroller's application forms for agricultural appraisal must include a space for the property owner to state the owner's date of birth. Failure to provide the date of birth does not affect the owner's right to the agricultural designation. Effective: 9/1/2105. Status: New Law. HB 1464 signed by Governor 6/9/15.

Appraisal Review Board (ARB)

SELECTING COMPARABLE PROPERTIES IN A PROTEST OR APPEAL BASED ON UNEQUAL APPRAISAL HB 2083 Darby Amends 23.01 HB 2083 provides that the selection of comparable properties and the application of appropriate adjustments for the determination of an appraised value of property under a protest to the ARB or to district court shall be based upon the application of generally accepted appraisal methods and techniques. Adjustments must be based on recognized methods and techniques that are necessary to produce a credible opinion.

Notwithstanding this requirement, property owners representing themselves are entitled to offer an opinion of and present argument and evidence related to the market and appraised value or the inequality of appraisal of the owner's property.

Effective: 1/1/2016. Status: New Law. HB 2083 signed by Governor 5/23/15.

REVISING REQUIREMENTS FOR BINDING ARBITRATION OF AN ARB ORDER SB 849 Bettencourt Amends 41A.01, 41A.03, 41A.05. 41A.06 SB 849 revises the requirements for binding arbitration of an ARB order. A property owner may seek binding arbitration concerning the appraised or market value of a property if the ARB order is \$3 million or less, increased from the current law of \$1 million or less.

Effective: 9/1/2015. Status: New Law. SB 849 signed by Governor 6/15/15.

EXCHANGING EVIDENCE IN ELECTRONIC FORMAT; REQUIRING AUDIOVISUAL EQUIPMENT AT ARB HEARING SB 1394 Hancock Amends 41.45 SB 1394 provides that the exchange of evidence between the chief appraiser and property owner or agent shall be a written copy of the evidence or material preserved on any portable device designed to maintain an electronic or digital document or image. If the chief appraiser uses audiovisual equipment at a protest hearing, the appraisal office shall provide audio visual equipment of the same general type, kind and character for use during the hearing by the property owner or owner's agent.

Effective: 1/1/2016. Status: New Law. SB 1394 signed by Governor 6/19/15.

Assessment & Tax Rates

CHANGING DEADLINE FOR PROPOSED TAX RATE NOTICE BY COUNTY OR CITY HB 1953 Bonnen Amends Local Government Code 140.010 HB 1953 changes the deadline for the notice of the proposed tax rate by a county or a municipality from the current date of no later than September 1. It sets the deadline at the later of September 1 or the 30th day after the first date that the taxing unit has received each applicable certified appraisal roll. Effective: 1/1/2016. Status: New Law. HB 1953 signed by Governor 6/16/15.

Tax Collections

CHANGING INSTALLMENT PAYMENT PROVISIONS FOR CURRENT OR DELINQUENT TAXES HB 1933 Darby Amends 31.031, 31.032, 33.011, 33.02, 33.04

For homeowners who request a delinquent installment plan under Section 33.02, the home must be the residence homestead for which the homeowner has been granted a homestead exemption. The tax collector must provide that homeowner an installment agreement for at least 12 months but not to exceed 36 months, but the payments in monthly installments do not have to be equal. For all other types of properties, the tax collector has the option about providing an installment agreement and the terms of those agreements. The tax collector must deliver a notice of default to a person who is in breach of an installment agreement under Section 33.02 and to any other owner of an interest in the property subject to the agreement whose name appears on the delinquent tax roll before the collector may seize and sell the property or file a suit to collect a delinquent tax subject to the agreement.

Effective: 9/1/2015. Status: New Law. HB 1933 signed by Governor 5/29/15.

Public Information Requests

FULFILLING PUBLIC INFORMATION REQUEST WITH REFERRAL TO WEBSITE

HB 685 Sheets Amends Government Code 552.221; Senate version amends Utilities Code 182.052
HB 685 provides that, in addition to current methods of producing information in response to a public information request, a political subdivision's public information officer complies by referring a requestor to the subdivision's public website, if the requested information is identifiable and readily available on the website. If the public information officer provides by email an Internet location or URL address, the email must contain a statement clearly indicating that the requestor may access the requested information by inspection or duplication or by receipt through U.S. mail.

Effective: 9/1/2015. Status: New Law. HB 685 signed by Governor 6/17/15.

Other

SB 462 Huffman Adds Estates Code Chapter 114 SB 462 authorizes a revocable deed that transfers property at the transferor's death. Known as the Texas Real Property Transfer on Death Act, it applies to the transfer on death deed made before, on or after September 1, 2015 by a transferor who dies on or after September 1, 2015. Estate Code Section 114.101 provides that during a transferor's life, a transfer on death deed does not affect an interest or right of the transferor or any other owner, including property tax exemptions for a residence homestead, for persons 65 years of age or older, for persons with disabilities and for veterans.

Effective: 9/1/2015. Status: New Law. SB 462 signed by Governor 6/17/15.

ABANDONING A COUNTY ROAD

HB 1709 Harless Amends Transportation Code 251.058

HB 1709 provides that if a commissioners court closes, abandons and vacates a public road or a portion of a public road at the request of an owner of property that abuts the portion being closed, the commissioners court may require the owner to pay all reasonable administrative costs for processing the request and recording the order in the county deed records and reimburse the county for the market value of any property interest conveyed to the owner. The commissioners court may adopt standard fees for processing a request and recording it. The commissioners court gives notice at least 30 days before signing the order to a public utility or common carrier of utility infrastructure that uses an easement with the property to be conveyed. A utility infrastructure includes an electric utility; a gas utility; a elecommunications provider defined by Section 51.002, Utilities Code; or a video service provider, as defined by Section 66.002, Utilities Code.

Effective: 6/16/2015, immediately on Governor's signature. Status: New Law. HB 1709 signed by Governor 6/16/15.

APPEAL SETTLEMENT NEGOTIATIONS

SB 593 In a lawsuit against the Appraisal District a party could ask the District court to require settlement negotiations. The court would order the parties to negotiate and make a good-faith effort to resolve their differences. The court could order informal negotiations or more formal proceedings such as mediation.

We certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no (or the specified) present or prospective interest in the property that is the subject of this report, and I have no (or the specified) personal interest with respect to the parties involved.
- we have performed no (or the specified) services, as an appraiser or in any other capacity,
 regarding the property that is the subject of this report within the three-year period
 immediately preceding acceptance of this assignment.
- we have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

| • | Morgan Ad Valorem and certain Industrial Properties which were approved by the chief |
|---|--|
| | appraiser. |

Danny Jones C/ P

_Mark Powers

Deaf Smith County Appraisal District

Appraisers Meeting 8/1/2015

Purpose of the meeting: The appraisers will meet and outline goals/objectives and plan reasonable completions dates/periods for the upcoming appraisal year. Care will be taken to work in accordance with the District's Reappraisal Plan.

Meeting held with Danny Jones and Mark Powers. The following objectives were deemed as priorities; starting and estimated completion dates were assigned. (Please keep in mind that objectives and completion dates are tentative and can be changed as deemed necessary by the Chief Appraiser.)

Rural Property –

- o Rural Maps with column letter of D, E, F, G and H need to be reappraised; this consists of a visual inspection of land and improvements, including a check for irrigated acreage.
- o DATES Start November 12, 2015 1th 2015 estimated completion date April 30, 2016.

Residential Neighborhoods

- o It was felt that the neighborhoods are in good shape. Sales Ratio Studies will be run to see if a nbhd adjustments to the residential schedule will be needed for 2016.
- o Dates Start March 1st 2016 estimated completion date March 31st 2016.

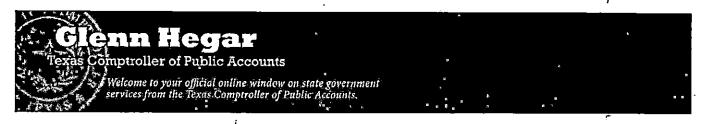
Commercial Schedule —

- o The commercial schedules need to be updated to current RCN (as adjusted with local builder costs and sales).
- Each commercial property will need to be checked to ensure the correct classification and depreciation.
- o Only if we have time.

Industrial Inspections –

- A visual inspection of industrial properties was believed necessary. Additional/removal
 of improvements will be checked as well as depreciation. Improvement and land values
 will be checked, building values may be updated using revised commercial schedule.
- Only if we have time.

Since this District collects taxes, and we have to help the Comptroller prepare for the 2015 Property Value Study and the 2016 M.A.P.s little appraisal work can be completed in December and January.



2015 CAD Productivity Values Report 059/Deaf Smith

Productivity Comparison

| Land Class | No. Acres | Reported Values \$/Acre | Reported Value | PTAD Values \$/Acre | PTAD Value |
|---------------------------|--------------|----------------------------|-------------------|------------------------|------------------|
| Irrigated Crop | 120,272 | 190.21 | 22,877,054 | 44.70 | 5,376,438 |
| Dry Crop | 459,812 | 121.38 | 55,813,452 | 129.10 | 59,365,315 |
| Barren | 0 | | 0 | | 0 |
| Orchard | 0 | | 0 | | 0 |
| Improved Pasture | 7,453 | 76.79 | 572,300 | 64.80 | 482,946 |
| Native Pasture | 345,659 | 52.06 | 17,996,342 | 56.70 | 19,599,606 |
| Quarantined land | 0 | | 0 | | 0 |
| Wildlife Management | 0 | | 0 | | 0 |
| Timber at Productivity | 0 | | 0 | | 0 |
| Timber at 1978 Market | 0 | | 0 | | 0 |
| Transition to Timber | 0 | | 0 | | 0 |
| Timber at Restricted | 0 | | 0 | | 0 |
| Other | 171 | 105.26 | 18,000 | 105.26 | 18,000 |
| Category Totals: | 933,367 | | \$ 97,277,148 | | \$ 84,842,305 |

Ratio: 1.1466

Wildlife Management

| Previous Land Class . | No. Acres | PTAD Values \$/ACRE | PTAD Values |
|-----------------------|-----------|------------------------|-------------|
| Irrigated Crop | 0 | • | 0 |



2015 Index Calculation Report 059 / Deaf Smith

Irrigated Cropland

| ISD | ISD Name | PTAD \$/Acre - CAD | Reported Values No. Acres | Reported Value | Reported Value \$/Acre | Index Factor | PTAD \$/Acre - ISD |
|-------------|------------------|--------------------------|---------------------------------|-------------------|---------------------------|-----------------|--------------------------|
| 059-901 | Hereford ISD | | 95,238 | 18,033,055 | 189.35 | 0.9955 | 44.50 |
| 059-902 | Walcott ISD | | 9,075 | 1,741,700 | 191.92 | 1.0090 | 45.10 |
| 180-902 | Vega ISD | | 6,688 | 1,301,400 | 194.59 | 1.0230 | 45.73 |
| 180-903 | Adrian ISD | | 5,328 | 1,034,199 | 194.11 | 1.0205 | 45.62 |
| 180-904 | Wildorado ISD | | 3,923 | 762,800 | 194.44 | 1.0222 | 45.69 |
| 185-903 | Friona ISD | | 20 | 3,900 | 195.00 | 1.0252 | 45.83 |
| CAD Totals: | | 44.70 | 120,272 | 22,877,054 | 190.21 | | |

Dry Cropland

| ISD | ISD Name | PTAD \$/Acre - CAD | Reported Values No. Acres | Reported Value | Reported Value \$/Acre | Index Factor | PTAD \$/Acre - ISD |
|---------|------------------|--------------------------|---------------------------------|-------------------|---------------------------|-----------------|--------------------------|
| 059-901 | Hereford ISD | | 178,275 | 21,502,810 | 120.62 | 0.9937 | 128.29 |
| 059-902 | Walcott ISD | | 154,278 | 18,798,202 | 121.85 | 1.0039 | 129.60 |
| 180-902 | Vega ISD | | 31,701 | 3,866,200 | 121.96 | 1.0048 | 129.72 |
| 180-903 | Adrian ISD | | 74,679 | 9,103,241 | 121.90 | 1.0043 | 129.66 |
| 180-904 | Wildorado ISD | | 12,903 | 1,565,600 | 121.34 | 0.9997 | 129.06 |
| 185-903 | Friona ISD | | 7,976 | 977,399 | 122.54 | 1.0096 | 130.34 |

| ISD | ISD Name | PTAD \$/Acre - CAD | Reported Values No. Acres | Reported Value | Reported Value \$/Acre | Index Factor | PTAD \$/Acre - ISD |
|-------------|----------|--------------------------|---------------------------------|-------------------|---------------------------|-----------------|--------------------------|
| CAD Totals: | | 129.10 | 459,812 | 55,813,452 | 121.38 | | |

'Improved Pasture

| ISD | ISD Name | PTAD \$/Acre - CAD | Reported Values No. Acres | Reported Value | Reported Value \$/Acre | Index Factor | PTAD \$/Acre - ISD |
|-------------|------------------|--------------------------|---------------------------------|-------------------|---------------------------|-----------------|--------------------------|
| 059-901 | Hereford ISD | | 2,347 | 180,000 | 76.69 | 0.9987 | 64.72 |
| 059-902 | Walcott ISD | | 4,530 | 347,000 | 76.60 | 0.9975 | 64.64 |
| 180-902 | Vega ISD | | 0 | 0 | 0.00 | 0.0000 | 0.00 |
| 180-903 | Adrian ISD | | 526 | 41,300 | 78.52 | 1.0225 | 66.26 |
| 180-904 | Wildorado ISD | | 50 | 4,000 | 80.00 | 1.0418 | 67.51 |
| 185-903 | Friona ISD | | 0 | 0 | 0.00 | 0.0000 | 0.00 |
| CAD Totals: | | 64.80 | 7,453 | 572,300 | 76.79 | | |

Native Pasture

| ISD | ISD Name | PTAD \$/Acre - CAD | Reported Values No. Acres | Reported Value | Reported Value \$/Acre | Index Factor | PTAD \$/Acre - ISD |
|-------------|------------------|--------------------------|---------------------------------|-------------------|---------------------------|-----------------|--------------------------|
| 059-901 | Hereford ISD | | 108,139 | 5,603,053 | 51.81 | 0.9952 | 56.43 |
| 059-902 | Walcott ISD | | 130,447 | 6,897,292 | 52.87 | 1.0156 | 57.58 |
| 180-902 | Vega ISD | | 13,984 | 711,600 | 50.89 | 0.9775 | 55.42 |
| 180-903 | Adrian ISD | | 80,712 | 4,156,397 | 51.50 | 0.9892 | 56.09 |
| 180-904 | Wildorado ISD | | 8,793 | 436,800 | 49.68 | 0.9543 | 54.11 |
| 185-903 | Friona ISD | | 3,584 | 191,200 | 53.35 | 1.0248 | 58.11 |
| CAD Totals: | | 56.70 | 345,659 | 17,996,342 | 52.06 | | |

School district acreages and productivity value totals include land reclassified to wildlife management and transition to timber. Index calculations are based on reported ISD value per acre divided by CAD average value per acre.

T10 = T8 minus 50% of the loss to the local optional percentage homestead exemption

The PVS found your local value to be valid, and local value was certified

059/Deaf Smith

059-901/Hereford ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 324,385,599 | .9782 | 331,614,802 | 324,385,599 |
| B. Multi-Family Residences | 17,236,410 | N/A | 17,236,410 | 17,236,410 |
| C1. Vacant Lots | 6,913,500 | N/A | 6,913,500 | 6,913,500 |
| C2. Colonia Lots | 0- | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 45,336,518 | 1.3582 | 33,380,773 | 45,336,518 |
| D2. Real Prop Farm & Ranch | 9,885,900 | N/A | 9,885,900 | 9,885,900 |
| E. Real Prop NonQual Acres | 72,815,576 | 1.0362 | 70,271,739 | 72,815,576 |
| F1. Commercial Real | 117,616,000 | 1.0060 | 116,914,513 | 117,616,000 |
| F2. Industrial Real | 488,547,800 | N/A | 488,547,800 | 488,547,800 |
| G. Oil, Gas, Minerals | 500 | N/A | 500 | 500 |
| J. Utilities | 120,385,600 | 1.0895 | 110,496,191 | 120,385,600 |
| L1. Commercial Personal | 137,057,400 | 1.0074 | 136,050,625 | 137,057,400 |
| L2. Industrial Personal | 127,913,400 | N/A | 127,913,400 | 127,913,400 |
| M. Other Personal | 1,584,500 | N/A | 1,584,500 | 1,584,500 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 . |
| S. Special Inventory | 5,762,100 | N/A | 5,762,100 | 5,762,100 |
| Subtotal | 1,475,440,803 | | 1,456,572,753 | 1,475,440,803 |
| Less Total Deductions | 118,850,030 | | 121,020,385 | 118,850,030 |
| Total Taxable Value | 1,356,590,773 | | 1,335,552,368 | 1,356,590,773 T2 |

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 325,374,109 | .9783 | 332,603,312 | 325,374,109 |
| B. Multi-Family Residences | 17,236,410 | N/A | 17,236,410 | 17,236,410 |
| C1. Vacant Lots | 6,963,880 | N/A | 6,963,880 | 6,963,880 |
| C2. Colonia Lots | 0 | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 54,966,282 | 1.2780 | 43,010,537 | 54,966,282 |
| D2. Real Prop Farm & Ranch | 14,563,019 | N/A | 14,563,019 | 14,563,019 |
| E. Real Prop NonQual Acres | 75,989,645 | 1.0346 | 73,445,808 | 75,989,645 |
| F1. Commercial Real | 117,850,720 | 1.0060 | 117,149,233 | 117,850,720 |
| F2. Industrial Real | 494,555,866 | N/A | 494,555,866 | 494,555,866 |
| G. Oil, Gas, Minerals | 500 | N/A | 500 | 500 |
| J. Utilities | 128,991,460 | 1.0830 | 119,102,051 | 128,991,460 |
| L1. Commercial Personal | 137,117,400 | 1.0074 | 136,110,625 | 137,117,400 |
| L2. Industrial Personal | 133,424,620 | N/A | 133,424,620 | 133,424,620 |
| M. Other Personal | 1,661,304 | N/A | 1,661,304 | 1,661,304 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 5,762,100 | N/A | 5,762,100 | 5,762,100 |
| Subtotal | 1,514,457,315 | | 1,495,589,265 | 1,514,457,315 |
| Less Total Deductions | 119,642,268 | | 121,812,623 | 119,642,268 |
| Total Taxable Value | 1,394,815,047 | | 1,373,776,642 | 1,394,815,047 T2 |

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

In 2015, the Texas Legislature passed House Bill 855, which requires state agencies to publish a list of the three most commonly used Web browsers on their websites. The Texas Comptroller's most commonly used Web browsers are Microsoft Internet Explorer, Google Chrome and Apple Safari.

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2015 Confidence Interval Detail 059/Deaf Smith 059-901/Hereford ISD

Category Summary

| (1) Category | (1) Local Value | (1) Stratum Ratio | (1) State Value | (2) Sample Size | (3) Total Parcels | Stratum Variance |
|---------------------------|-----------------------|-------------------------|-----------------------|-----------------------|-------------------------|---------------------|
| A | 76,623,500 | 0.9529 | 80,410,851 | 23 | 1,750 | .045504200 |
| A | 76,620,300 | 1.0025 | 76,429,227 | 28 | 1,007 | .004358384 |
| A | 76,713,377 | 1.0052 | 76,316,531 | 29 | 732 | .004355426 |
| A | 79,755,422 | 0.9518 | 83,794,308 | 25 | 440 | .057736694 |
| E | 72,815,576 | 1.0362 | 70,271,739 | 15 | 900 | .019675409 |
| F1 | 26,579,600 | 1.0230 | 25,982,014 | 10 | 249 | .011934596 |
| F1 | 27,887,100 | 1.0371 | 26,889,500 | 11 | 104 | .008139299 |
| F1 | 28,176,300 | 1.0228 | 27,548,201 | 8 | 51 | .006973692 |
| F1 | 28,969,500 | 0.9501 | 30,491,001 | 8 | 15 | .006779238 |
| L1 | 35,278,300 | 1.0400 | 33,921,442 | 10 | 269 | .012787099 |
| L1 | 28,274,400 | 0.9952 | 28,410,772 | 9 | 47 | .012381730 |
| L1 | 37,807,300 | 1.0109 | 37,399,644 | 8 | 21 | .001915930 |
| L1 | 28,085,900 | 0.9782 | 28,711,818 | 3 | 6 | .002077635 |
| Random Totals: | 623,586,575 | | 626,577,048 | 187 | 5,591 | |
| Catg J Exception Values: | 17,138,770 | | 15,730,911 | | | |
| Catg D1 Exception Values: | 45,336,518 | | 33,380,773 | | | |
| Total Test Values (4): | 686,061,863 | | 675,688,732 | | | |

Margin of Error

Margin of Error Percent: 5.0000000 Margin of Error Value: 33,784,436

Confidence Interval Values (5)

State Lower Limit: 641,904,296 (State Test Value minus Margin of Error Percent)

(Within Confidence Interval) Local Test Value: 686,061,863

State Upper Limit: 709,473,168 (State Test Value plus Margin of Error Percent)

Value Assigned (6): 1,356,590,773 (See ISD Summary Worksheet)

Sources:

(1) See Stratified Category Worksheet Reports PTS236, PTS430

(2) Number of parcels sampled by staff

(3) Total Category Parcels from Stratification Report, Appraisal Roll, or Self-report

(4) Includes any parcels in A, B, C, D3, F1, G1, G2, or L1 marked as exception properties

(5) Unstudied categories and sub-categories were not included in the Confidence Interval Values

(6) Includes local value of unstudied property categories and sub-categories

In 2015, the Texas Legislature passed House Bill 855, which requires state agencies to publish a list of the three most commonly used Web browsers on their websites. The Texas Comptroller's most commonly used Web browsers are Microsoft Internet Explorer, Google Chrome and Apple Safari.

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2015 ISD Summary Worksheet

059/Deaf Smith

059-902/Walcott ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 25,900 | N/A | 25,900 | 25,900 |
| B. Multi-Family Residences | 0 | N/A | 0 | 0 |
| C1. Vacant Lots | 500 | N/A | 500 | 500 |
| C2. Colonia Lots | 0 | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 27,784,294 | .9850 | 28,207,769 | 27,784,294 |
| D2. Real Prop Farm & Ranch | 3,443,800 | 1.1877 | 2,899,554 | 3,443,800 |
| E. Real Prop NonQual Acres | 8,793,100 | 1.0327 | 8,514,670 | 8,793,100 |
| F1. Commercial Real | 14,100 | N/A | 14,100 | 14,100 |
| F2. Industrial Real | 624,600 | N/A | 624,600 | 624,600 |
| G. Oil, Gas, Minerals | 0 | N/A | 0 | 0 |
| J. Utilities | 3,494,200 | N/A | 3,494,200 | 3,494,200 |
| L1. Commercial Personal | 561,600 | N/A | 561,600 | 561,600 |
| L2. Industrial Personal | 47,600 | N/A | 47,600 | 47,600 |
| M. Other Personal | 0 | N/A | 0 | 0 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 . |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 0 | N/A | 0 | 0 |
| Subtotal | 44,789,694 | | 44,390,493 | 44,789,694 |
| Less Total Deductions | 1,714,458 | | 1,714,458 | 1,714,458 |
| Total Taxable Value | 43,075,236 | | 42,676,035 | 43,075,236 T2 |



2015 Confidence Interval Detail 059/Deaf Smith 059-902/Walcott ISD

Category Summary

| (1) Category | (1) Local Value | (1) Stratum Ratio | (1) State Value | (2) Sample Size | (3) Total Parcels | Stratum Variance |
|---------------------------|-----------------------|-------------------------|-----------------------|-----------------------|-------------------------|---------------------|
| D2 | 3,443,800 | 1.1877 | 2,899,554 | 14 | 132 | .030776266 |
| · E | 8,793,100 | 1.0327 | 8,514,670 | 13 | 113 | .025339263 |
| Random Totals: | 12,236,900 | | 11,414,224 | 27 | 245 | |
| Catg D1 Exception Values: | 27,784,294 | | 28,207,769 | | | |
| Total Test Values (4): | 40,021,194 | | 39,621,993 | | | |

Margin of Error

| Margin of Error Percent: | 5.0000000 |
|--------------------------|-----------|
| Margin of Error Value: | 1,981,099 |

Confidence Interval Values (5)

| State Lower Limit: | 37,640,894 | (State Test Value minus Margin of Error Percent) |
|---------------------|------------|--|
| Local Test Value: | 40,021,194 | (Within Confidence Interval) |
| State Upper Limit: | 41,603,092 | (State Test Value plus Margin of Error Percent) |
| Value Assigned (6): | 43,075,236 | (See ISD Summary Worksheet) |

Sources:

- (1) See Stratified Category Worksheet Reports PTS236, PTS430
- (2) Number of parcels sampled by staff
- (3) Total Category Parcels from Stratification Report, Appraisal Roll, or Self-report
- (4) Includes any parcels in A, B, C, D3, F1, G1, G2, or L1 marked as exception properties
- (5) Unstudied categories and sub-categories were not included in the Confidence Interval Values
- (6) Includes local value of unstudied property categories and sub-categories

In 2015, the Texas Legislature passed House Bill 855, which requires state agencies to publish a list of the three most commonly used Web browsers on their websites. The Texas Comptroller's most commonly used Web browsers are Microsoft Internet Explorer, Google Chrome and Apple Safari.



2015 ISD Productivity Values Report 059/Deaf Smith 059-902/Walcott ISD

Productivity Comparison

| Land Class | No. Acres | Reported Values \$/Acre | Reported Values | PTAD Values \$/Acre | PTAD Values |
|-------------------------|-----------|-------------------------|-----------------|------------------------|--------------|
| Irrigated Crop | 9,075 | 191.92 | 1,741,700 | 45.10 | 409,283 |
| Dry Crop | 154,278 | 121.85 | 18,798,202 | 129.60 | 19,994,429 |
| Barren | 0 | 0.00 | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 | 0.00 | 0 |
| Improved Pasture | 4,530 | 76.60 | 347,000 | 64.64 | 292,819 |
| Native Pasture | 130,447 | 52.87 | 6,897,292 | 57.58 | 7,511,138 |
| Quarantined Land | 0 | 0.00 | 0 | 0.00 | 0 |
| Wildlife Management | 0. | 0.00 | 0 | 0.00 | 0 |
| Timber at Productivity | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at 1978 Market | 0 | 0.00 | 0 | 0.00 | .0 |
| Transition to Timber | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Restricted | 0 | 0.00 | 0 | 0.00 | 0 |
| Other | 1 | 100.00 | 100 | 100.00 | 100 |
| Category Totals | 298,331 | | \$27,784,294 | | \$28,207,769 |

Ratio: 0.9850

Wildlife Management

| Previous Land Class | No. Acres | PTAD Value/Acre | PTAD Value |
|---------------------|-----------|-----------------|------------|
| Irrigated Crop | 0 | 0.00 | 0 |
| Dry Crop | 0 | 0.00 | 0 |
| Barren | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 |
| Improved Pasture | 0 | 0.00 | 0 |
| Native Pasture | 0 | 0.00 | 0 |
| Quarantined Land | 0 | 0.00 | 0 |
| Other | 0 | 0.00 | 0 |



2015 ISD Summary Worksheet

059/Deaf Smith

180-903/Adrian ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 238,200 | N/A | 238,200 | 238,200 |
| B. Multi-Family Residences | 0 | N/A | 0 | 0 |
| C1. Vacant Lots | 3,000 | N/A | 3,000 | 3,000 |
| C2. Colonia Lots | Ö | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 14,335,137 | .9895 | 14,487,931 | 14,335,137 |
| D2. Real Prop Farm & Ranch | 941,303 | N/A | 941,303 | 941,303 |
| E. Real Prop NonQual | 3,721,425 | .9619 | 3,868,827 | 3,721,425 |
| F1. Commercial Real | 1,500 | N/A | 1,500 | 1,500 |
| F2. Industrial Real | 96,100 | N/A | 96,100 | 96,100 |
| G. Oil, Gas, Minerals | 0 | N/A | 0 | 0 |
| J. Utilities | 740,200 | N/A | 740,200 | 740,200 |
| L1. Commercial Personal | 300 | N/A | 300 | 300 |
| L2. Industrial Personal | . 0 | N/A | 0 . | 0 |
| M. Other Personal | 0 | N/A | 0 | 0 |
| N. Intangible Personal Prop | 0 . | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 0 | N/A | 0 | 0 |
| Subtotal | 20,077,165 | | 20,377,361 | 20,077,165 |
| Less Total Deductions | 988,617 | | 988,617 | 988,617 |
| Total Taxable Value | 19,088,548 | | 19,388,744 | 19,088,548 T2 |

180-903/Adrian ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 3,951,590 | N/A | 3,951,590 | 3,951,590 |
| B. Multi-Family Residences | 0 | N/A | 0 | 0 |
| C1. Vacant Lots | 135,480 | N/A | 135,480 | 135,480 |
| C2. Colonia Lots | 0 | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 27,249,007 | .9944 | 27,401,801 | 27,249,007 |
| D2. Real Prop Farm & Ranch | | N/A | 2,373,513 | 2,373,513 |
| E. Real Prop NonQual Acres | 5,877,515 | .9755 | 6,024,917 | 5,877,515 |
| F1. Commercial Real | 477,090 | N/A | 477,090 | 477,090 |
| F2. Industrial Real | 62,728,300 | N/A | 62,728,300 | 62,728,300 |
| G. Oil, Gas, Minerals | 0 | N/A | 0 | 0 |
| J. Utilities | 3,625,940 | N/A | 3,625,940 | 3,625,940 |
| L1. Commercial Personal | 298,529 | N/A | 298,529 | 298,529 |
| L2. Industrial Personal | 2,715,290 | N/A | 2,715,290 | 2,715,290 |
| M. Other Personal | 70,110 | N/A | 70,110 | 70,110 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 0 | N/A | 0 | 0 |
| Subtotal | 109,502,364 | | 109,802,560 | 109,502,364 |
| Less Total Deductions | 3,266,253 | | 3,266,253 | 3,266,253 |
| Total Taxable Value | 106,236,111 | | 106,536,307 | 106,236,111 T2 |

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

In 2015, the Texas Legislature passed House Bill 855, which requires state agencies to publish a list of the three most commonly used Web browsers on their websites. The Texas Comptroller's most commonly used Web browsers are Microsoft Internet Explorer, Google Chrome and Apple Safari.



2015 Confidence Interval Detail 059/Deaf Smith 180-903/Adrian ISD

Category Summary

| (1) Category | (1) Local Value | (1) Stratum Ratio | (1) State Value | (2) Sample Size | (3) Total Parcels | Stratum Variance |
|---------------------------|-----------------------|-------------------------|-----------------------|-----------------------|-------------------------|---------------------|
| ${f E}$ | 3,721,425 | 0.9619 | 3,868,827 | 11 | 48 | .011384569 |
| Random Totals: | 3,721,425 | | 3,868,827 | 11 | 48 | |
| Catg D1 Exception Values: | 14,335,137 | | 14,487,931 | | | |
| Total Test Values (4): | 18,056,562 | | 18,356,758 | | | |

Margin of Error

| Margin of Error Percent: | 5.0000000 |
|--------------------------|-----------|
| Margin of Error Value: | 917,837 |

Confidence Interval Values (5)

| State Lower Limit: | 17,438,921 | (State Test Value minus Margin of Error Percent) |
|---------------------|------------|--|
| Local Test Value: | 18,056,562 | (Within Confidence Interval) |
| State Upper Limit: | 19,274,595 | (State Test Value plus Margin of Error Percent) |
| Value Assigned (6): | 19,088,548 | (See ISD Summary Worksheet) |

Sources:

- (1) See Stratified Category Worksheet Reports PTS236, PTS430
- (2) Number of parcels sampled by staff
- (3) Total Category Parcels from Stratification Report, Appraisal Roll, or Self-report
- (4) Includes any parcels in A, B, C, D3, F1, G1, G2, or L1 marked as exception properties
- (5) Unstudied categories and sub-categories were not included in the Confidence Interval Values
- (6) Includes local value of unstudied property categories and sub-categories

In 2015, the Texas Legislature passed House Bill 855, which requires state agencies to publish a list of the three most commonly used Web browsers on their websites. The Texas Comptroller's most commonly used Web browsers are Microsoft Internet Explorer, Google Chrome and Apple Safari.

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2015 ISD Summary Worksheet

059/Deaf Smith

180-904/Wildorado ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 859,600 | 1.0466 | 821,326 | 859,600 |
| B. Multi-Family Residences | 0 | N/A | 0 | 0 , |
| C1. Vacant Lots | 0 | N/A | 0 | 0 |
| C2. Colonia Lots | 0 | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 2,769,200 | 1.1917 | 2,323,668 | 2,769,200 |
| D2. Real Prop Farm & Ranch | 403,700 | N/A | 489,700 | 489,700 |
| E. Real Prop NonQual Acres | 4,464,900 | .9639 | 4,632,120 | 4,464,900 |
| F1. Commercial Real | 0 | N/A | 0 | 0 |
| F2. Industrial Real | 0 | N/A | 0 | 0 |
| G. Oil, Gas, Minerals | 0 | N/A | 0 | 0 |
| J. Utilities | 6,023,300 | 1.0151 | 5,933,701 | 6,023,300 |
| L1. Commercial Personal | 112,100 | N/A | 112,100 | 112,100 |
| L2. Industrial Personal | . 0 | N/A | 0 | 0 |
| M. Other Personal | 0 | N/A | 0 | 0 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 0 | N/A | 0 | 0 |
| Subtotal | 14,718,800 | | 14,312,615 | 14,718,800 |
| Less Total Deductions | 1,410,341 | | 1,353,680 | 1,410,341 |
| Total Taxable Value | 13,308,459 | • | 12,958,935 | 13,308,459 T2 |
| • | | | | |

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 5,949,215 | 1.0065 | 5,910,941 | 5,949,215 |
| B. Multi-Family Residences | 0 | N/A | 0 | 0 |
| C1. Vacant Lots | 199,790 | N/A | 199,790 | 199,790 |
| C2. Colonia Lots | 0 | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 8,383,425 | 1.0561 | 7,937,893 | 8,383,425 |
| D2. Real Prop Farm & Ranch | 1,139,080 | N/A | 1,139,086 | 1,139,086 |
| E. Real Prop NonQual Acres | 7,380,013 | .9778 | 7,547,233 | 7,380,013 |
| F1. Commercial Real | 762,906 | N/A | 762,906 | 762,906 |
| F2. Industrial Real | 177,451,090 | N/A | 177,451,090 | 177,451,090 |
| G. Oil, Gas, Minerals | 0 | N/A | 0 | 0 |
| J. Utilities | 25,386,930 | 1.0035 | 25,297,331 | 25,386,930 |
| L1. Commercial Personal | 1,968,625 | N/A | 1,968,625 | 1,968,625 |
| L2. Industrial Personal | 3,312,798 | N/A | 3,312,798 | 3,312,798 |
| M. Other Personal | 437,670 | N/A | 437,670 | 437,670 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 1,510 | N/A | 1,510 | 1,510 |
| Subtotal | 232,373,058 | | 231,966,873 | 232,373,058 |
| Less Total Deductions | 159,866,190 | | 159,809,529 | 159,866,190 |
| Total Taxable Value | 72,506,868 | | 72,157,344 | 72,506,868 T2 |

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

In 2015, the Texas Legislature passed House Bill 855, which requires state agencies to publish a list of the three most commonly used Web browsers on their websites. The Texas Comptroller's most commonly used Web browsers are Microsoft Internet Explorer, Google Chrome and Apple Safari.

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2015 Confidence Interval Detail 059/Deaf Smith 180-904/Wildorado ISD

Category Summary

| (1) Category | (1) Local Value | (1) Stratum Ratio | (1) State Value | (2) Sample Size | (3) Total Parcels | Stratum Variance |
|---------------------------|-----------------------|-------------------------|-----------------------|-----------------------|-------------------------|---------------------|
| A | 859,600 | 1.0466 | 821,326 | 3 | 4 | .005646291 |
| ${f E}$ | 4,464,900 | 0.9639 | 4,632,120 | 16 | 35 | .007870023 |
| Random Totals: | 5,324,500 | | 5,453,446 | 19 | 39 | |
| Catg J Exception Values: | 134,600 | | 132,592 | | | |
| Catg D1 Exception Values: | 2,769,200 | | 2,323,668 | | | |
| Total Test Values (4): | 8,228,300 | | 7,909,706 | | | |

Margin of Error

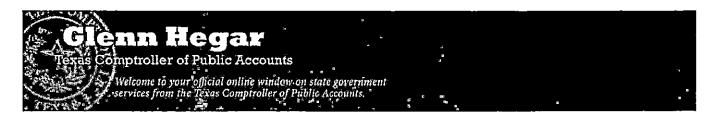
Margin of Error Percent: 5.0000000
Margin of Error Value: 395,485

Confidence Interval Values (5)

| State Lower Limit: | 7,514,221 | (State Test Value minus Margin of Error Percent) |
|---------------------|------------|--|
| Local Test Value: | 8,228,300 | (Within Confidence Interval) |
| State Upper Limit: | 8,305,191 | (State Test Value plus Margin of Error Percent) |
| Value Assigned (6): | 13,308,459 | (See ISD Summary Worksheet) |

Sources:

- (1) See Stratified Category Worksheet Reports PTS236, PTS430
- (2) Number of parcels sampled by staff
- (3) Total Category Parcels from Stratification Report, Appraisal Roll, or Self-report
- (4) Includes any parcels in A, B, C, D3, F1, G1, G2, or L1 marked as exception properties
- (5) Unstudied categories and sub-categories were not included in the Confidence Interval Values
- (6) Includes local value of unstudied property categories and sub-categories



2015 ISD Productivity Values Report 059/Deaf Smith 180-904/Wildorado ISD

Productivity Comparison

| Land Class | No. Acres | Reported Values \$/Acre | Reported Values | PTAD Values \$/Acre | PTAD Values |
|-----------------------------|-----------|----------------------------|-----------------|------------------------|-------------|
| Irrigated Crop | 3,923 | 194.44 | 762,800 | 45.69 | 179,242 |
| Dry Crop | 12,903 | 121.34 | 1,565,600 | 129.06 | 1,665,261 |
| Barren | 0 | 0.00 | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 | 0.00 | 0 |
| Improved Pasture | 50 | 80.00 | 4,000 | 67.51 | 3,376 |
| Native Pasture | 8,793 | 49.68 | 436,800 | 54.11 | 475,789 |
| Quarantined Land | 0 | 0.00 | 0 . | 0.00 | 0 |
| Wildlife Management | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Productivity | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at 1978 Market | 0 | 0.00 | 0 | 0.00 | 0 |
| Transition to Timber | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Restricted | 0 | 0.00 | 0 | 0.00 | 0 |
| Other | 0 | 0.00 | 0 | 0.00 | 0 |
| Category Totals | 25,669 | | \$2,769,200 | | \$2,323,668 |

Ratio: 1.1917

Wildlife Management

| Previous Land Class | No. Acres | PTAD Value/Acre | PTAD Value |
|---------------------|-----------|-----------------|------------|
| Irrigated Crop | 0 | 0.00 | 0 |
| Dry Crop | 0 | 0.00 | 0 |
| Barren | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 |
| Improved Pasture | 0 | 0.00 | 0 |
| Native Pasture | 0 | 0.00 | 0 |
| Quarantined Land | 0 | 0.00 | 0 |
| Other | 0 | 0.00 | 0 |



2015 ISD Summary Worksheet

059/Deaf Smith

180-902/Vega ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 0 | N/A | 0 | 0 |
| B. Multi-Family Residences | 0 | N/A | 0 ' | 0 |
| C1. Vacant Lots | 0 | N/A | 0 | 0 |
| C2. Colonia Lots | 0 | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 5,879,500 | 1.1321 | 5,193,389 | 5,879,500 |
| D2. Real Prop Farm & Ranch | | 1.0532 | 897,360 | 945,100 |
| E. Real Prop NonQual Acres | 5,519,000 | .9676 | 5,703,803 | 5,519,000 |
| F1. Commercial Real | 348,000 | N/A | 348,000 | 348,000 |
| F2. Industrial Real | 3,224,700 | N/A | 3,224,700 | 3,224,700 |
| G. Oil, Gas, Minerals | 0 | N/A | 0 | 0 |
| J. Utilities | 3,072,000 | 1.0176 | 3,018,868 | 3,072,000 |
| L1. Commercial Personal | 112,500 | N/Å | 112,500 | Ì12,500 |
| L2. Industrial Personal | 6,746,000 | N/A | 6,746,000 | 6,746,000 |
| M. Other Personal | 0 | N/A | 0 | 0 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 0 | N/A | 0 | 0 |
| Subtotal | 25,846,800 | | 25,244,620 | 25,846,800 |
| Less Total Deductions | 1,527,794 | | 1,527,794 | 1,527,794 |
| Total Taxable Value | 24,319,006 | | 23,716,826 | 24,319,006 T2 |



2015 Confidence Interval Detail 059/Deaf Smith 180-902/Vega ISD

Category Summary

| (1) Category | (1) Local Value | (1) Stratum Ratio | (1) State Value | (2) Sample Size | (3) Total Parcels | Stratum Variance |
|---------------------------|-----------------------|-------------------------|-----------------------|-----------------------|-------------------------|---------------------|
| D2 | 945,100 | 1.0532 | 897,360 | 12 | 51 | .012064453 |
| ${f E}$ | 5,519,000 | 0.9676 | 5,703,803 | 20 | 65 | .003790216 |
| Random Totals: | 6,464,100 | | 6,601,163 | 32 | 116 | |
| Catg J Exception Values: | 17,400 | | 17,099 | | | |
| Catg D1 Exception Values: | 5,879,500 | | 5,193,389 | | | |
| Total Test Values (4): | 12,361,000 | | 11,811,651 | | | |

Margin of Error

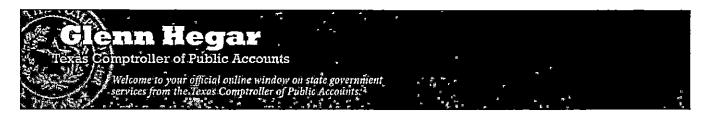
| Margin of Error Percent: | 5.0000000 |
|--------------------------|-----------|
| Margin of Error Value: | 590,582 |

Confidence Interval Values (5)

| State Lower Limit: | 11,221,069 | (State Test Value minus Margin of Error Percent) |
|---------------------|------------|--|
| Local Test Value: | 12,361,000 | (Within Confidence Interval) |
| State Upper Limit: | 12,402,233 | (State Test Value plus Margin of Error Percent) |
| Value Assigned (6): | 24,319,006 | (See ISD Summary Worksheet) |

Sources:

- (1) See Stratified Category Worksheet Reports PTS236, PTS430
- (2) Number of parcels sampled by staff
- (3) Total Category Parcels from Stratification Report, Appraisal Roll, or Self-report
- (4) Includes any parcels in A, B, C, D3, F1, G1, G2, or L1 marked as exception properties
- (5) Unstudied categories and sub-categories were not included in the Confidence Interval Values
- (6) Includes local value of unstudied property categories and sub-categories



2015 ISD Productivity Values Report 059/Deaf Smith 180-902/Vega ISD

Productivity Comparison

| No. Acres | Reported Values \$/Acre | Reported Values | PTAD Values \$/Acre | PTAD Values |
|-----------|-------------------------------------|---|---|--|
| 6,688 | 194.59 | 1,301,400 | 45.73 | 305,842 |
| 31,701 | 121.96 | 3,866,200 | 129.72 | 4,112,254 |
| 0 | 0.00 | 0 | 0.00 | 0 |
| 0 | 0.00 | 0 | 0.00 | 0 |
| 0 | 0.00 | 0 | 0.00 | 0 |
| 13,984 | 50.89 | 711,600 | 55.42 | 774,993 |
| 0 | 0.00 | 0 | 0.00 | 0 |
| 0 | 0.00 | 0 | 0.00 | 0 |
| 0 | 0.00 | 0 | 0.00 | 0 |
| 0 | 0.00 | 0 | 0.00 | 0 |
| 0 | 0.00 | 0 | 0.00 | 0 |
| 0 | 0.00 | 0 | 0.00 | 0 |
| 5 | 60.00 | 300 | 60.00 | 300 |
| 52,378 | | \$5,879,500 | (| \$5,193,389 |
| | 6,688 31,701 0 0 0 13,984 0 0 0 0 5 | No. Acres \$/Acre 6,688 194.59 31,701 121.96 0 0.00 0 0.00 0 0.00 13,984 50.89 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 5 60.00 | No. Acres S/Acre Reported Values 6,688 194.59 1,301,400 31,701 121.96 3,866,200 0 0.00 0 0 0.00 0 0 0.00 0 13,984 50.89 711,600 0 0.00 0 0 0.00 0 0 0.00 0 0 0.00 0 0 0.00 0 0 0.00 0 0 0.00 0 0 0.00 0 0 0.00 0 0 0.00 0 0 0.00 0 0 0.00 0 5 60.00 300 | No. Acres \$\frac{1}{3}\text{Acre}\$ Reported Values \$\frac{1}{3}\text{Acre}\$ 6,688 194.59 1,301,400 45.73 31,701 121.96 3,866,200 129.72 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 13,984 50.89 711,600 55.42 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 < |

Ratio: 1.1321

Wildlife Management

| Previous Land Class | No. Acres | PTAD Value/Acre | PTAD Value |
|---------------------|-----------|-----------------|------------|
| Irrigated Crop | 0 | 0.00 | 0 |
| Dry Crop | 0 | 0.00 | 0 |
| Barren | 0 . | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 |
| Improved Pasture | 0 | 0.00 | 0 |
| Native Pasture | 0 | 0.00 | 0 |
| Quarantined Land | 0 | 0.00 | 0 |
| Other | 0 | 0.00 | 0 |

DEAF SMITH COUNTY APPRAISAL DISTRICT

ANNUAL REPORT

TAX YEAR 2016
I.A.A.O. Standard of Public Relations
6.5.1

Deaf Smith County Appraisal District 2016 Annual Report Table of Contents

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TIME LINE /WORK PLAN FOR 2016

October 2015

Ratio Studies - a) Market value of ag-land, b) major residential nbhds, c) commercial properties. (Appraisers will analyze ratio studies and determine the areas, categories or nbhds that will need to be appraised.)

November 2015

- Depreciation schedule for personal property. Review other schedules.
- > Start reappraisal work.

December 2015

- Send Business Personal Property Renditions.
- > Get building permits from City Building & Zoning.
- New Commercial land Schedule.
- Annual Report to the Public.

January 2016

- Send Homestead forms (include homestead removal letter)
- Publicize the legal requirements for filing rendition statements and the availability of the forms, including exemptions and ag value.
- Send Homestead forms (include homestead removal letter).
- Send Ag value forms.
- > January Statements.
- > PTD Feb 1 Sales Submission
- Give public notice of 2016 capitalization rate used to appraise property with low and moderate income housing exemption (Sec. 22.1825).

February 2016

- Disburse special inventory taxes from escrow accounts to taxing units.
- Chg16/upkeep work. (Inspection and appraisal of building permits and all upkeep work.
- Physical inspection of Mobile Homes.
- Physical inspection of Business Personal Property.

March 2016

- > Vehicle schedule.
- Finish Reappraisal work.
- The chief appraiser notifies the taxing units of the form in which the appraisal roll will be provided to them (Sec. 26.01).

April 2016

- Finish Business Personal Property.
- Market value land schedule and Ag value schedules on agricultural land.

TIME LINE /WORK PLAN FOR 2016 - Continued

May 2016

- > Send Oldham CAD values current year appraisal cards.
- > Send out May Tax Notices.
- > Send out Appraisal Notices
- > Chief appraiser must publish notice about taxpayer protest procedures in a local newspaper.
- > Chief Appraiser to prepare appraisal records and submit to ARB (Sec. 25.01, 25.22).

June 2016

- Hold Informal hearings.
- ARB Hearings.
- > Chief appraiser submits preliminary 2017 budget to CAD board and taxing units.

July 2016

- > Chief Appraiser to certify appraisal roll to each taxing unit.
- ➤ Effective Tax Rates.
- > CAD reports formation of reinvestment zones and tax abatement agreements to the Comptroller (Sec. 312.005)

<u>August 2016</u>

- > Create New Year layer in computer.
- > Send PTD Sales Submission.
- > Send EARS (Final Submission).
- > Import / Export values for overlapping property.

September 2016

- > CAD board to adopt 2017 CAD budget.
- > CAD board to approve 2017-2018 Reappraisal Plan, public meeting.

| Deaf Smith County | 2016 CERTIFIED TOTALS | | | As of Certification | | |
|----------------------------|-----------------------|--------------------------------|---|---------------------|---------------|--|
| Property Count: 11,975 | | DEAF SMITH CAD Grand Totals | | 8/8/2016 | 3:49:57PM | |
| Land | | Value | | | | |
| Homesite; | | 27,900,802 | | | | |
| Non Homesite: | | 91,087,617 | | | | |
| Ag Market: | | 722,907,547 | | | | |
| Timber Market: | | 0 | Total Land | (+) | 841,895,966 | |
| Improvement | | Value | | | | |
| Homesite: | | 284,084,100 | | | | |
| Non Homesite: | | 825,689,712 | Total Improvements | (+) | 1,109,773,812 | |
| Non Real | Count | Value | | | | |
| Personal Property: | 1,212 | 409,004,600 | | | | |
| Mineral Property: | 1 | 500 | | | | |
| Autos: | 0 | 0 | Total Non Real | (+) | 409,005,100 | |
| | | | Market Value | = | 2,360,674,878 | |
| Ag | Non Exempt | Exempt | | | | |
| Total Productivity Market: | 722,737,447 | 170,100 | | | | |
| Ag Use: | 111,700,759 | 27,500 | Productivity Loss | (-) | 611,036,688 | |
| Timber Use: | 0 | 0 | Appraised Value | = | 1,749,638,190 | |
| Productivity Loss: | 611,036,688 | 142,600 | | | | |
| | | | Homestead Cap | (-) | 2,169,362 | |
| | | | Assessed Value | = | 1,747,468,828 | |
| | | | Total Exemptions Amount (Breakdown on Next Page) | (-) | 130,305,245 | |
| | | | Net Taxable | = | 1,617,163,583 | |

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100) 0.00 = 1,617,163,583 * (0.000000 / 100)

Tax Increment Finance Value:
Tax Increment Finance Levy:

0.00

2016 CERTIFIED TOTALS

As of Certification

Property Count: 11,975

CAD - DEAF SMITH CAD Grand Totals

8/8/2016

3:49:58PM

Exemption Breakdown

| Exemption | Count | Local | State | Total |
|-----------|--------|-------|-------------|-------------|
| AB | 4 | 0 | 0 | 0 |
| DV1 | 24 | 0 | 217,100 | 217,100 |
| DV1S | 1 | 0 | 5,000 | 5,000 |
| DV2 | 9 | 0 | 85,500 | 85,500 |
| DV3 | 12 | 0 | 106,000 | 106,000 |
| DV3S | 1 | 0 | 10,000 | 10,000 |
| DV4 | 18 | 0 | 168,000 | 168,000 |
| DV4S | 2 | 0 | 12,000 | 12,000 |
| DVHS | 15 | 0 | 1,332,945 | 1,332,945 |
| EX | 2 | 0 | 126,200 | 126,200 |
| EX-XG | 10 | 0 | 1,443,000 | 1,443,000 |
| EX-XI | 6 | 0 | 2,487,200 | 2,487,200 |
| EX-XL | 1 | 0 | 1,100 | 1,100 |
| EX-XV | 206 | 0 | 123,010,600 | 123,010,600 |
| EX366 | 13 | 0 | 2,300 | 2,300 |
| FR | 5 | 0 | 0 | 0 |
| HS | 3,221 | 0 | 0 | 0 |
| LIH | 2 | 0 | 1,298,300 | 1,298,300 |
| LVE | 11 | 0 | 0 | 0 |
| PC | 1 | 0 | 0 | 0 |
| | Totals | 0 | 130,305,245 | 130,305,245 |

Property Count: 11,970

2016 CERTIFIED TOTALS

As of Certification

CAD - DEAF SMITH CAD ARB Approved Totals

8/8/2016

3:49:58PM

State Category Breakdown

| State Code | Description : | Count | Acres | New Value Market | Market Value |
|------------|-------------------------------------|--------|--------------|------------------|-----------------|
| Α | SINGLE FAMILY RESIDENCE | 4,965 | | \$996,100 | \$327,278,701 |
| В | MULTIFAMILY RESIDENCE | 165 | | \$15,200 | \$17,237,510 |
| C1 | VACANT LOTS AND LAND TRACTS | 642 | | \$0 | \$6,713,000 |
| D1 | QUALIFIED OPEN-SPACE LAND | 3,498 | 932,077.9552 | \$0 | \$722,595,447 |
| D2 | IMPROVEMENTS ON QUALIFIED OPEN SP | 838 | | \$688,900 | \$16,912,303 |
| E | RURAL LAND, NON QUALIFIED OPEN SPA- | 1,179 | 6,449.8394 | \$1,345,000 | \$99,181,018 |
| F1. | COMMERCIAL REAL PROPERTY | 709 | | \$639,500 | \$120,736,099 |
| F2 | INDUSTRIAL AND MANUFACTURING REAL | 193 | | \$15,291,800 | \$505,627,900 |
| G3 | OTHER SUB-SURFACE INTERESTS IN LAN | 1 | | \$0 | \$500 |
| J2 | GAS DISTRIBUTION SYSTEM | 14 | | \$0 | \$3,712,900 |
| J3 | ELECTRIC COMPANY (INCLUDING CO-OP) | 39 | | \$0 | \$85,090,700 |
| J4 | TELEPHONE COMPANY (INCLUDING CO-C | 34 | | \$0 | \$4,436,500 |
| J5 | RAILROAD | 9 | | \$0 | \$40,298,800 |
| J6 | PIPELAND COMPANY | 15 | | \$0 | \$5,224,100 |
| J7 | CABLE TELEVISION COMPANY | 3 | | \$0 | \$452,300 |
| J8 | OTHER TYPE OF UTILITY | 6 | | \$0 | \$745,600 |
| L1 | COMMERCIAL PERSONAL PROPERTY | 1,051 | | \$0 | \$128,636,200 |
| L2 | INDUSTRIAL AND MANUFACTURING PERS | 59 | | \$0 | \$135,894,100 |
| M1 | TANGIBLE OTHER PERSONAL, MOBILE HO | 170 | | \$3,700 | \$1,474,400 |
| S | SPECIAL INVENTORY TAX | 19 | | \$0 | \$6,781,900 |
| X | TOTALLY EXEMPT PROPERTY | 251 | | \$524,300 | \$128,368,700 |
| | | Totals | 938,527.7946 | \$19,504,500 | \$2,357,398,678 |

Property Count: 11,975

2016 CERTIFIED TOTALS

As of Certification

CAD - DEAF SMITH CAD Grand Totals

8/8/2016

3:49:58PM

State Category Breakdown

| State Code | Description | · Count | Acres | New Value Market | Market Value |
|------------|-------------------------------------|---------|--------------|------------------|-----------------|
| Α | SINGLE FAMILY RESIDENCE | 4,965 | | \$996,100 | \$327,278,701 |
| В | MULTIFAMILY RESIDENCE | 165 | | \$15,200 | \$17,237,510 |
| C1 | VACANT LOTS AND LAND TRACTS | 642 | | \$0 | \$6,713,000 |
| D1 | QUALIFIED OPEN-SPACE LAND | 3,499 | 932,244.4452 | \$0 | \$722,711,947 |
| D2 | IMPROVEMENTS ON QUALIFIED OPEN SP | 838 | | \$688,900 | \$16,912,303 |
| E | RURAL LAND, NON QUALIFIED OPEN SPA- | 1,180 | 6,781.9894 | \$1,345,000 | \$99,413,518 |
| F1 | COMMERCIAL REAL PROPERTY | 709 | | \$639,500 | \$120,736,099 |
| F2 | INDUSTRIAL AND MANUFACTURING REAL | 194 | | \$15,291,800 | \$505,934,900 |
| G3 | OTHER SUB-SURFACE INTERESTS IN LAN | 1 | | \$0 | \$500 |
| J2 | GAS DISTRIBUTION SYSTEM | 14 | | \$0 | \$3,712,900 |
| J3 | ELECTRIC COMPANY (INCLUDING CO-OP) | 39 | | \$0 | \$85,090,700 |
| J4 | TELEPHONE COMPANY (INCLUDING CO-C | 34 | | \$0 | \$4,436,500 |
| J5 | RAILROAD | 9 | | \$0 | \$40,298,800 |
| J6 | PIPELAND COMPANY | 15 | | \$0 | \$5,224,100 |
| J7 | CABLE TELEVISION COMPANY | 3 | | \$0 | \$452,300 |
| J8 | OTHER TYPE OF UTILITY | 6 | | \$0 | \$745,600 |
| L1 | COMMERCIAL PERSONAL PROPERTY | 1,053 | | \$0 | \$131,256,400 |
| L2 | INDUSTRIAL AND MANUFACTURING PERS | 59 | | \$0 | \$135,894,100 |
| M1 | TANGIBLE OTHER PERSONAL, MOBILE HO | 170 | | \$3,700 | \$1,474,400 |
| S | SPECIAL INVENTORY TAX | 19 | | \$0 | \$6,781,900 |
| X | TOTALLY EXEMPT PROPERTY | 251 | | \$524,300 | \$128,368,700 |
| | | Totals | 939,026.4346 | \$19,504,500 | \$2,360,674,878 |

Property Count: 11,975

2016 CERTIFIED TOTALS

As of Certification

CAD - DEAF SMITH CAD Grand Totals

8/8/2016

3:49:58PM

CAD State Category Breakdown

| State Code | Description | Count | Acres | New Value Market | Market Value |
|------------|-------------------------------------|--------|--------------|------------------|-----------------|
| Α | SINGLE FAMILY RESIDENCE | 9 | | \$900 | \$254,500 |
| A1 | SINGLE FAMILY RESIDENCE | 4,660 | | \$762,700 | \$320,913,101 |
| A2 | SINGLE FAMILY MOBILE ATTACHED TO RI | 369 | | \$232,500 | \$6,111,100 |
| B1 | APARTMENTS / MULTIFAMILY | 165 | | \$15,200 | \$17,237,510 |
| C1 | VACANT LOT | 642 | | \$0 | \$6,713,000 |
| D1 | AG LAND PASTURE | 3,500 | 932,246.3130 | \$0 | \$722,712,739 |
| D2 | IMPROVEMENTS ON QUALIFIED LAND | 838 | 1.0000 | \$688,900 | \$16,912,303 |
| D3 | AG LAND FARM | 30 | | \$0 | \$3,329,275 |
| E | E · | 1 | | \$0 | \$16,200 |
| E1 | FARM OR RANCH IMPROVEMENT | 1,144 | | \$1,345,000 | \$95,252,651 |
| E2 | E2 | 1 | | \$0 | \$9,000 |
| E3 | E3 | 1 | | \$0 | \$1,100 |
| E4 | Rural Land - Non Qualified Land | 34 | | \$0 | \$804,500 |
| F1 | COMMERCIAL REAL PROPERTY | 709 | | \$639,500 | \$120,736,099 |
| F2 | INDUSTRIAL REAL PROPERTY | 194 | | \$15,291,800 | \$505,934,900 |
| G1 | MINERALS | 1 | | so | \$500 |
| J2 | GAS COMPANY | 14 | | \$0 | \$3,712,900 |
| J3 | ELECTRIC COMPANY | 39 | | \$0 | \$85,090,700 |
| J4 | TELEPHONE COMPANY | 34 | | \$0 | \$4,436,500 |
| J5 | RAILROAD | 9 | | \$0 | \$40,298,800 |
| J6 | PIPELINE COMPANY | 15 | | \$0 | \$5,224,100 |
| J7 | CABLE TELEVISION COMPANY | 3 | | \$0 | \$452,300 |
| J8 | OTHER UTILITY | 6 | | \$0 | \$745,600 |
| L1 | PERSONAL PROPERTY COMMERCIAL | 1,053 | | \$0 | \$131,256,400 |
| L2 | INDUSTRIAL PERSONAL PROPERTY | 59 | | \$0 | \$135,894,100 |
| M3 | MOBILE HOMES PERSONAL | 170 | | \$3,700 | \$1,474,400 |
| S | SPECIAL INVENTORY TAX | 19 | | \$0 | \$6,781,900 |
| X | EXEMPT PROPERTY | 251 | | \$524,300 | \$128,368,700 |
| | | Totals | 932,247,3130 | \$19,504,500 | \$2,360,674,878 |

2016 CERTIFIED TOTALS

As of Certification

Property Count: 11,975

CAD - DEAF SMITH CAD
Effective Rate Assumption

8/8/2016

3:49:58PM

New Value

TOTAL NEW VALUE MARKET: TOTAL NEW VALUE TAXABLE: \$19,504,500 \$18,978,800

New Exemptions

| Exemption | Description | Count | | |
|-----------|--|-------|-------------------|----------|
| EX-XG | 11.184 Primarily performing charitable functions | 1 | 2015 Market Value | \$71,800 |
| EX-XV | Other Exemptions (Including public property, re | 3 | 2015 Market Value | \$94,600 |
| EX366 | HB366 Exempt | 4 | 2015 Market Value | \$2,400 |
| | | 4 | | |

ABSOLUTE EXEMPTIONS VALUE LOSS

\$168,800

| Exemption | Description | Count | Exemption Amount |
|-----------|-------------------------------|-----------------------|------------------|
| DV1 | Disabled Veterans 10% - 29% | 1 | \$5,000 |
| DV2 | Disabled Veterans 30% - 49% | 2 | \$15,000 |
| DV3 | Disabled Veterans 50% - 69% | 2 | \$20,000 |
| DV4 | Disabled Veterans 70% - 100% | 2 | \$24,000 |
| DVHS | Disabled Veteran Homestead | 3 | \$348,745 |
| HS | Homestead | 43 | \$0 |
| | PARTIAL EXEMPTIONS VALUE LOSS | 53 | \$412,745 |
| | NEW | EXEMPTIONS VALUE LOSS | \$581,545 |

Increased Exemptions

| Exemption | Description | Count | Increased Exemption Amount |
|-----------|-------------|-----------|----------------------------|
| | | | |

INCREASED EXEMPTIONS VALUE LOSS

| TOTAL EXEMPTIONS VALUE LOSS | |
|-----------------------------|--|
|-----------------------------|--|

\$581,545

New Ag / Timber Exemptions

 2015 Market Value
 \$20,003

 2016 Ag/Timber Use
 \$1,200

 NEW AG / TIMBER VALUE LOSS
 \$18,803

Count: 2

New Annexations

New Deannexations

Average Homestead Value

Category A and E

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|------------------------|----------------------|----------------------|-----------------|
| 3,177 | \$86,353 Category | \$670 A Only | \$85,683 |
| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
| 2,759 | \$79,614 | \$539 | \$79,075 |

2016 CERTIFIED TOTALS

As of Certification

CAD - DEAF SMITH CAD Lower Value Used

Count of Protested Properties Total Market Value Total Value Used

\$3,276,200.00

\$2,406,200

2016 CERTIFIED TOTALS

As of Certification

Property Count: 5

CAD - DEAF SMITH CAD Under ARB Review Totals

8/8/2016

3:49:58PM

CAD State Category Breakdown

| State Code | Description | Count | . : Acres | New Value Market | Market Value |
|------------|------------------------------|--------|-----------|------------------|--------------|
| D1 | AG LAND PASTURE | 1 | 166.4900 | \$0 | \$116,500 |
| D3 | AG LAND FARM | 1 | | \$0 | \$232,500 |
| F2 | INDUSTRIAL REAL PROPERTY | 1 | | \$0 | \$307,000 |
| L1 | PERSONAL PROPERTY COMMERCIAL | . 2 | | \$0 | \$2,620,200 |
| | | Totals | 166.4900 | \$0 | \$3,276,200 |

DEAF SMITH COUNTY APPRAISAL DISTRICT

2016 Annual Report

General Notes

2016 was a MAPS year so we concentrated on MAPS mostly and plan to catch up on appraising in 2017. Attached are ratio studies in Neighborhood 1, Commercial Property and Neighborhood 2.

Residential Properties (Neighborhood 1-3)

In 2015 we reappraised all residential properties in Neighborhood 1, 2, and 3.

<u>Description of Neighborhood 1</u> (Welsh, Knob Hill, Coneway): These are the new homes, generally built in the 1960's and forward. They tend to be larger with more modern amenities such as multiple baths, 2 car garages and are updated (modernized) more often.

<u>Description of Neighborhood 2</u>: This neighborhood primarily consists of the northeast quadrant of the City of Hereford. It has 25 Mile Avenue on the west, Park Avenue and Forrest Avenue on the south but does not include Bluebonnet and Northdale Additions. There are 1,620 residences in this neighborhood making it the largest neighborhood in Hereford. It is also the most varied (least homogenized). These homes are:

- small and poor quality houses, these typically have one bathroom, no garages (however a number of these have been completely remodeled).
- pre-WWII mid-size frame and stucco homes
- small and large post war residences with garages
- the FHA/VA houses that were built in the 1970's
- large brick homes with multiple bathrooms and 2 car garages

<u>Description of Neighborhood 3</u>: These are usually poor quality homes with some big remodeled homes. Homes can be 50 – 100 years old. This neighborhood is located in the downtown area, south of Park Avenue and east of 25 Mile Avenue.

Residential Properties (Neighborhood 4)

Neighborhoods 4A and 4C were reappraised in 2014. Neighborhood 4B has not been reappraised since 2013. There has not been much change in this neighborhood.

Description of Neighborhood 4:

Mabry (4A): Many of these residences have been remodeled with new roofs, vinyl siding, window and doors, carpet and ceramic tile in the bathrooms and kitchens as well as throughout the residence. A number have had additions with extra bathrooms and a few have added carports and even garages. The market in this neighborhood has substantially improved in recent years. In fact this neighborhood could be appraised using many of the lower to medium sales found in the #2 (Evants) neighborhood.

Ricketts (4B): This area has not changed much over the years. There have been a few residences fixed up and a few mobile homes have moved in. However, the poor streets (most are caliche covered and have bar-ditches) combined with the very poor quality residences has prevented the market in this area from increasing to the same degree as other neighborhoods.

Womble (4C): To some degree the residences in this area have been fixed up. The market value of this area has improved in recent years.

Dawn, Texas (Neighborhood 5)

We planned to reappraise Dawn in 2016 along with the rural reappraisal but due to the MAPS (Methods and Assistance Program) review in 2016 we did not make it. Hopefully we will get to Dawn in 2017.

<u>Description of Neighborhood 5:</u> Dawn is an unincorporated community 12 miles east of Hereford on US Hwy 60. There are only 45 properties including 21 single family residences, 13 vacant lots, 6 business properties and 3 exempt properties. There are a couple of the vacant lots that have been equipped with RV hookups for rent.

The lack of sales in this area makes the reappraisal of this community difficult. Therefore, it is difficult to establish a "market" for this area. The commute to working in Hereford would be a negative factor in people purchasing property in Dawn. The appraisers decided to use rural sales for the comparison process. Adding to this, the residences rely upon their own domestic wells for water and have old cesspools or modern septic systems for waste, just like the rural property sales.

Residential Properties (Neighborhood 6)

In neighborhood 6 (Finlan/Hereford Housing) the last appraisal was in 2013. We will run ratios in late 2016 or early 2017 to determine what we will do in 2017.

<u>Description of Neighborhood 6:</u> The platted areas known as Finlan Addition and Hereford Housing are unincorporated communities just south of Hereford in Section 111 of Block M-7. There are 183 total properties including 136 single family residences, 32 vacant lots, 6 business properties and 9 exempt properties. Many homes are converted WWII prisoner of war barracks. The lack of any building code has resulted in a hodgepodge of residences; many are below generally accepted living standards. Also, a section of the Finlan Addition is subject to flooding.

The lack of sales in this area makes the reappraisal of this community extremely difficult. When properties change hands they are generally kept within the family. This area is generally seen by the community as an undesirable place to live. Traditional financing is virtually unavailable, thus when a property sells, it is for cash. However it has been observed by the appraisers, that in recent years, a few properties have been improved in quality and appearance.

Personal Property L1

The personal property was driven out starting 3/5/2016 and finished 3/24/2016. During this time we look at commercial builds and flag to be worked with the change 2016 properties and building permits if property needed to be depreciated or if it has been improved. Mark Powers mailed out business personal property renditions December 31 2016 and works them as they come in thru May 15.

Category F2-L2-J-2-8 (Industrial & Utilities Property)

A lot of this property is worked by Morgan Ad Valorem Services. (See Reappraisal Plan for a list) Appraisers Mark Powers and Danny Jones worked Rural Maps F5, F6, G5, G6 in 2016. Any feed yard, grain elevator and seed companies would also be marked at this time 5/16/16.

2016 Real Commercial Property

In 2016 we adjusted land values on Highway 60 and Mark Powers reappraised properties east of Progressive Road outside of city limits. We physically inspected all commercial property when we worked our Business Personal Property and if there are new addition, property removal, or depreciations we will flag accounts to rework when we do our maintenance and building permits. Our ratios came in at 95% with a COD of 9.48 which we feel good about.

Rural Area

We worked four maps in our rural reappraisal (F5, F6, G5, G6). We plan to get a lot done in 2017.

2016

PERSONAL PROPERTY APPRAISAL

A large part of the value on the appraisal rolls is in the form of business personal property. The appraisers followed the district's procedures for discovery, appraisal and general procedures.

DISCOVERY / DATA-GATHERING ACTIVITIES / VALUATION

- For existing properties.
 - o Renditions were sent to all existing BPP accounts in early January 2016.
 - o For accounts that have a situs (actual business location) a physical inspection was made by Danny Jones to ensure that the business is still here and to note any notable changes.
- For new properties. The following "Sources of Discovery" were used to try to identify and inspect (if possible) new BPP accounts.
 - o Deed and other real property transfer documents had been noted during the deed processing during 2015 for any possible BPP.
 - o Building-permit information was analyzed for any possible BPP.
 - o Driving-out the district.
 - o Input from the community (word of mouth).
 - o The phone book.
 - o The newspaper was observed for any advertisements or articles about new businesses.
 - o Personal property renditions, some new businesses rendered and renditions that were returned were examined for consigned or leased equipment.
 - o Purchased lists. Airplane and vehicle lists were examined and new accounts were created and renditions were sent.
 - o The internet including Facebook was searched for possible new businesses.

RENDITIONS: These documents were date stamped; then turned over to the personal property appraiser. A value was placed on the form and then turned over to the data entry personal for recording manually in a BPP workbook and in the computer system and the form was then imaged.

Unrendered personal property: Approximately 40% of the property owners do not provide a rendition to the appraisal district for 2016. The appraiser valued each of these unrendered properties these were recorded in the BPP workbook and then picked up by data entry for the computer. A letter was sent out to all those who did not render by May 31st, notifying that a rendition penalty would be assessed for failure to render. However the appraisers held off of assessing the penalty until July 19, 2016, in other words all who would render up to that date would not be charged a rendition penalty amount.

As a quality control process, data verification reports were printed and then any corrections were processed. Totals were run and checked against last year's totals.

Results: 1,212 BPP properties were appraised for 2016 for a total of \$409,004,600. This is down about 2 million from 2015. For 2015 we had 1,243 properties that were appraised for a total of \$411,065,500.

Contracted Appraisals: Morgan Ad Volrem continues to appraise large and complicated accounts for the District. For 2016, 100 properties were appraised for a total of \$237,638,900 or 58% of BPP. For 2016, 99 properties were appraised for a total of \$237,445,100 or 58% of BPP.

Deaf Smith County Appraisal District 2016 Sales Ratio and Adjusted Sales Ratio Comparison Sorted by Neighborhood Code, then by Sales Ratio within neighborhood (45 Samples)

| | Oorted by Ne | Neighbor- | 2016 | Actual | | gnbonios | 1 | ,,,,, | Sales |
|----------|---------------|-----------|--------------|---------|----------|----------|-----------|---------|-----------|
| Property | | hood | Appraised | Sales | Sale | Sales | | Square | Price per |
| ID | Address | Code | Market Value | Price | Date | Ratio | Deviation | Footage | Sq. Foot |
| | 212 KINGWOOD | 1 | 149.600 | 150,000 | 03/29/16 | 1.00 | 0.05 | 1844 | 81.34 |
| | 425 HICKORY | 1 | 138,400 | 131,000 | 04/04/16 | 1.06 | 0.11 | 1603 | 81.72 |
| | 725 BALTIMORE | 1A | 101,100 | 125,000 | 11/05/15 | 0.81 | 0.13 | 2156 | 57.97 |
| | 215 N TEXAS | 1A | 187,400 | 145,000 | 11/06/15 | 1.29 | 0.35 | 2837 | 51.11 |
| | 117 LIVEOAK | 1A | 230,000 | 269,000 | 03/24/16 | 0.86 | 0.09 | 3534 | 76.11 |
| | 133 LIVEOAK | 1A | 135,700 | 150,000 | 05/09/16 | 0.90 | 0.05 | 4197 | 35.74 |
| | 326 FIR | 1B | 120,800 | 126,000 | 10/27/15 | 0.96 | 0.02 | 1728 | 72.91 |
| | 118 REDWOOD | 1B | 157,200 | 167,500 | 12/14/15 | 0.94 | 0.00 | 2298 | 72.88 |
| | 126 QUINCE | 1B | 124,000 | 162,500 | 01/29/16 | 0.76 | 0.19 | 2024 | 80.28 |
| | 134 QUINCE | 1B | 120,500 | 139,900 | 04/29/16 | 0.86 | 0.09 | 2066 | 67.72 |
| | 114 OAK | 1C | 122,900 | 130,000 | 10/07/15 | 0.95 | 0.01 | 2185 | 59,49 |
| | 124 OAK | 1C | 145,800 | 167,000 | 04/11/16 | 0.87 | 0.07 | 2232 | 74.82 |
| 6832 | 145 PECAN | 1C | 144,300 | 172,500 | 05/06/16 | 0.84 | 0.11 | 2271 | 75.95 |
| 2607 | 207 SUNSET | 1D | 169,500 | 182,000 | 03/16/16 | 0.93 | 0.02 | 3105 | 58.61 |
| 3025 | 302 WESTHAVEN | 1D | 120,100 | 100,000 | 03/30/16 | 1.20 | 0.25 | 2464 | 40.58 |
| 2794 | 239 NORTHWEST | 1D . | 110,800 | 102,000 | 04/05/16 | 1.09 | 0.14 | 1659 | 61.48 |
| 3024 | 403 WESTHAVEN | 1D | 129,300 | 142,000 | 05/12/16 | 0.91 | 0.04 | 2483 | 57.19 |
| 3511 | 323 HICKORY | 1E | 101,900 | 106,500 | 11/05/15 | 0.96 | 0.02 | 1584 | 67.23 |
| 3218 | 204 IRONWOOD | 1E . | 94,200 | 108,000 | 05/18/16 | 0.87 | 0.08 | 1626 | 66.42 |
| 3442 | 213 FJR | 1E | 86,700 | 85,000 | 02/18/16 | 1.02 | 0.07 | 1327 | 64.05 |
| 28116 | 337 HICKORY | 1E | 140,000 | 155,000 | 03/14/16 | 0.90 | 0,05 | 1904 | 81.40 |
| 6265 | 215 CHEROKEE | 1E | 104,100 | 95,000 | 05/16/16 | 1.10 | 0.15 | 2513 | 37.80 |
| 3048 | 122 GREENWOOD | 1F | 80,900 | 85,000 | 10/15/15 | 0.95 | 0.01 | 1621 | 52.43 |
| | 245 ELM | 1F | 97,100 | 110,000 | 01/22/16 | 0.88 | 0.07 | 1653 | 66.54 |
| 3299 | 227 CENTRE | 1F | 134,100 | 130,000 | 04/08/16 | 1.03 | 0.08 | 2486 | 52.29 |
| | 141 GREENWOOD | 1F | 112,200 | 127,500 | 01/01/16 | 0.88 | 0.07 | 1896 | 67.24 |
| 2915 | 110 DOUGLAS | 1G | 104,700 | 95,000 | 10/28/15 | 1.10 | 0.16 | 2256 | 42.10 |
| | 322 CENTRE | 1G | 93,500 | 107,000 | 10/06/15 | 0.87 | 0,07 | 1512 | 70.76 |
| | 112 ELM | 1G | 110,900 | 126,000 | 12/17/15 | 0.88 | 0.06 | 2431 | 51.83 |
| | 114 ELM | 1G | 81,000 | 91,500 | 03/24/16 | 0.89 | 0.06 | 1666 | 54.92 |
| | 326 CENTRE | 1G | 117,700 | 120,000 | 04/14/16 | 0.98 | 0.03 | 2508 | 47.84 |
| | 126 HICKORY | 1H | 89,700 | 92,000 | 11/04/15 | 0.98 | 0.04 | 1551 | 59.31 |
| | 120 IRONWOOD | 1H | 111,400 | 127,645 | 01/28/16 | 0.87 | 0.08 | 2052 | 62.20 |
| 2553 | 510 SYCAMORE | 1J | 77,200 | 70,000 | 12/02/15 | 1.10 | 0.16 | 1277 | 54.81 |
| | 327 16TH | 1J | 75,700 | 82,900 | 11/30/15 | 0.91 | 0.03 | 1581 | 52,43 |
| | 324 16TH | 1J | 58,700 | 62,700 | 02/25/16 | 0.94 | 0.01 | 1083 | 57.89 |
| 2532 | 542 SYCAMORE | 1J | 78,800 | 76,000 | 03/04/16 | 1.04 | 0.09 | 1274 | 59.65 |

Deaf Smith County Appraisal District 2016 Sales Ratio and Adjusted Sales Ratio Comparison

Sorted by Neighborhood Code, then by Sales Ratio within neighborhood (45 Samples)

| | | Neighbor- | 2016 | Actual | | | | | Sales |
|----------|---------------|-----------|--------------|-----------|----------|-------|-----------|---------|-----------|
| Property | | hood | Appraised | Sales | Sale | Sales | | Square | Price per |
| al | Address | Code | Market Value | Price | Date | Ratio | Deviation | Footage | Sq. Foot |
| 6330 | 711 SEMINOLE | 1J | 74,200 | 80,000 | 04/07/16 | 0.93_ | 0.02 | 1416 | 56.49 |
| 2710 | 237 ASPEN | 13 | 80,600 | 83,000 | 05/09/16 | 0.97 | 0.02 | 1271 | 65.30 |
| 2491 | 442 RANGER | 1K | 56,200 | 54,800 | 10/22/15 | 1.03 | 0.09 | 1018 | 53.83 |
| 2976 | 117 ASPEN | 1 L | 71,922 | 73,000 | 01/22/16 | 0.99_ | 0.06 | 1551 | 47.06 |
| 2967 | 100 BEACH | 1L | 81,500 | 76,000 | 04/21/16 | 1.07 | 0.12 | 1715 | 44.31 |
| 5857 | 614 S AVE.K | AK03 | 229,600 | 250,500 | 03/28/16 | 0.92 | 0.03 | 2043 | 105.19 |
| 12399 | 1302 S MAIN | AM7 | 52,600 | 70,000 | 12/09/15 | 0.75 | 0.19 | 1320 | 53.03 |
| 7934 | 1320 S MAIN | AM7 | 198,000 | 231,000 | 02/18/16 | 0.86 | 0.09 | 2354 | 82.32 |
| | TOTALS OR AVG | TOTALS | 5,202,522 | 5,532,445 | | 0.94 | 3.73 | | <u> </u> |

COD = 8.81

COD (Coefficient of Dispersion) = Divide Average Absolute Deviation by Average Mean. Absolute Dev Avg = 0.083

Avg Absolute Dev = Total on
Absolute Dev. Divided by the # of
examples. Based on Adjusted
Sales Ratio

DEAF SMITH COUNTY APPRAISAL DISTRICT

2016 EVANTS (Nbhd 2) Ratio Study

<u>Description of Neighborhood</u> - This nbhd primary consists of the northeast quadrant of the city of Hereford. It has 25 Mile Ave. on the west, Park Ave. and Forrest Ave on the south, but does not include Bluebonnet and Northdale Additions. There are 1,620 residences in this neighborhood, making it the largest nbhd in Hereford. It is also the most varied (least homogenized); there are

- small and poor quality houses, these typically have one bathroom, no garages (however a number of these have been completely remodeled)
- pre-WWII mid-size frame and stucco homes
- small and large post war residences with garages
- the FHA / VA houses that were built in the 1970's
- large brick homes with multiple bathrooms and 2 car garages
- new homes; however only one or two (if any) will be constructed in any given year.

It is predominately residential, however, there are a number of apartments and duplexes scattered throughout the nbhd and there is commercial property along Park Avenue and 25 Mile Avenue.

History of Neighborhood: Appraisal of Residences.

2013 - This nbhd was reappraised and visually inspected for 2013.

2014 – After the ratio study, it was felt that a visual inspection of all properties was not necessary. However adjustment codes were placed on certain properties adjusting the value up or down.

2015 – Land schedules did not change. The previous year's adjustment codes were taken off. All property was reappraised and visually inspected for 2015

2016

<u>Land schedules</u> remained as is, due to the fact that land sales are so few, and residential vacant lots have not *increased in value in other nbhds*. Thus the land schedule remains as follows:

| Resider | ntial NBHD 2 | (Evants) | |
|---------|--------------|----------|---------------------------|
| Code | Sprice | Method | Description / criteria |
| E | 0.35 | sqft | General areas in the nbhd |
| El | 0.50 | sqft | FHA / VA areas |
| E2 | 0.75 | sqft | Nicer more affluent |
| E3 | 1.00 | sqft | Manufactured Housing Lots |
| EV | 0.20 | sqft | Vacant Lots in this nbhd |
| | | | |

Appraisal of Residences.

Analysis: A ratio study for single family residences (category A1) was done for this nbhd using sales from 12/7/2014 to 11/1/201. Using a computer generated list, only 26 sales were found. The list was analyzed and a 4 sales were excluded as the residences were in bad condition, even not liveable, there was also an estate sale; a couple of these sales were cash sales as well. One was opportunistic find, that is the purchases was able to buy the property at below market value, in fact he said he "ran to the bank to get the money, I didn't walk, I ran". This process of elimination weeded the list down to 22 viable sales.

The ratio study showed a weighted mean of .95, a mean of .95, a COD of 9.05.

- The above measures of appraisal accuracy, the weighted mean and mean, tell us that the values are 5% low, on average. It appears that the market is healthy in this nbhd. A reappraisal was done in 2015 and values were increased on the average of 5%, this may indicate the market has appreciated about 5%, in fact a number of these sales were on the market for very short periods of time (days or weeks).
 - o To test appreciation the ratios were sorted according to date of sale and separated into 2 groups.
 - o 12/7/2014 to 4/2/2015 and from 6/1/2015 to 11/1/2015, the results were inconclusive. Therefore no time adjustments were made for 2016.
- The uniformity (COD) looked good as the COD is less than 10.
 - Definition of COD Coefficient of Dispersion is a measure of uniformity; the higher this number is the more unequal the appraisals. Our goal is to have the COD under 15 and preferably close to 10.

The appraiser examined the sales ratio study for areas of bias in his appraisals and did not find any significant bias.

Action / Plan Procedure:

- 1) Since 2016 was a Comptroller's M. A. P. S. year and the Comptroller also did the 2015 Property Value Study in 2016 the appraisers had a reduced time frame to conduct appraisals. Therefore, this nbhd was deemed a high priority to conduct extensive ratio studies and to try to reappraise.
- 2) In addition the ratio studies did not indicate action was needed. It was deemed appropriate to just carry the 2015 values forward.
- 3) The regular upkeep of building permits and "flagged property" was preformed.
- Follow up Ratio Study: since no significant appraisal work was preformed, a follow up ratio study was not preformed.
- Multi-Family Duplexes and Apartments. No appraisal work was preformed.

| 11/10/2015 | Sales | Ratio | Report |
|------------|-------|-------|--------|
| 11/10/2010 | JAICS | LAUV | Trobor |

Evants nbhd Category A1

Year - 2015

Sales from 12/7/2014 to 11/1/2015

| Prop ID | Address | sqft | Sale Price Sale I | Date Market | Ratio Dev | Class | Heat AC | Land sft |
|------------|-------------------------|-------|-------------------|----------------|-----------|----------|---------|---------------------------------|
| 1957 | 435 AVE.C TX | 1,621 | \$85,000 12/8/2 | 2014 \$74,500 | 0.88 | 0.18 5M+ | RA | 6,600 J.G. sale |
| 6353 | 707 STANTON TX | 1,340 | \$53,000 12/16 | /2014 \$51,900 | 0.98 | 0.08 5M | G4,CH | 7,440 |
| 1564 | 210 AVE.J TX | 1,735 | \$30,000 12/19 | /2014 \$28,700 | 0.96 | 0.10 4M | RA | 8,235 |
| 1317 | 213 AVE.A TX | 552 | \$15,000 12/31. | /2014 \$8,200 | 0.55 | 0.51 3F | G3,ST | 10,000 |
| 1877 | 321 AVE.B TX | 1,840 | \$57,000 2/11/2 | 2015 \$66,700 | 1.17 | 0.11 5F | G3,ST | 17,067 |
| 6107 | 2010 AVE.H TX | 3,431 | \$190,000 2/27/2 | 2015 \$182,300 | 0.96 | 0.10 6M | RA | 75,524 |
| 1578 | 233 STAR TX | 1,682 | \$92,000 3/18/2 | 2015 \$89,900 | 0.98 | 0.08 6M- | CA | 8,235 |
| 5273 | 908 BREVARD TX | 1,129 | \$57,000 3/30/2 | 2015 \$58,400 | 1.02 | 0.03 5M+ | RA | 10,000 |
| 6108 | 910 AVE.H | 2,008 | \$94,000 3/30/2 | 2015 \$86,900 | 0.92 | 0.13 5M+ | • | 274,210 |
| 1617 | 314 STAR TX | 1,511 | \$57,000 4/2/20 | \$58,100 | 1.02 | 0.04 5M+ | G4,WAL | 7,830 |
| | 9 900 & 908LAFAYETTE TX | 1,395 | \$15,000 6/1/20 | 15 \$16,300 | 1.09 | 0.03 3F | CH | 7,450 |
| 1082 | III AVE.I TX | 1,810 | \$85,000 6/29/2 | 2015 \$82,100 | 0.97 | 0.09 5F+ | CA | 13,000 |
| 1455 | 231 AVE.F TX | 1,149 | \$50,000 8/4/20 | \$43,600 | 0.87 | 0.18 5F | RA | 5,586 |
| 5302 | 835 BLEVINS TX | 866 | \$50,000 8/4/20 | \$38,200 | 0.76 | 0.29 4M+ | G4,CH | 6,413 |
| 6024 | 617 AVE.G TX | 1,174 | \$50,000 8/10/2 | 2015 \$51,400 | 1.03 | 0.03 5M | RA | 7,440 |
| 1914 | 339 -341 AVE A TX | 2,240 | \$65,000 8/18/2 | 2015 \$55,400 | 0.85 | 0.20 4F+ | G3,WAL, | 14,000 |
| 5202 | 801 BREVARD TX | 1,060 | \$45,000 8/19/2 | 2015 \$44,600 | 0.99 | 0.07 5M | RA | 7,500 |
| 2125 | 440 PALOMA LANE TX | 1,404 | \$77,000 8/21/2 | 2015 \$76,300 | 0.99 | 0.07 6F- | G4,CH | 8,752 |
| 5264 | 909 BREVARD | 1,091 | \$58,500 8/21/2 | 2015 \$57,800 | 0.99 | 0.07 6M- | G4,CH | 7,500 |
| 6142 | 620 STAR TX | 1,140 | \$70,695 9/16/2 | 2015 \$60,000 | 0.85 | 0.21 5M | RA | 8,060 |
| 1621 | 304 STAR TX | 1,308 | \$75,000 9/25/2 | 2015 \$71,600 | 0.95 | 0.10 6M- | RA | 8,370 |
| 2254 | 426 STAR TX | 2,371 | \$95,000 10/8/ | 2015 \$99,900 | 1.05 | 0.00 6M- | G5,CH | 11,340 |
| .1959 | 437 LONG TX | 1,225 | \$20,000 9/24/2 | 2015 \$44,300 | 2.22 | 1.16 5M- | G4,CH | 6,840 confirm with mike Ng |
| 1844 | 315 AVE.C TX | 1,408 | \$22,000 4/14/2 | 2015 \$32,800 | 1.49 | 0.43 5F | RA | 12,000 Hse tore up not liveable |
| 1588 | 216 STAR TX | 2,070 | \$67,900 5/29/. | 2015 \$74,200 | 1.09 | 0.04 5M+ | RA | 12,353 Estate/cash sale |
| 1373, 1374 | 236 & 238 AVE.B TX | 1,078 | \$24,000 1/5/2 | 015 \$44,200 | 1.84 | 0.79 SF | FF | 14,400 Bad condition cash sale |
| | 26 | | \$1,600,095 | \$1,598,300 | 27.47 | 5.12 | | |

| Wt mean | 1.00 |
|---------|-------|
| Mean | 1.06 |
| COD | 18.63 |

| Sales | without | outliers |
|-------|---------|----------|
|-------|---------|----------|

| 11/10/2015 | Late 2015 Sales Ratio Report | E | Evants nbhd | Category A1 | | | Year | - 2015 | • • |
|-----------------|------------------------------|-------|-------------|-------------|-------------|---------------|----------|---------|-----------------|
| Sales from 12/7 | 7/2014 to 11/1/2015 | | | | | | | | • |
| Prop ID | Address | sqft | Sale Price | Sale Date | Market | Ratio I | | Heat AC | Land sft |
| 1957 | 435 AVE.C TX | 1,621 | \$85,000 | 12/8/2014 | \$74,500 | 0.88 | 0.07 5M+ | RA | 6,600 J.G. sale |
| 6353 | 707 STANTON TX | 1,340 | \$53,000 | 12/16/2014 | \$51,900 | 0.98 | 0.03 5M | G4,CH | 7,440 |
| 1564 | 210 AVE.J TX | 1,735 | \$30,000 | 12/19/2014 | \$28,700 | 0.96 | 0.01 4M | RA | 8,235 |
| 1317 | 213 AVE.A TX | 552 | \$15,000 | 12/31/2014 | \$8,200 | 0.55 | 0.40 3F | G3,ST | 10,000 |
| 1877 | 321 AVE.B TX | 1,840 | \$57,000 | 2/11/2015 | \$66,700 | 1.17 | 0.22 5F | G3,ST | 1 7,0 67 |
| 6107 | 2010 AVE.H TX | 3,431 | \$190,000 | 2/27/2015 | \$182,300 | 0.96 | 0.01 6M | RA | 75,524 |
| 1578 | 233 STAR TX | 1,682 | \$92,000 | 3/18/2015 | \$89,900 | 0.98 | 0.03 6M- | CA | 8,235 |
| 5273 | 908 BREVARD TX | 1,129 | \$57,000 | 3/30/2015 | \$58,400 | 1.02 | 0.08 5M+ | RA | 10,000 |
| 6108 | 910 AVE.H | 2,008 | \$94,000 | 3/30/2015 | \$86,900 | 0.92 | 0.02 5M+ | | 274,210 |
| 1617 | 314 STAR TX | 1,511 | \$57,000 | 4/2/2015 | \$58,100 | 1.02 | 0.07 5M+ | G4,WAL | 7,830 |
| 1091, 10889 | 900 & 908LAFAYETTE TX | 1,395 | \$15,000 | 6/1/2015 | \$16,300 | 1.09 | 0.14 3F | CH | 7,450 |
| 1082 | III AVE.I TX | 1,810 | \$85,000 | 6/29/2015 | \$82,100 | 0.97 | 0.02 5F+ | CA | 13,000 |
| 1455 | 231 AVE.F TX | 1,149 | \$50,000 | 8/4/2015 | \$43,600 | 0.87 | 0.07 5F | RA | 5,586 |
| 5302 | 835 BLEVINS TX | 866 | \$50,000 | 8/4/2015 | \$38,200 | 0.76 | 0.18 4M+ | G4,CH | 6,413 |
| 6024 | 617 AVE.G TX | 1,174 | \$50,000 | 8/10/2015 | \$51,400 | 1.03 | 0.08 5M | RA | 7,440 |
| 1914 | 339 -341 AVE A TX | 2,240 | \$65,000 | 8/18/2015 | \$55,400 | 0.85 | 0.09 4F+ | G3,WAL, | 14,000 |
| 5202 | 801 BREVARD TX | 1,060 | \$45,000 | 8/19/2015 | \$44,600 | 0.99 | 0.04 5M | RA | 7,500 |
| 2125 | 440 PALOMA LANE TX | 1,404 | \$77,000 | 8/21/2015 | \$76,300 | 0.99 | 0.04 6F- | G4,CH | 8,752 |
| 5264 | 909 BREVARD | 1,091 | \$58,500 | 8/21/2015 | \$57,800 | 0.99 | 0.04 6M- | G4,CH | 7,500 |
| 6142 | 620 STAR TX | 1,140 | \$70,695 | 9/16/2015 | \$60,000 | 0.85 | 0.10 5M | RA | 8,060 |
| 1621 | 304 STAR TX | 1,308 | \$75,000 | 9/25/2015 | \$71,600 | 0.95 | 0.01 6M- | RA | 8,370 |
| 2254 | 426 STAR TX | 2,371 | \$95,000 | 10/8/2015 | \$99,900 | 1 .0 5 | 0.10 6M- | G5,CH | 11,340 |
| 2 | 22 | _ | \$1,466,195 | _ | \$1,402,800 | 20.83 | 1.88 | | |

| Wt mean | 0.96 |
|---------|------|
| Mean | 0.95 |
| COD | 9.05 |

sorting sales by date to see apprecition in the market

Sales Ratio Report

| Sales fro | m | 12/7/2014 | | to | 4/2/2015 | | | | | |
|-----------|----------------|-----------|------------|------------|-----------|-------|------|---------|-------------|-----------------|
| Prop ID | Address | sqft | Sale Price | Sale Date | Market | Ratio | Dev | Cl | ass Heat AC | Land sft |
| 1957 | 435 AVE.C TX | 1,621 | \$85,000 | 12/8/2014 | \$74,500 | | 88.0 | 0.07 5N | /I+ RA | 6,600 J.G. sale |
| 6353 | 707 STANTON TX | 1,340 | \$53,000 | 12/16/2014 | \$51,900 | | 0.98 | 0.04 51 | и G4,CH | 7,440 |
| 1564 | 210 AVE.J TX | 1,735 | \$30,000 | 12/19/2014 | \$28,700 | | 0.96 | 0.01 41 | /I RA | 8,235 |
| 1317 | 213 AVE.A TX | 552 | \$15,000 | 12/31/2014 | \$8,200 | | 0.55 | 0.40 3F | G3,ST | 10,000 |
| 1877 | 321 AVE.B TX | 1,840 | \$57,000 | 2/11/2015 | \$66,700 | | 1.17 | 0.23 5F | G3,ST | 17,067 |
| 6107 | 2010 AVE.H TX | 3,431 | \$190,000 | 2/27/2015 | \$182,300 | | 0.96 | 0.02 6N | /I RA | 75,524 |
| 1578 | 233 STAR TX | 1,682 | \$92,000 | 3/18/2015 | \$89,900 | | 0.98 | 0.03 6N | Л- CA | 8,235 |
| 5273 | 908 BREVARD TX | 1,129 | \$57,000 | 3/30/2015 | \$58,400 | | 1.02 | 0.08 5N | ∕I+ RA | 10,000 |
| 6108 | 910 AVE.H | 2,008 | \$94,000 | 3/30/2015 | \$86,900 | | 0.92 | 0.02 5N | /I+ | 274,210 |
| 1617 | 314 STAR TX | 1,511 | \$57,000 | 4/2/2015 | \$58,100 | | 1.02 | 0.08 51 | Λ+ G4,WAL | 7,830 |
| 10 | 0 | _ | \$730,000 | - | \$705,600 | | 9.43 | 0.97 | | |

| Wt mean | 0.97 |
|---------|-------|
| Mean | 0.94 |
| COD | 10.23 |

Sales Ratio Report

| Sales from | 6/1/2015 | | to | 11/1/2015 | | | | | |
|---------------------------------|----------|------------|-----------|-----------|-------|--------|----------------|---------|----------|
| Prop ID Address | sqft | Sale Price | Sale Date | Market | Ratio | Dev | Class | Heat AC | Land sft |
| 1091, 108 900 & 908LAFAYETTE TX | 1,395 | \$15,000 | 6/1/2015 | \$16,300 | 1.0 | 9 0.1 | 4 3F | CH | 7,450 |
| 1082 III AVE.I TX | 1,810 | \$85,000 | 6/29/2015 | \$82,100 | 0.9 | 7 0:0 |)2 5F+ | CA | 13,000 |
| 1455 231 AVE.F TX | 1,149 | \$50,000 | 8/4/2015 | \$43,600 | 0.8 | 7 0.0 | 7 5F | RA | 5.586 |
| 5302 835 BLEVINS TX | 866 | \$50,000 | 8/4/2015 | \$38,200 | 0.7 | 6 0.1 | 8 4M+ | G4,CH | 6,413 |
| 6024 617 AVE.G TX | 1,174 | \$50,000 | 8/10/2015 | \$51,400 | 1.0 | 3 0.0 | 18 5M | RA | 7,440 |
| 1914 339 -341 AVE A TX | 2,240 | \$65,000 | 8/18/2015 | \$55,400 | 0.8 | 5 0.0 | 19 4F+ | G3,WAL, | 14,000 |
| 5202 801 BREVARD TX | 1,060 | \$45,000 | 8/19/2015 | \$44,600 | 0.9 | 9 0.0 |)5 5M | RA | 7,500 |
| 2125 440 PALOMA LANE TX | 1,404 | \$77,000 | 8/21/2015 | \$76,300 | 0.9 | 9 0.0 |)5 6F- | G4,CH | 8,752 |
| 5264 909 BREVARD | 1,091 | \$58,500 | 8/21/2015 | \$57,800 | 0.9 | 9 0.0 | 14 6M- | G4,CH | 7,500 |
| 6142 620 STAR TX | 1,140 | \$70,695 | 9/16/2015 | \$60,000 | 0.8 | 5 0.0 | 9 5M | RA | 8,060 |
| 1621 304 STAR TX | 1,308 | \$75,000 | 9/25/2015 | \$71,600 | 0.9 | 95 0.0 |)1 6M- | RA | 8,370 |
| 2254 426 STAR TX | 2,371 | \$95,000 | 10/8/2015 | \$99,900 | 1.0 | 0. | 11 6M- | G5,CH | 11,340 |
| 12 | _ | \$736,195 | - | \$697,200 | 11.3 | 9 0.9 |) 5 | | |

| Wt mean | 0.95 |
|---------|------|
| Mean | 0.95 |
| COD | 8.30 |

Deaf Smith County Appraisal District 2016 Sales Ratio - Commercial Property

| | | Neighbor- | 2016 | Actual | Sale | Sales | | Square | Sales Price pe |
|----------|-----------------------------|---|--------------------|--------------------|--|--------------------|--------------|-------------|-------------------|
| Property | | hood | Appraised | Sales | | Sales Ratio | Deviation | Footage | Sq. Foo |
| ID | Address | Code | Market Value | Price | Date 01/12/15 | 1,09 | 0.15 | rootage | Sq. roc |
| 4945 | S MAIN 600 N 25 MILE AVE | | 140,600 428,100 | 129,100 427,000 | 12/08/15 | 1.00 | 0.15 | | |
| | | | | 341,000 | 01/21/15 | 1.02 | 0.08 | | |
| | 807 S HWY 385 | L | 348,100 | 70,000 | 01/01/16 | 1.02 | 0,08 | | |
| | VL HWY 60 NO FRO | 1 1 | 72,100 62,500 | 70,000 | 01/01/15 | 0.89 | 0.05 | | |
| | WALNUT . | ļ | 44,000 | 50,000 | 02/06/16 | 0.88 | 0.07 | • | |
| | 133 BENNETT | | 22,900 | 33,000 | 02/18/16 | 0.69 | 0.07 | | |
| | 609 E 2ND | ļ— | | | 02/29/16 | 0.89 | 0.27 | | |
| | 105 GREENWOOD | ļ | 345,600 | 356,000 | | 0.97 | 0.03 | | |
| | 128 W 1ST | ļ <u> </u> | 41,500 | 45,000 | 03/24/16 04/27/16 | 0.92 | 0.02 | | |
| | 312 E 3RD | | 55,200 | 66,000 | | | 0.12 | | |
| | 111 E 15TH | | 66,800 | 75,000 | 05/05/16 05/09/16 | 0.89 | 0.03 | | |
| | MILO CENTER | | 154,600 | 150,600 | | | | | |
| | 213 N MAIN | - | 21,800 | 25,000 | 05/13/16 | 0.87 0.78 | 0.07 0.18 | | ļ |
| | WALNUT | | 38,900 | 50,000 | 06/01/16 | | 0.18 | | ļ |
| | 313 N LEE | ļ | 221,800 | 225,000 | 10/26/15 | 0.99 | 0.05 | | |
| | 411 N 25 MILE AVE. | | 162,500 | 180,000 | 09/02/15 | 0.90 | | · | |
| | 224 25 MILE AVE. | VL | 45,000 | 59,000 | 02/01/16 | 0.76 0.99 | 0.20 0.05 | | |
| | 709 S MAIN | | 49,300 | 50,000 | 01/14/15 | | 0.05 | | |
| | 403 E 1ST | | 125,000 | 120,000 | 06/03/15 | 1.04 | 0.10 | • | |
| | 503 E 2ND | VL | 21,000 | 19,000 | 01/14/16 | 1.11 | 0.17 | | |
| | 831 W 1ST | VL | 534,800 | 540,000 | 03/03/15 | 0.99 | 0.03 | | |
| | 529 MYRTLE | | 41,300 | 45,000 | 06/23/15 | 0.92 | 0.02 | | |
| | 203 E PARK | - | 116,001 | 116,000 170,000 | 09/01/15 01/25/16 | 1.00 0.99 | 0.05 | | |
| 3912 | 301 S 25 MILE AVE. | | 169,300 | | 01/25/16 | | 2.14 | | |
| | TOTAL | <u> </u> | 3,340,601 | 3,411,700 | | 22.59 | 2.14 | | |
| | | | | | - | #DIV/0! | | | |
| | | ļ | | | | #DIV/0! | | | |
| | _ | ļ | | | - | #DIV/0! | | | |
| | | | | | WEIGHT | 98.00 | _ | | |
| | | ļ | | | AVG | 94.00 | | | - |
| | | - | | | MEDIAN | 94.50 | | | |
| | | ļ | - | - | COD | 94,50 | | | |
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2016 MAP Review Exit Form

Dect' Smith Appraisal District

The reviewer has discussed with me all the determinations made for the mandatory items and the answers to review questions for the 2016 MAP review, after review of data submitted for the MAP review and the completion of the reviewer's onsite work. Items that currently have a Fail or a No are marked with a check on the opposite side of this form.

I understand that the answers to review questions and mandatory items as determined by the reviewer are subject to approval by Property Tax Assistance Division management.

I understand that after the issuance of the preliminary report, documentation can be provided for review, and changes can be made to review question answers prior to the final report being released. I also understand that to ensure new data can be reviewed and changes can be made before the issuance of the 2016 Final MAP report, any new data I submit or prepare for the reviewer to check must be given to the reviewer by Nov. 1, 2016.

Signature of Chief Appraiser (or designee)

Date

Designee name:

Signature of Reviewer

Date

Reviewer Instructions: Make a copy of the signed and completed form and provide to the chief appraiser while onsite. Send the original signed copy to Stephanie Mata. Keep a copy for your records.

Deat Smith County Appraisal District

| <u> </u> | 4: | 21. | 21. | 11. | 1. | Tier 3 | 12 | 61. | 51. | 41. | 31. | 21. | 11. | 1. | Tier 2 | 91. | 81. | 71. | 61. | 51. | 41. | 31. | 21. | 11. | ŗ | Tier 1 |
|---------------|-----|-----|-----|-----|--------|--------|-----|-----|-----|-----|-----|--------|-----|----------|--------|---------|-----|-----|-----|-----|-----|-----|-----|-----|---------|----------|
| | 1 | 7 | | _ | | Ü | | | | | | | _ | • | 2 | | | | | | | | | | | ~ |
| 52 22 | 1,5 | 32. | 22. | 12. | 2. | | 72. | 82. | 52 | 42. | 32. | 22. | 12. | 2. | | _ | 82. | 72. | 62. | 52 | 42. | 32. | 22. | 12. | 2. | <u> </u> |
| 63. | 43. | 33. | 23. | 13. | ن ن | | 73. | 63. | 53. | 43. | 33. | 23. | 13. | 3. | 1 | | 83. | 73. | 63. | 53. | 43. | 33. | 23. | 13. | ų. | |
| ¥ 4 | 44. | 34. | 24. | 14. | 4. | | 74. | 64. | 54. | 44. | 34. | 24. | 14. | 4. | | | 84. | 74. | 64. | 54. | 44. | 34. | 24. | 14. | 4. | |
| 5 ; 5; | 45. | 35. | 25. | 15. | 5. | | 75. | 65. | 55. | 45. | 35. | '} 25. | 15. | 5. | | | 85. | 75. | 65. | 55. | 45, | 35. | 25. | 15. | ٠. د | |
| 8,8 | 46. | 36. | 26. | 16. | 6. | | 76. | 66. | 56. | 46. | 36. | 26. | 16. | 6. | | _ | 86. | 76. | 66. | 56. | 46. | 36. | 26. | 16. | 6. | |
| 67. | 47. | 37. | 27. | 17. | .7 | | 77. | 67. | 57. | 47 | 37. | 27. | 17. | 7. | | _ | 87. | 77. | 67. | 57. | 47. | 37. | 27. | 17. | 7. | |
| ģ | 48. | 38. | 28. | က် | ç∞ | | 78. | 88. | 58. | 48. | 38. | 28. | 18. | <u>∞</u> | | | 88. | 78. | 68. | 58. | 48. | 38. | 28. | 18. | œ | |
| - , , | 49. | 39. | 29. | 19. | 9. | | 79. | 69. | 59. | 49. | 39. | 29. | 19. | 9. | | _ | 89. | 79. | 69. | 59. | 49. | 39. | 29. | 19. | 9. | |
| 00. | 50. | 40. | 30. | 20. | 10. | | 80. | 70. | 60. | 50. | 40. | 30. | 20. | 10. | | - - | 90. | 80. | 70. | 60. | 50. | 40. | 30. | 20. | 10. | |

- Determine if the certifications were made by the following dates, as applicable:
 - 2014: July 25
 - 2015: July 27
 - 2016: July 25
- Determine if written notifications were sent to the assessor for each taxing unit by April 1 of the form in which the roll would be provided in the previous two years
 - E-mail notification is acceptable

NOTE: The appraisal district board of directors with a county population of one million or more may, by resolution, postpone a hearing and determining all or substantially all timely filed protests, determination of all timely filed challenges, submission of approved changes to the chief appraiser and approving records to not later than August 30 or the appraisal review board may approve the appraisal records if the sum of appraised values as determined by the chief appraiser, of all properties where a protest has been filed but not determined, does not exceed 10 percent of the total value of all other taxable properties. Verify that the August 30 deadline was met.

Recommendation Options (Edit the recommendation to address the specific issue in the appraisal district)

- Ensure that the appraisal roll is certified to the assessor for each taxing unit participating in the appraisal district by the date listed in Tax Code Section 26.01(a).
- Ensure that written notifications of the form in which the appraisal roll will be provided are sent to the assessors of each taxing unit participating in the appraisal district by the date listed in Tax Code Section 26.01(a).
- 31. Are corrections of the appraisal roll presented to the appraisal district's board of directors and appraisal review board as _____ TIER(S) 1-3 described in Tax Code Section 25.25(b)?

If the appraisal district has not made any changes to the appraisal roll under Tax Code Section 25.25(b) that decreases the tax liability of the owner of a property in the previous four quarters, go back four more quarters. If there were not any changes in the previous eight quarters, the answer to this question is NOT APPLICABLE.

Data needs

- Board of directors' meeting minutes for the previous two years
- Written report of each change made under Tax Code Section 25.25(b) that decreases the tax liability of the owner
 of the property for the previous four quarters

Steps

- Review the reports to the ARB and to the board of directors of each change made under Tax Code Section 25.25(b)
 that decreased the tax liability of the owner of a property
- Determine if the reports were sent before the 10th day after the end of each calendar quarter
 - The first calendar quarter ends March 31
 - The second calendar quarter ends June 30
 - The third calendar quarter ends September 30
 - The fourth calendar quarter ends December 31
- Determine if each report includes the following:
 - The description of each property
 - The name of the owner of that property

Recommendation Options (Edit the recommendation to address the specific issue in the appraisal district)

 Present corrections of the appraisal roll that decrease the tax liability of property owners to the appraisal review board and board of directors as required by Tax Code Section 25.25(b). Sec. 25.25. Correction of Appraisal Roll.

(a) Except as provided by Chapters 41 and 42 of this code and by this section, the appraisal roll may not be changed. (b) The chief appraiser may change the appraisal roll at any time to correct a name or address, a determination of ownership, a description of property, multiple appraisals of a property, or a clerical error or other inaccuracy as prescribed by board rule that does not increase the amount of tax liability. Before the 10th day after the end of each calendar quarter, the chief appraiser shall submit to the appraisal review board and to the board of directors of the appraisal district a written report of each change made under this subsection that decreases the tax liability of the owner of the property. The report must include:

(1) a description of each property; and (2) the name of the owner of that property.

(c) The appraisal review board, on motion of the chief appraiser or of a property owner, may direct by written order changes in the appraisal roll for any of the five preceding years to correct:

(1) clerical errors that affect a property owner's liability for a tax imposed in that tax year;

(2) <u>multiple appraisals</u> of a property in that tax year;

- (3) the inclusion of property that does not exist in the form or at the location described in the appraisal roll; or (4) an error in which property is shown as owned by a person who did not own the property on January 1 of that
- (d) At any time prior to the date the taxes become delinquent, a property owner or the chief appraiser may file a motion with the appraisal review board to change the appraisal roll to correct an error that resulted in an incorrect appraised value for the owner's property. However, the error may not be corrected unless it resulted in an appraised value that exceeds by more than one-third the correct appraised value. If the appraisal roll is changed under this subsection, the property owner must pay to each affected taxing unit a late-correction penalty equal to 10 percent of the amount of taxes as calculated on the basis of the corrected appraised value. Payment of the late-correction penalty is secured by the lien that attaches to the property under Section 32.01 and is subject to enforced collection under Chapter 33. The roll may not be changed under this subsection if:
 - (1) the property was the subject of a protest brought by the property owner under Chapter 41, a hearing on the protest was conducted in which the property owner offered evidence or argument, and the appraisal review board made a determination of the protest on the merits; or

(2) the appraised value of the property was established as a result of a written agreement between the property owner or the owner's agent and the appraisal district.

(e) If the chief appraiser and the property owner do not agree to the correction before the 15th day after the date the motion is filed, a party bringing a motion under Subsection (c) or (d) is entitled on request to a hearing on and a determination of the motion by the appraisal review board. A party bringing a motion under this section must describe the error or errors that the motion is seeking to correct. Not later than 15 days before the date of the hearing, the board shall deliver written notice of the date, time, and place of the hearing to the chief appraiser, the property owner, and the presiding officer of the governing body of each taxing unit in which the property is located. The chief appraiser, the property owner, and each taxing unit are entitled to present evidence and argument at the hearing and to receive written notice of the board's determination of the motion. A property owner who files the motion must comply with the payment requirements of Section 25.26 or forfeit the right to a final determination of the motion.

(f) The chief appraiser shall certify each change made as provided by this section to the assessor for each unit affected by the change within five days after the date the change is entered.

- (g) Within 60 days after receiving notice of the appraisal review board's determination of a motion under this section or of a determination of the appraisal review board that the property owner has forfeited the right to a final determination of a motion under this section for failing to comply with the prepayment requirements of section 25.26, the property owner or the chief appraiser may file suit to compel the board to order a change in the appraisal roll as required by this Section. A taxing unit may not be made a party to a suit filed by a property owner or chief appraiser under this subsection.
- (g-1) In a suit filed under Subsection (g), if a hearing to review and determine compliance with Section 25.26 is requested, the movant must mail notice of the hearing by certified mail, return receipt requested, to the collector for each taxing unit that imposes taxes on the property not later than the 45th day before the date of the hearing.
- (g-2) Regardless of whether the collector for the taxing unit receives a notice under Subsection (g-1), a taxing unit that imposes taxes on the property may intervene in a suit filed under Subsection (g) and participate in the proceedings for the limited purpose of determining whether the property owner has complied with Section 25.26. The taxing unit is entitled to process for witnesses and evidence and to be heard by the court.

(h) The appraisal review board, on the joint motion of the property owner and the chief appraiser filed at any time prior to the date the taxes become delinquent, shall by written order correct an error that resulted in an incorrect appraised value for the owner's property.

(i) A person who acquires property after January 1 of the tax year at issue is entitled to file any motion that this section authorizes the person who owned the property on January 1 of that year to file, if the deadline for filing the motion has not passed.

(j) If during the pendency of a motion under this section the ownership of property subject to the motion changes, the new owner of the property is entitled to proceed with the motion in the same manner as the property owner who filed the motion.

DSCAD Mark Powers

From: Date:

"Sonya Shieldknight" <Sonya.Shieldknight@cpa.texas.gov>

Monday, September 12, 2016 10:21 AM

To:

<dscad@wtrt.net>

Attach:

Deaf Smith Preliminary MAP Report 2016.pdf; Deaf Smith Preliminary Scoring 2016.pdf

Subject:

2016 Preliminary MAP Report

Dear Chief Appraiser Jones:

Attached is the preliminary version of Deaf Smith County Appraisal District's MAP report and scoring mechanism. Unlike the final report that will go out at the end of the year, this version is only being delivered to you; however, these reports are subject to disclosure under the Public Information Act. Therefore, if we receive requests, we will provide copies. If you receive such a request, you can provide a copy or consult with your attorney.

You have the opportunity to implement, or begin implementing, recommendations starting now through the end of the year. Each recommendation and all mandatory fails will be revisited in the fall, along with documentation that you provide establishing that a recommendation has been implemented. Any recommendations that are completed or mandatory fails that change to pass will be removed from the report. and not included in the final, published report. In some cases, some recommendations or fails may not be resolved until after the final report is released. If your report does not contain any recommendations or fails, you are finished with the MAP review process for this cycle, but you will still receive a final report when those are released.

I will be available to assist you throughout the next few months by providing example documents and clarification. If you want us to review items you create, we can do that as well. It is best if you can have any new data you wish to give to us submitted by Nov. 1, and best if anything that needs to be checked again onsite is ready by that date. We can evaluate what you give us if we have it by Nov. 1 and get with you if there are necessary changes. After that, we cannot guarantee that we will be able to get back with you before the final report is completed if changes are needed.

Please reply to this email to confirm that you received your report, and let me know if you have any questions.

Thank you for working with me throughout this process.

Sonya Shieldknight, RPA, RTA MAP Reviewer Methods and Assistance Program Property Tax Assistance Division Texas Comptroller of Public Accounts (806) 570-9604

Glenn Hegar Texas Comptroller of Public Accounts 2016-17 Preliminary Methods and Assistance Program Review

Deaf Smith County Appraisal District

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

| Mandatory Requirements | PASS/FAIL |
|---|-----------|
| Does the appraisal district have up-to-date appraisal maps? | PASS |
| Is the implementation of the appraisal district's most recent reappraisal plan current? | PASS |
| Are the appraisal district's appraisal records up-to- date and is the appraisal district following established procedures and practices in the valuation of property? | PASS |
| Are values reproducible using the appraisal district's written procedures and appraisal records? | PASS |

| Appraisal District Activities | RATING |
|---|-----------|
| Governance | Meets All |
| Taxpayer Assistance | Meets All |
| Operating Procedures | Meets |
| 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

| Review Areas | Total Questions in Review Area (excluding N/A Questions) | Total "Yes" Points | Total Score (Total "Yes" Questions/Total Questions) x 100 | | | | |
|---|--|--------------------------|---|--|--|--|--|
| Governance | 12 | 12 | 100 | | | | |
| Taxpayer Assistance | 10 | 10 | 100 | | | | |
| Operating Procedures | 20 | · 19 | 95 | | | | |
| Appraisal Standards, Procedures and Methodology | 20 | 20 | 100 | | | | |

Glenn Hegar Texas Comptroller of Public Accounts 2016-17 Preliminary Methods and Assistance Program Tier 3 Review

Deaf Smith County Appraisal District

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required to review appraisal districts' governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology. Each appraisal district is reviewed every other year. This report details the results of the review for the appraisal district named above.

GOVERNANCE

| | Governance Review Question | Answer | Recommendation |
|----|--|--------|-------------------|
| 1. | By Jan. 1 of the current year, did the chief appraiser notify the Comptroller in writing that he or she is eligible to be appointed or serve as the chief appraiser, as described in Tax Code Section 6.05(c)? | YES | No Recommendation |
| 2. | Does the appraisal district board of directors regularly evaluate the chief appraiser? | YES | No Recommendation |
| 3. | Has the chief appraiser completed a chief appraiser ethics course within the previous two years as required by TDLR Rule 94.25? | YES | No Recommendation |
| 4. | Has the current chief appraiser completed open meetings training as described in Government Code Section 551.005 and open records training as described in Government Code Section 552.012? | YES | No Recommendation |
| 5. | Has the appraisal district's investment officer attended investment training as required by Government Code Section 2256.008? | YES | No Recommendation |
| 6. | Has the chief appraiser calculated the number of votes to which each taxing unit is entitled and delivered written notice of the voting entitlement by Oct. 1 of the most recent odd-numbered year as described in Tax Code Section 6.03(e)? | YES | No Recommendation |
| 7. | Did the board of directors meet at least quarterly with a quorum in the previous year as required by Tax Code Section 6.04(b)? | YES | No Recommendation |
| 8. | Do the appraisal district's board of directors' meeting agendas match what was discussed in the meetings? | YES | No Recommendation |

| | Governance Review Question | Answer | Recommendation |
|-----|--|--------|-------------------|
| 9. | Was the appraisal district's most recent preliminary budget produced and delivered to the taxing units according to the requirements of Tax Code Section 6.06(a)? | YES | No Recommendation |
| 10. | Did the appraisal district prepare and post the most recent budget notice according to the requirements of Tax Code Section 6.062? | YES | No Recommendation |
| 11. | Did the appraisal district board of directors provide notice of and host a public hearing for the most recent budget according to the requirements of Tax Code Section 6.06(b)? | YES | No Recommendation |
| 12. | Has the chief appraiser appointed a qualified agricultural appraisal advisory board and has that board met at least once within the previous year, as required by Tax Code Section 6.12? | YES | No Recommendation |

TAXPAYER ASSISTANCE

| Taxpayer Assistance Review Question | Answer | Recommendation |
|---|--------|-------------------|
| 13. Is the information on the appraisal district's website up-to-date? | YES | No Recommendation |
| 14. Does the appraisal district report, and make available to the public, the metered amount of electricity, water or natural gas consumed for which it is responsible to pay and the aggregate costs for those utility services as required by Government Code Section 2265? | YES | No Recommendation |
| 15. Has the appraisal district developed an annual report in each of the previous two calendar years, and is it made available to the public as described in IAAO's Standard on Public Relations? | YES | No Recommendation |
| 16. Are the written documents provided by the appraisal district to property owners, which explain how residential property is appraised, specific to the county in which the appraisal district is located and are those documents made available to the public? | YES | No Recommendation |
| 17. Are the written complaint procedures for the appraisal district made available to the public? | YES | No Recommendation |

| Taxpayer Assistance Review Question | Answer | Recommendation |
|---|--------|-------------------|
| 18. Does the appraisal district notify property owners when denying, modifying or cancelling exemptions as described in Tax Code Sections 11.43(h) and 11.45(d)? | YES | No Recommendation |
| 19. For residence homestead exemptions cancelled after Sept.1, 2015, did the appraisal district follow the procedure described in Tax Code Section 11.43(q) for individuals who are 65 years of age or older? | N/A | No Recommendation |
| 20. Did the appraisal district publicize the notices required by Tax Code Sections 11.44(b), 22.21, 23.43(f), 23.54(g) and 23.75(g) in a manner designed to reasonably notify all property owners? | YES | No Recommendation |
| 21. Does the appraisal district include, with each notice sent under Tax Code Section 25.19 to an eligible property owner, instructions for accessing and using the electronic protest system as described in Tax Code Section 41.415? | YES | No Recommendation |
| 22. Has the appraisal district implemented a system that allows the owner of a property that has been granted a homestead exemption to electronically receive and review comparable sales data and other evidence that the chief appraiser intends to use at the protest hearing before the appraisal review board, as required by Tax Code Section 41.415(b)(2)? | YES | No Recommendation |
| 23. Did the appraisal district include an application form for a residence homestead exemption with the most recent notice of appraised value if the property did not qualify for a residence homestead exemption in that year, as described in Tax Code Section 25.19(b-2)? | YES | No Recommendation |

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OPERATING PROCEDURES

| Operating Procedures Review Ouestion | Answer | Recommendation |
|---|--------|--|
| 24. Did the appraisal district accurately and timely complete the Comptroller's most recent appraisal district operations survey? | YES | No Recommendation |
| 25. If anyone in the appraisal district calculates and prepares tax bills, agricultural appraisal rollbacks, corrected or supplemental tax bills, tax ceilings or ported percentage tax bills, is someone on staff a registered tax assessor-collector? | YES | No Recommendation |
| 26. Do the exemption applications for homestead exempt properties match the appraisal records for those properties? | YES | No Recommendation |
| 27. Did the appraisal district compile a partial exemption list as described in Tax Code Section 11.46 and Comptroller Rule 9.3010 and was the most recent list made available to the public? | YES | No Recommendation |
| 28. Does the appraisal district maintain documentation for deferrals as required by Tax Code Section 33.06(b)? | YES | No Recommendation |
| 29. Not later than April 30 of the most recent year, did the appraisal district prepare and certify to the assessor for each county, municipality and school district participating in the appraisal district an estimate of the taxable value of property in that taxing unit as described by Tax Code Section 26.01(e)? | YES | No Recommendation |
| 30. Did the chief appraiser prepare and certify the two most recent appraisal rolls to the assessor for each taxing unit participating in the district as described in Tax Code Section 26.01(a)? | YES | No Recommendation |
| 31. Are corrections of the appraisal roll presented to the appraisal district's board of directors and appraisal review board as described in Tax Code Section 25.25(b)? | | Ensure that all 25.25(b) corrections are reported to board of directors and ARB at least quarterly as described in Tax Code Section 25.25(b) |

| Operati | ing Procedures Review | Answer | Recommendation |
|--|--|--------|-------------------|
| | Question e appraisal roll is changed g to Tax Code Section | | No Recommendation |
| 25.25(d), notify th 10 percer the prop appraisa collection penalty a requiren 25.25(d) | does the appraisal district e tax assessor-collector that a nt penalty should be charged to erty owner and, if the l district also performs n functions, is a 10 percent assessed according to the nents of Tax Code Section | N/A | |
| retention the State Commiss Governn been imp | appraisal district's records a schedule that is on file with Library and Archives sion, as described in Local ment Code Section 203.041, blemented? | YES | No Recommendation |
| compreh procedu recovery | appraisal district have ensive and workable written res concerning disaster and mitigation? | YES | No Recommendation |
| complete appraisa determin in Tax C | chief appraiser submit the ed appraisal records to the l review board for review and nation of protests as described ode Section 25.22? | YES | No Recommendation |
| appraisa two year complete | nembers serving on the Il review board in the previous is attend the training and is the statement required by the Sections 5.041(b), (b-1), (e) | YES | No Recommendation |
| of detern requiren 41.47(c)(Comptro procedu Section : | ppraisal review board's orders nination comply with the nents of Tax Code Sections (1) and (2) and the oller's model hearing res as they relate to Tax Code 5.103(b)(2)? | N/A | No Recommendation |
| and dete timely fi timely fi approve chief ap appraisa establish in the pr | appraisal review board hear rmine all or substantially all led protests; determine all led challenges; submit a list of d changes in the records to the praiser; and approve the all records by the deadline led in Tax Code Section 41.12 revious year? | YES | No Recommendation |
| reappra appraisa by the S | most recent written isal plan adopted by the al district's board of directors ept. 15 deadline listed in Tax ction 6.05(i)? | YES | No Recommendation |

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| Operating Procedures Review Question | Answer | Recommendation |
|---|--------|-------------------|
| 40 Did the appraisal district send copies of the most recent reappraisal plan to the presiding officers of the governing body of each taxing unit participating in the district and to the Comptroller by the date described in Tax Code Section 6.05(i)? | | No Recommendation |
| 41. Does the appraisal district's written reappraisal plan define the market areas in the county as required by Tax Code Section 25.18? | YES | No Recommendation |
| 42. Does the appraisal district's written reappraisal plan identify the properties to be appraised in each year covered by the plan and have those been reappraised as identified in the plan as required by Tax Code Section 25.18? | YES | No Recommendation |
| 43. Does the appraisal district's written reappraisal plan reference or include a work schedule, calendar, timeline or other means to determine work completion dates? | YES | No Recommendation |
| 44. Did the appraisal district submit the two most recent electronic appraisal roll and electronic property transaction submissions to the Comptroller timely? | YES | No Recommendation |
| 45. Are properties identified as sales in the most recent electronic property transaction submission correctly coded as sales? | YES | No Recommendation |

APPRAISAL STANDARDS, PROCEDURES AND METHODOLOGY

| Appraisal Standards, Procedures and Methodology Review Question | Answer | Recommendation |
|---|--------|-------------------|
| 46. Have the inspection dates in the appraisal records been updated within the previous six years as discussed in IAAO's Standard on Mass Appraisal of Real Property? | YES | No Recommendation |
| 47. Does the appraisal district add previously omitted real property to the appraisal roll for the previous five years as described in Tax Code Section 25.21? | N/A | No Recommendation |
| 48. Did the appraisal district complete and produce a written mass appraisal report in the previous two years as required by USPAP Standard 6? | YES | No Recommendation |

| Appraisal Standards, Procedures and Methodology Review Question | Answer | Recommendation |
|---|--------|-------------------|
| 49. Do the appraisal district's contracts contain the items described in IAAO's Standard on Contracting for Assessment Services? | YES | No Recommendation |
| 50. Does the appraisal district follow a procedure or process for reviewing, verifying or evaluating the work of their appraisal services and mapping contractors? | YES | No Recommendation |
| 51. Does the appraisal district use ratio studies effectively? | YES | No Recommendation |
| 52. Did the appraisal district use discovery techniques for personal property accounts in the current or previous year, as discussed in IAAO's Standard on Valuation of Personal Property? | YES | No Recommendation |
| 53. Does the appraisal district apply the rendition penalty for taxpayers who do not render timely according to Tax Code Section 22.28 and are penalties waived when necessary, as described in Tax Code Section 22.30? | YES | No Recommendation |
| 54. Does the appraisal district perform multiple quality control steps to ensure the accuracy and uniformity of property valuations? | YES | No Recommendation |
| 55. Does the appraisal district gather income and expense data and calculate values using the income approach for warehouse properties? | YES | No Recommendation |
| 56. Does the appraisal district collect land sales and maintain a verified land sales file? | YES | No Recommendation |
| 57. Does the appraisal district collect residential property sales and maintain a verified residential sales file? | YES | No Recommendation |
| 58. Does the appraisal district adjust land sales? | YES | No Recommendation |
| 59. Does the appraisal district adjust residential property sales? | YES | No Recommendation |
| 60. Does the appraisal district perform inspections of properties as a result of receiving wildlife management use appraisal applications? | N/A | No Recommendation |
| 61. Does the appraisal district perform inspections of properties as a result of receiving agricultural use appraisal applications? | YES | No Recommendation |
| 62. For properties that have been granted agricultural use appraisal, are completed applications and required documentation on file? | YES | No Recommendation |

| Appraisal Standards, Procedures | Answer | Recommendation |
|--|--------|-------------------|
| and Methodology Review | | |
| Question | | |
| 63. Have agricultural appraisal intensity- of-use standards been evaluated or updated within the previous five years? | YES | No Recommendation |
| 64. Did the appraisal district use information obtained from the sources listed in Tax Code Section 23.51(3) to establish subcategories for agricultural use appraisal, as described in that section? | YES | No Recommendation |
| 65. Are net-to-land calculations for agricultural use land designated as native pasture reproducible from the appraisal district's appraisal records? | YES | No Recommendation |
| 66. Are net-to-land calculations for agricultural use land designated as dry and irrigated cropland reproducible from the appraisal district's records? | YES | No Recommendation |
| 67. Does the appraisal district notify the tax assessor-collector that an agricultural use appraisal change of use has occurred according to the Comptroller's Manual for the Appraisal of Agricultural Land and, if the appraisal district also performs collection functions, are rollback taxes calculated according to the requirements of Tax Code Section 23.55? | YES | No Recommendation |

2016 AG SCHEDULE

| 1 × × | ٤٢. | • | | | | | | | | | | | | | | | | | | | ا م م | 2.93 | | | | | | | | | 1/x/ | 3.95 | | | | | | | |
|---------------------------|--------------|----|----|----|----|----|----|----|---------------|------|----|----|----|----|-----|----|----------|----|--------|---------|---------------------|-------|------------|-----|-----|-----|-----|-----|-----|-----------|------|------|-----|-----|-----|-----|-----|-----|-----|
| 2016 | 65 | 65 | 09 | 09 | 54 | 54 | 54 | 54 | | | | | | | | | | | | | 2016 | 148 ~ | 148 | 125 | 125 | 110 | 110 | 170 | 110 | | 2016 | 200 | 200 | 170 | 170 | 140 | 140 | 140 | 140 |
| 2015 | 55 | 55 | 51 | 5 | 48 | 48 | 48 | 48 | | | | | | | | | | | | | 2015 | 123 | 123 | 109 | 109 | 100 | 100 | 100 | 100 | | 2015 | 195 | 195 | 164 | 164 | 135 | 135 | 135 | 135 |
| 2014 | 51 | 51 | 48 | 48 | 45 | 45 | 45 | 45 | | | | | | | | | | | | | 2014 | 123 | 123 | 109 | 109 | 100 | 100 | 100 | 100 | | 2014 | 195 | 195 | 164 | 164 | 135 | 135 | 135 | 135 |
| 2013 | 5 | 5 | 48 | 48 | 45 | 45 | 45 | 45 | | | | | | | | | | | | | 2013 | 170 | 170 | 158 | 158 | 116 | 116 | 116 | 116 | | 2013 | 236 | 236 | 200 | 200 | 180 | 180 | 180 | 180 |
| 2012 | 5 | 5 | 48 | 48 | 45 | 45 | 45 | 45 | | | | | | | | | ` | · | | | 2012 | 170 | 170 | 158 | 158 | 116 | 116 | 116 | 116 | | 2012 | 236 | 236 | 200 | 200 | 180 | 180 | 180 | 180 |
| 2011 | 58 | 58 | 55 | 55 | 53 | 53 | 53 | 53 | | | | | | | | | | | | • | 2011 | 155 | 155 | 150 | 150 | 120 | 120 | 120 | 120 | | 2011 | 252 | 252 | 250 | 250 | 200 | 200 | 200 | 200 |
| 2010 | 55 | 92 | 53 | 33 | 42 | 42 | 42 | 42 | | 2016 | 80 | 80 | 75 | 75 | 99 | 9 | 22 | 22 | | | 2010 | 155 | 155 | 150 | 150 | 120 | 120 | 120 | 120 | | 2010 | 174 | 174 | 171 | 171 | 160 | 160 | 160 | 160 |
| 2009 | 55 | 55 | 53 | 23 | 42 | 45 | 42 | 42 | | 2015 | 80 | 80 | 75 | 75 | 99 | 09 | 22 | 52 | | | 2009 | 155 | 155 | 150 | 150 | 120 | 120 | 120 | 120 | | 2009 | 174 | 174 | 171 | 171 | 160 | 160 | 160 | 160 |
| 2008 | 48 | 48 | 45 | 45 | 39 | 39 | 39 | 39 | | 2014 | 80 | 80 | 75 | 75 | 09 | 90 | 22 | 55 | | | 2008 | 98 | 98 | 78 | 78 | 55 | 22 | 22 | 22 | | 2008 | 152 | 152 | 148 | 148 | 140 | 140 | 140 | 140 |
| 2007 | 48 | 48 | 45 | 45 | 39 | 39 | 39 | 39 | RE | 2013 | 80 | 80 | 75 | 75 | 9 | 9 | 22 | 22 | | | 2007 | 86 | 8 6 | 78 | 78 | 55 | 55 | 55 | 22 | | 2007 | 152 | 152 | 148 | 148 | 140 | 140 | 140 | 140 |
| GRASS 2006 | 37 | 37 | 35 | 35 | 30 | 30 | 30 | 30 | | 2012 | 80 | 80 | 75 | 75 | 90 | 09 | 55 | 22 | | _ | 2006 | 73 | 73 | 9 | 9 | 37 | 37 | 37 | 37 | Ω | 2006 | 152 | 152 | 148 | 148 | 140 | 140 | 140 | 140 |
| NATIVE GRASS 2005 2006 | 37 | 37 | 35 | 35 | 30 | 30 | 30 | 30 | IMPROVED PATU | 2011 | 98 | 92 | 82 | 82 | 2 | 2 | 09 | 09 | | DRYLAND | 2002 | 23 | 73 | 90 | 90 | 37 | 37 | 37 | 37 | IRRIGATED | 2005 | 152 | 152 | 148 | 148 | 140 | 140 | 140 | 140 |
| | - | 6 | က် | 4 | 5. | ဖ | 7. | œ | = | | + | 7 | က် | 4 | īĊ. | ශ් | N | | j } | L | | ÷ | 6 | က် | 4 | ιο | ဖ | 7. | ထံ | = | | ų. | .; | က် | 4 | ່ວ່ | ဖ | • (| |

2016 ACRE

| | IRRIGATED | | NATIVE GRASS |
|------------|---|-----------------|-----------------------------|
| { 2016 1 | (20,431) 120,431ac x 200 = 24,086,200 | (2014 345,844) | 345,844ac x 61 = 21,096,484 |
| F1} F2} | 114,880ac x 200 = 22,976,000 | P1} P2} | 164,674ac x 65 = 10,703,810 |
| F3} F4} | 5,,369ac x 170 = 91,730 | P3} P4} | 93,978ac x 60 = 5,638,680 |
| F5} | | P5 } | |
| F6} F7} | 182ac x 140 = 25,480 | P6} P7} | 87,192ac x 54 = 4,708,368 |
| | Total 23,093,210 | | Total 21,050,858 |
| (2015 4 | DRYLAND 160,933) 460,933AC X 145 = 66,836,285 | 7,613ac | IMPROVED PASTURE |
| F1} F2} | 404,981ac X 148 = 59,937,188 | IP1} IP2} | 6,795ac X 80 = 43,600 |
| F3} F4} | 49,748ac x 125 = 6,218,500 | IP3) IP4} | 653ac x 75 = 48,975 |
| F5} | | IP5} | |
| F6} F7} | 6,204ac x 110 = 682,440 | 1P6} 1P7} | 165ac x 60 = 9,900 |
| 1 | | 41 # 3 | |

DSCAD Mark Powers

From:

"Texas Comptroller of Public Accounts" <tx.comptroller@service.govdelivery.com>

Date:

Wednesday, January 27, 2016 3:36 PM

To:

<dscad@wtrt.net>

Subject:

FYI - 2016 Capitalization Rate



Dear Chief Appraisers:

Tax Code Sections 23.53 and 23.74 provide the methods for determining the capitalization (cap) rate used to calculate agricultural and timberland values.

In 2016, appraisal districts must use a cap rate of 10 percent for appraising agricultural or open-space land and a cap rate of 7.53 percent for appraising timberland. See <u>our website</u> for more cap rate information.

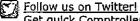
If you have any questions, please contact us by <u>email</u> or at 1-800-252-9121 (press 2 to access the menu and then press 1 to contact the Information Services Team).

Sincerely,

Mike Esparza
Director
Property Tay Aggistance

Property Tax Assistance Division

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Deaf Smith County Appraisal District 2016 Ag Values (Crop Year 2014) Recap Sheet

CAP RATE 0.1000

| | FINAL |
|--------------------|----------|
| | VALUE |
| CATEGORY | PER ACRE |
| Irrigated Cropland | \$200.00 |
| Dry Cropland | \$148.00 |
| Native Pasture | \$65.00 |
| Native Pasture | \$65.00 |

DSCAD 2015 PTD 2015 195 45 123 129 55 57

| | | IRRIGATED | CROPLAND |) | |
|-------------|---------|------------|----------|---------|-------------|
| | | | SELECT | NET TO | |
| | CASH | SHARE | (C or S) | LAND | Comptroller |
| 2009 (Drop) | | X | S | \$25.25 | (\$17.96) |
| 2010 | X | | s | \$55.06 | 555.48 |
| 2011 | Х | | S | \$10.55 | (524.39) |
| 2012 | | | S | \$12.91 | \$9.21 |
| 2013 | \$20,78 | \$5.88 | S | \$5.89 | \$0.02 |
| 2014 | \$21.24 | \$17.41 | S | \$17.41 | \$10.00 |
| | | 6 YEAR AVE | RAGE NTL | \$20.36 | \$10.06 |
| | IRRIGAT | ED CROPLA | ND VALUE | | |

| Cat | h Lease | | |
|-----------------------|----------|--------------|-----------------|
| Sprinkler (irrigated) | | Row Crop | |
| Per Acre | 70 | Per Acre | AVG 80AND 60= 7 |
| WELL DEP | 40 | Well Depr. | |
| Tax | 3,86 | Ta≭ | |
| Management | 4.9 | Management | |
| \$0.00 NTL | 21.24 | NTL | ł |
| \$0.00 NTL/Cap Rate | | NTL/Cap Rate | |
| Sprinkler Row Crop | <u>'</u> | | 7 |
| Irrigated Average | Per A | cra | _ |

| SHARE A VG 3 S6.69 | SELECT (C or S) S S | NET TO LAND \$2,33 \$19.64 | Comptroller \$11.72 \$31.09 |
|--------------------------|--------------------------------------|-------------------------------------|--|
| AVS | S S | \$2,33 | \$11.72 |
| <u>ال</u> ية (س | S | | |
| <u>ال</u> ية (س | | \$19.64 | \$31.09 |
| 3 × cc co | _ | | |
| 2 40,03 | S | \$10.86 | (\$1,26) |
| 6 \$21.00 | C | \$12.86 | \$13.23 |
| 4 \$18.15 | C | \$14.24 | \$9.79 |
| 2 \$14.96 | Ç | \$14.92 | \$15.00 |
| 5 YEAR AVE | RAGE NTL | \$14.52 | \$13.57 |
| | 4 \$18.15 2 \$14.96 5 YEAR AVE | 4 \$18.15 C | 4 \$18.15 C \$14.24 2 \$14.95 C \$14.92 5 YEAR AVERAGE NTL \$14.52 |

| | Ca | sh Lease | |
|--------|---------------|----------|--|
| | Dry Land | | |
| | Per Acre | 20 | |
| | Domestic Well | 0.25 | |
| | Tax | 2.43 | |
| | Fence | 1 | |
| | Management | 1.4 | |
| 50.00 | NTL | 14.92 | |
| \$0,00 | NTL/Cap Rate | <u> </u> | |
| | Dry Cropland | - | |

| _ | NATIVE PASTURELAND | | |
|-------------|----------------------|--------|-------------|
| | ı | VET TO | |
| | _ | LAND . | Comptroller |
| 2009 (Drop) | - | \$4.14 | \$4.21 |
| 2010 | | \$4.96 | \$6.08 |
| 2011 | | \$5.61 | \$5.89 |
| 2012 | | \$5.89 | \$5.88 |
| 2013 | | \$7.15 | \$6.30 |
| 2014 | | \$7.03 | \$6,30 |
| | 5 Year Average | \$6.13 | \$6.09 |
| | NATIVE PASTURE VALUE | | |

PASTURE IN 2014 GRAZING FROM POOR TO GOOD AVG NET WAS 10/AC PER SURVEY PASTURE DROPED 2009 USING 8/AC LEASE & ADDED 2014 10/AC CASH LEASE BANKERS HAVE NOT FORECLOSED ON ANYONE DRYLAND DROP 2009 A BAD YEAR & ADD 2014 A BREAKEVEN TO MADE A LIVING YEAR TEO DRY NET WAS 12 TO 14/AC AND SAID BARELY MADE A LIVING AG ADVISORY BOARD IRG WAS AN AVG YR WITH AVG YEIDS DRYLAND NO WHEAT OR MILO DUE TO INS BROKE EVEN TO MAKING A LITTLE NATIVE GRASS MADE A COMEBACK SOME GRAZING NO DRY MILO BUT DID GRAZE STALKS THERE WAS SOME DRY COTTON PER GINS AVG 600 LBS PER AC ROUGHLY 3000 AC DRY LAND CASH LEASE AND SHARE CROP 50/50 20-25 PER AC I USED 20 ACCORDING TO SURVEY SINCE PTD WAS 45 ON IRG IM ONLY GOING TO 200-PER AC AG BOARD TRINKS IRG AT 44 IS TOO LOW INCOME SH SHOULD BE HIGHER ON IRG THAN DRY 2010 WAS GOOD 2011-2014 BAD EXC FOR INS PASTURE IS GOING UP DROPING A LOW YEAR AND ADDING A BETTER YEAR IUSE 35/AC FOR WELL EXP PTD USES 45 SO I BUMPED MINE TO 40/AC

Bartels 7-8-16

Dry Cashberse is dominant
az 20-25. If 2016 is worse
than 2015 leasur could so down

Dry Farm made money 2010-2013

2014 Breakeven. In 2015 made 40 Br When
but commodity price was too low & I lost
money in 2015 & 2016 looks worse.

Hish commodity prices helped insurant
in 2011-2013

Irrigated Farmer 2010-2013- Because
of commodity prices & Ins., someof my Best year

Wayne Betzen 2015 was an Ok year not

Deaf Smith County Appraisal District

2016 Ag Advisory Board (Dry Farm Land)

Joe Perrin 1501 CR 23

Hereford, TX 79045

Phone: 289-5852 Cell: 344-2852 2 Year Term

1/1/2011 thru 12/31/2012 1/1/2013 thru 12/31/2014 1/1/2015 thru 12/31/2016

Dennis Brown 1129 FM 1058 Friona, TX 79035

Phone: 289-5317 Wife, Pam

Cell: 344-6611 Fax: 289-5318 2 Year Term 1/1/2011 thru 12/31/2012 1/1/2013 thru 12/31/2014

1/1/2015 thru 12/31/2017

Deaf Smith County Appraisal District 2016 Ag Advisory Board (Irrigated Farm Land)

Mike Schueler

1 Year Term

202 Northwest Dr.

1/1/2010 thru 12/31/2016

Hereford, TX 79045

Phone: 363-6967 (home)

Work: 364-2435 (FirstBank Southwest)

Cory Walden

2 Year Term

4658 FM 2943

1/1/2016 thru 12/31/2017

Hereford, TX 79045

Cell-Cory: 344-2990

Cell-Wife, Melinda: 290-8782

Thomas Schlabs

2 Year Term

4115 US Hwy 385 Hereford, TX 79045 1/1/2014 thru 12/31/2015

Phone (Home): 364-2800

1/1/2016 thru 12/31/2017

Deaf Smith CAD 140 E, 3rd St. Hereford, TX 79045

Phone 806-364-0625 Fax 806-364-6895 e-mail: dscad@wtrt.net

Ag Advisory Board (Irrigation & Dry) Minutes for March 18, 2016 Meeting

- I. Meeting was started at 9:00 a.m.
 - A. Present:
 - .1. Dennis Brown
 - 2. Joe Perrin
 - 3. Tom Schlabs
 - 4. Mike Schueler
 - 5. Cory Walden
 - 6. Others: Danny Jones and Patty Scott (Deaf Smith County Appraisal District staff)
- II. Topic of discussion for this meeting was the 2014 Crop Year. The following questions were asked and discussed:

Did you receive subsidy payments in 2014?

No subsidy payments were received in 2014 due to governmental program changes.

Did you receive insurance payments in 2014?

Irrigated-Yes on hail. With insurance we came out ok. Dry Land-Dennis: Wheat netted \$71/acre and milo netted \$61/acre. Joe agreed.

Grazing:

Some wheat grazing on dry land at \$25/acre but was not typical per Joe.

Crops:

(Cory) Wheat got hailed on and he still made 24/bu/ac but he also received an insurance check. Ensilage made 24/ton at \$50/ton contracted price and \$38/ton non contracted price. There was no wheatlege for 2014. Sorghum silage was getting \$40-\$45 per ton but didn't know the yields. Irrigated milo average was 100/bu/ac contracted.

(Tom) Corn was at \$5-\$5.50 with average yields of 180-200 bushels. Not much grazing on irrigated and none on dry land except for stalks.

A year that had a lot of hail.

Cash Lease: \$10/ac grass; \$20-\$25 dry. We asked if cash lease on dry land is typical and they said 50-50.

Dry land mile stalks income: \$10-\$20 per acre.

Deaf Smith CAD 140 E. 3rd St. Hereford, TX 79045 Phone 806-364-0625 Fax 806-364-6895 e-mail: dscad@wtrt.net

Ag Advisory Board Minutes, March 18, 2016, continued:

Comments:

The Ag Board was asked if irrigated nets more than dry land and the board agreed about double on irrigated so if dry nets \$20 irrigated should net \$40.

Irrigated land value has doubled vs. dry land value.

Irrigated guys said land owners do not pay as much of the cost in cost sharing rent as they used to. Tom pays all the cost except the well expenses and gives the landowner 20% of crop net.

Dry land guys said they broke even or slightly above breakeven and the only shared cost is crop insurance.

Irrigation farmers said 2014 was a good year but not a great one.

CRP is very rarely shredded, probably one time in ten years. Occasionally it is spot sprayed for thistle. Shreading costs \$10-15/acre. They laughed at the \$3/ac cost.

Chief Appraiser said he would use cash lease on dry land and use crops and yields without insurance on irrigated land.

Meeting adjourned at 9:45 a.m.

| | IRRI | GATE | D YIE | LD A | ND PR | ICES | | | | | |
|---------------|----------|----------|----------|--------------|--------|----------|--|---------|-----------|---------|--------------|
| CORN | 2006 | 2007 | 2008 | 2009 | GARY | poug | 2010 | 2011 | 2012 | 2013 | 2014 |
| PRICE | 2.69/bu | 3.81/bu | 4.48/bu | 3.36/bu | 4.50 | 4.00 | 6.17/bu | 6.66/bu | 7.20 | 4.53 | 4,40 |
| YIELD | 162/bu | 196/bu | 189/bu | 190/bu | | | 214/bu | 107/bu | 170/bu | 201/bu | 209/bu |
| | | | | | | | | | | 185-ext | |
| MILO | | - | | | DENNIS | JOE | - | | | | 1 |
| PRICE | 2.40/bu | 3.42/bu | 3.75/bu | 3.00/bu | 6.27 | 6.27 | 5.85/bu | 6.28/bu | 5.60 | 4.12/bu | 4.00/bu |
| YIELD | 70.00/bu | 90.00/bu | 94.00/bu | 93.00/bu | 4,50 8 | TATE | 91.50/bu | 70/bu | 70/bu | 45/bu | 80/bu |
| | | | | | | | | | | 75-ext | |
| COTTON | | | | | | | | | | | |
| PRICE | .53¢/lb | .57¢/lb | .54¢/lb | .52¢//b | | | .80¢/lb | .80¢/lb | .75¢/lb | .75¢ | .65¢ |
| Alerd | 964/ib | 938/lb | 748/lb | 794/lb | | | 984/lb | 506/Ib | 6001p | 670/lbs | 1,100/lb: |
| | | | | | | | | | | | |
| WHEAT | | | | | GARY | DOUG | 6,52/bu | 7.44/bu | 6.82/bu | 7.11/bu | 6.40/bu |
| PRICE | 4.25/bu | 5.25/bu | 7.20/bu | 5.00/bu | 4.00 | 4,00 | 48,90/bu | 22.7/bu | 60/bu | 23/bu | 45/bu |
| YIELD | 38,00/bu | 58.00/bu | 39.50/bu | 35.00/bu | DENNIS | JOE | <u> </u> | | | 45-ext | ļ |
| | | | | | 6.00 | 7.00 | | | | | |
| ORGHUM SILAGE | | | - | | | | | - | | | 18 TON |
| ORN INSILAGE | | | | | | | | | | | 24 TON |
| ONN MOIDROE | | | | | | | | | | | 454/101 |
| | | | | | | | | | | | ļ |
| | | | DRY | YIELD |) | <u> </u> | | | ! | | |
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | | |
| COTTON | 434 | 768 | 549 | 0 | 573 | 0 | 0 | 0 | 600 | | |
| SORGHUM | 22.00 | 40.00 | 44.00 | 47.00 | 46.00 | 26.00 | 0 | some 21 | 0 some 20 | | <u> </u> |
| WHEAT | 8.00 | 35.00 | 11.50 | 11.50 | 24.50 | 14.00 | 0 | 0 | 0 some 20 | | |

2014 CROP YEAR DRYLAND

| r | r | | r | _ | | | | DRYLA | VD | 1 | GNAZING | | | | |
|----------|----------|-------------|------------|---------------|-----------|------------|----------|-----------|----------|--------------|---------------------|-----|----------|-----------|----------------------|
| <u> </u> | | | | | | | | | | | W-WHEAT | | | | <u> </u> |
| 1 ! | | | CASH LEASE | | HARV/HAUL | CROP (NS | INSECT | SÚÐ WHEAT | COR LOVE | SUB COTTON | S-STAUCS G-GRASS | ins | OF YEAR | Herbisida | COMMENTS |
| <u> </u> | 1/3 X | 1/4 X | 10 | FERT 20 | 20 | 7 | 8 | 10 | 308 MILO | SORCOTION | 5-10 | 7 | UT ILAM | 8 | 1. NO WHEAT |
| | x | _ ^ | 15 | 75 | 20 | 8 | . 8 | 13 | | | 5-10 | 65 | i i | | MILO STALKS ONLY |
| | x | | 15 | ′- | 20 | 12 | 20 | NO SUB | | | W-20 | 75 | i | | 2. NO HARVEST |
| | x | | 20 | | 22 | 15 | 25 | | | | G-20 | 75 | | | 3. NO CROP |
| w | ĸ | | 20 | | 22 | 15 | | | | | W-80 | 75 | | 13 | DROUGHT & HAILED OUT |
| н. | x | | 20 | | 22 | 15 | | | ľ | | W-100 | 80 | | 15 | 4. NO CROPS |
| Ε | x | | 23 | | 25 | 15 | | | | | AVG | 80 | : : | 20 | 1.70 4.107 5 |
| Ā | x | ! | 23 | | 30 | 15 | | | | | AVG | 85 | ŀ | 20 | |
| 7 | x | | | | 30 | | | | | | AVG | 90 | [i | 30 | |
| ' ' | | | 23 | | | 18 | | | | | | 97 | | 36 | |
| | K | | 30 | | | 18 | | | i | | AVG | | | 30 | ì |
| | Х | | 36 | | | 30 | | | | | NO | 100 | | | |
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| | | | 15 | 75 | 20 | 15 | 15 | - 14 | | | W-20 | 70 | 1 | 25 | ļ. |
| | | | 20 | ′ | 20 | 15 | 23 | | | | S-57 | 70 | 1 | 30 | Ī |
| | | | | | 35 | 25 | | | | | W-57 | 75 | . | | ļ |
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| r' | | | | + | | 20 811 114 | PEATE OF | -100 00 | | 25 60 - 35 0 | | | | | & BEFORE TAXES |

BRUM-NO WHEAT RAIN IN JUNE MADE MILO, STALKS BUT CROP FAILS GRASS WAS FAIR 20 BU WHEAT 5.00 = 100.00 - HARVEST 25.00 = 75.00 - SPRAYING 25.00 - CROP INS 10.00 = 40.00 NET & BEFORE TAXES GUYS WHO GRAZED WHEAT OUT 125/AC GRAZING WAS GOOD

DROUGHT DID NOT HARVEST MILO-GRAZED STALKS

DROUGHT NO WHEAT

NO DRY WHEAT OR MILO BUT GRAZING WAS GOOD

NOT A GOOD DRY WHEAT YEAR

NETED 32/AC

SPRING-TERRIBLE SUMMER-GOOD RAIN

2014 CROP YEAR IRRIGATED

| | | | | | | | | | | | -,,, | | | Grazing | | | | | | |
|-----|-----|------------|----------|--------------|-----------|-----------------|-----------|----------|--------|--------|------|-----|------------|------------|---------|-----------|--------|---------|-----------|------|
| | | | | | | | | | | | | | | w-wheat | | WHAT KIND | INS | DID YOU | ļ | 1 |
| | 2/3 | 1/3 | 1/4 | IAG | COST FERT | | HARV/HAUL | CROP INS | INSECT | _ | | | SUB COTTON | | Grazing | OFYR | INCOME | GRAZE | COMMENTS | HERD |
| | X | X | X | 95 | 89 | 23 | 35 | 15 | 25 | 10 | 20 | 10 | 15 | 510 | NO | | 20 | NO | AVG YEILD | 30 |
| | | X | Х | 150 | 100 | 25 | 40 | 18 | 40 | 40 | 60 | 65 | | W 16 | AVG | Į . | 200 | 1 | | 40 |
| | l | X | | 200 | 150 | 40 | 74 | 24 | 49 | NO SUB | | l | | 5 20 | | 1 ' | | 1 | | 45 |
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| R | | ! : | | 200 | 175 | 60 | 100 | 50 | | | | · | | \$ 70 | | | | | | 100 |
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| • | | | | TOTAL 250/AC | _ | | | | | | | | | | | | | | | |
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1. SPRING TERRIBLE DRY **SUMMER RAINS VERY GOOD** 1. ABOVE AVG RAIN & HAIL

2. DRY UNTIL MAY

DECENT CROP DECENT MKT-POOR RETURN

2. ONLY INCOME WAS INS. 3. RAIN CAME LATER

4. ON 320 AC NETTED 11,000 = 34/AC "GOOD YEAR"

COMMODITY PRICE DOWN FROM 2013 BUT STILL GOOD, DRY-NOTHING, IRG-OK

nelted 32/96

COMBS NETTED 20/AC DRY-IRG-GRASS 35/AC CROP INS

Ted 70 Net Whentho not much stains where it Del rest only sugar have est 6745

FULLY 15-20Bwhat mid & so/Br Ins What 30 Inssurghen 45 F

PI-Brum Grad Grazing 13 20/00 B-+ 2014 and 5 20 90 mary or 5-4/90 a azing Had mily: +05022 Wo wheat 1100

Drylon

2014 CROP YEAR PASTURE

| | | _ | | PAS | TURE | | |
|--------------|------|---|---------|---------|------|-------------------|---------------------------|
| ÇAŞH | 1. 1 | | GRAZING | | | | GOOD,AVG |
| LEASE | | | INCOME | SUBSIDY | CRP | DESCRIBE THE YEAR | POOR, NO |
| 5 | | | 2 | 7 | | <u> </u> | AVG 10 |
| 5 | | | 5 | | | | AVG |
| 5 | | | 6.70 | | | | AVG |
| 5 | | | 10 | | | | AVG |
| 6-8 | | | 10 | | | | AVG |
| 7 | | | 10 | | | | AVG |
| 7 (NET 5.54) | | | 10 | | | | FAIR |
| 7.5 | | | 10 | | | | FAIR 6.70 |
| 7.5 | | | 12 | | | | GOOD 12 |
| 7.5 | | | 15 | | | | GOOD 15 |
| 8 | | | 15 | | | | GOOD |
| 8 | | | 19 | | | | GOOD |
| В | | | 20 | | | | GOOD |
| 8 | | | 20 | | | | NO |
| 10 | | | 23 | | | | NO PROFIT |
| 10 | | | | | | | NO ` |
| 10 | | | | | | | NO |
| 10 | | | | | | | NO |
| 10 | | | | | | | NO GRASS DROUGHT |
| 10 | | | | | | | NO |
| 11 | | | | | | | NO |
| 11 | | | | | | | NO |
| 12 | | | | | | | NO |
| 12 | | | | | | | NO |
| 12 | | | | | | | NO |
| 15 | | | | | | | NO |
| 15 | | | | | | | NO |
| 15 | | | | | | POOR | NOT ABLE TO GRAZE NORMAL# |
| 15 | | | | | | | POOR |
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| | | | | | | | YES |

TOTAL NET INCOME 5.54 ON 640AC 5.54 + 10 = 55/AC YEAHIII Based on 7.00 cash lease

500 ac made 23/ac Dry weather-so late in grazing season

2014 ist year since 3 years drought tha I brought cattle to grass (Drought was severe until June) (Total net Income 6.15/ac 320ac not a loss)
Ran my own cows on my grass

| | | | | | 1 | 2014 | 4 CRP | | | |
|------------------------|----------------------|-----------|---------|--------|----------|------|-------|---------|--------------|--|
| | | | | | | · | | Ī | | |
| 24 net 27 33.87 | Shread | l every S | _ | · | I | | , | , t | - - 1 | |
| 35 36 | Cost to | shread (| 3.00 – | ch-ep | 597 | 10-1 | 5/96 | | · | |
| 36.7 37 | CRP nex | ct 17 ye: | ars | | | | | | | |
| 37 38 | Did do | some sp | ot shre | adding | | | | | | |
| 38.5 39 39 39 | 10 more | = | | | | | | | | |
| 40 42 | Was giv extention | - | | | | | | | | |
| | | | | | | | | | | |

ARTHO CROP YEAR 2014

| NA | SS | Artho | |
|------|------|---------------------------|------------------|
| NASS | RICK | 5.81/bu Wheat | l Choose |
| 6.40 | 6.69 | - | 6.40/bu (60lbs) |
| 4.04 | 3.69 | 6.60 per 100 Milo 3.70/bu | 4.00/bu (56lbs) |
| | | | |
| NASS | RICK | 7.00/100 CORN 3.92/bu | 4.40/bu (56lbs) |
| 4.42 | 4.40 | 7.00, 100 COM 3.32, 50 | 4140) 84 (30183) |

Artho said no dry wheat or milo if any it was a small amount

| 3-29 | RICK 364-3755 | COUNTY EXT AGENT | |
|--------------------|------------------|---------------------|---------------|
| 2014 YIELD CORN | IRG 190 bu | DRY none | PRICE 4.40 |
| WHEAT | 45 bu | none | 6.69 |
| MILO | 80 bu | 15 bu (very little) | 3.69 |
| ENSILAGE | 24 Ton | none | 45/ton |
| SURCHUM SILAGE | 18 Ton | no comment | 40/ton |

COTTON

1. TOP OF TEXAS

YIELD

PRICE

600lb/ac-day

.62 net total .65¢

1,100lb/ac-irg

cost to gin .10¢/lb harvest 9¢/lb

Ginned 4,500 bales =

1,250 irg ac

=ac 692lb/ac

2,000 dry ac

He agreed on dryland that owner shares fertilizer, bugs, harvest & gin insurance. But not herbicide. There was .60¢ deficiency payment.

Bale wighs 500 lbs

.62¢ + .06¢ = .68¢

Farmer made a little money Harvest cost 9¢/lb Cost to Gin 10¢/lb

2. VARNER

YIELD

PRICE

Dry 900lbs

.65¢

irg 1,200lbs

He ginned 2,000 bales (2,000 bale x 500lbs/bales = 1,000,000lbs \div 692lbs/ac = 1,445/ac He said 5,000 - 6,000 ac total in county. Cotton seed - yield 1,200 x 1.25 = 1,500 \div ton 2,000lbs x 240.00 = 180/ac Cost to gin .10¢ Harvest 8.5¢/lb

So

1,250 irg

Farmer made a little money

Top of Texas

2,000 dry

445 irg

1,000 dry

Hereford Co-op

4,695 ac say 5,000 ac Total

| Program \ | ear County | Commodi | ty Data Item | Value |
|-----------|-----------------|---------|---|-----------|
| SURVEY | 2014 DEAF SMITH | CORN | CORN - ACRES PLANTED | 48,900 |
| SURVEY | 2014 DEAF SMITH | CORN | CORN, GRAIN - ACRES HARVESTED | 30,800 |
| SURVEY | 2014 DEAF SMITH | CORN | CORN, GRAIN - PRODUCTION, MEASURED IN BU | 6,446,000 |
| SURVEY | 2014 DEAF SMITH | CORN | CORN, GRAIN - YIELD, MEASURED IN BU / ACRE | 209.3 |
| SURVEY | 2014 DEAF SMITH | COTTON | COTTON, UPLAND - ACRES HARVESTED | 10,600 |
| SURVEY | 2014 DEAF SMITH | COTTON | COTTON, UPLAND - ACRES PLANTED | 17,400 |
| SURVEY | 2014 DEAF SMITH | COTTON | COTTON, UPLAND - PRODUCTION, MEASURED IN 480 LB BALES | 13,180 |
| SURVEY | 2014 DEAF SMITH | COTTON | COTTON, UPLAND - YIELD, MEASURED IN LB / ACRE | 597 |
| SURVEY | 2014 DEAF SMITH | WHEAT | WHEAT, WINTER - ACRES HARVESTED | 35,000 |
| SURVEY | 2014 DEAF SMITH | WHEAT | WHEAT, WINTER - ACRES PLANTED | 225,000 |
| SURVEY | 2014 DEAF SMITH | WHEAT | WHEAT, WINTER - PRODUCTION, MEASURED IN BU | 1,459,000 |
| SURVEY | 2014 DEAF SMITH | WHEAT | WHEAT, WINTER - YIELD, MEASURED IN BU / ACRE | 41.7 |
| | | | | |

J. 1



USDA's National Agricultural Statistics Service Southern Plains Regional Field Office (and the Texas Field Office)

County Estimates

For information contact Quentin Hart (mailto:Quentin.Hart@nass.usda.gov?cc=NASSRFOSPR@nass.usda.gov;). View our district map (...I...I/Charts & Maps/distmap2.php). 21,800 1,300

Texas All Wheat County Estimates

| District | County | District and | Acreage (acr | Planted es) | Acreage H | | Han A | ld per vested .cre shels) | Produ (bush | |
|----------|--------|-----------------|-----------------|----------------|-----------|---------|----------|------------------------------------|----------------|----------|
| Code | Code | County | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| ; | 011 | Armstrong | 64,300 | 60,900 | 10,400 | 19,700 | 8.6 | 13.8 | 89,000 | 272,0 |
| | 045 | Briscoe | 49,400 | * | 3,300 | * | 11.2 | • | 36,900 | |
| | 065 | Carson | 95,500 | 85,000 | 44,400 | 35,900 | 17.8 | 24.2 | 790,000 | 870,0 |
| | 111 | Dallam | 108,000 | 144,500 | 35,100 | 50,400 | 26.1 | 54.1 | 917,000 | 2,725,0 |
| | 117 | Deaf Smith | 226,000 | 225,000 | 44,000 | 35,000 | 16.8 | 41.7 | 738,000 | 1,459,0 |
| | 153 | Floyd | * | 96,000 : | * | 12,500 | * | 17.0 | ** | 213,0 |
| | 179 | Gray | 49,200 | 44,000 | 31,500 | 24,600 | 12.2 | 17.3 | 383,000 | 425,0 |
| | 211 | Hemphill | 15,500 | 11,000 | 6,800 | 4,630 | 9.8 | 12.2 | 66,400 | 56,€ |
| | 233 | Hutchinson | _ i | 61,000 | | 20,000 | • | 35.7 | | 714.0 |
| 11 | 295 | Lipscomb | 31,500 | 29,400 | 18,600 | 18,200 | 15.7 | 29.0 | 291,300 | 527,0 |
| 11 | 341 | Moore | 110,000 | 116,000 | 37,800 | 37,500 | 30.1 | 44.8 | 1,139,000 | 1,680,0 |
| | 357 | Ochiltree | 162,000 | 156,000 | 71,500 | 92,000 | 22.6 | 22.9 | 1,618,000 | 2,105,0 |
| | 359 | Oldham | 43,700 | • | 6,000 | • | 13.0 | • | 77,800 | |
| | 369 | Parmer | * | 174,000 | • | 22,700 | * | 30.1 | • | 683,(|
| | 381 | Randall | 107,500 . | 115,700 | 11,300 | 14,800 | 11.9 | 13.6 | 134,400 | 202,0 |
| | 393 | Roberts | 8,100 | * | 5,800 | * | 24.6 | • | 142,800 | |
| | 421 | Sherman | • | 139,000 | | 47,000 | • | 49.1 | • | 2,306,4 |
| | 437 | Swisher | | 176,000 | * | 28,500 | * | 22.4 | | 637,0 |
| | 888 | Other Counties | 1,219,300 | 638,500 | 208,500 | 169,570 | 27.7 | 32.2 | 5,776,400 | 5,465,0 |
| | 999 | District 1-N | 2,290,000 | 2,272,000 | 535,000 | 633,000 | 22.8 | 32.1 | 12,200,000 | 20,340,0 |
| 12 | 017 | Bailey | * | 41,500 | • | 6,900 | • | 21.4 | • | 148,0 |
| | 107 | Crosby | 33,400 | • | 2,000 | • | 16.0 | • | 31,900 | |

| | County | District | Acreage | | Acreage h | | Har # | eld per vested kcre | Produ | |
|----------|--------|----------------|---------|---------|-----------|---------|-----------|---------------------------|-----------|---------|
| District | ANSI | and | (acres) | | (acres) | | (bushels) | | (bushels) | |
| Code | Code | County | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| | 115 | Dawson | 49,000 | | 18,900 | • | 43.0 | * | 813,000 | |
| | 165 | Gaines | 106,000 | | 20,800 | * | 22.0 | • | 458,000 | |
| | 173 | Glasscock | 14,900 | • | 2,100 | • | 20.3 | * | 42,700 | |
| | 303 | Lubbock | 20,800 | 12,900 | 700 | 4,600 | 29.6 | 17.6 | 20,700 | 81,0 |
| | 305 | Lynn | 20,300 | 24,100 | 3,100 | 8,500 | 50.1 | 22.9 | 155,200 | 195,0 |
| | 317 | Martin | 12,500 | •. | 700 | • | 38.6 | * | 27,000 | |
| | 888 | Other Counties | 335,100 | 378,500 | 52,700 | 103,700 | 15.7 | 25.4 | 826,500 | 2,630,0 |
| | 999 | District 1-S | 592,000 | 457,000 | 101,000 | 123,700 | 23.5 | 24.7 | 2,375,000 | 3,054,0 |
| | 075 | Childress | *** | 55,000 | * | 17,300 | * | 9.6 | * | 165,5 |
| - | 087 | Collingsworth | * | 40,700 | * | 7,200 | * | 17.8 | * | 128,5 |
| | 101 | Cottle | 36,400 | 28,300 | 4,180 | 12.4 | 9.1 | 270,000 | 38,000 | |
| | 125 | Dickens | * | 12,000 | * | • | 11.2 | * | 14,500 | |
| | 129 | Donley | 16,900 | 14,200 | 4,700 | 5,000 | 28.7 | 11.6 | 135,000 | 58,(|
| 0.4 | 155 | Foard | 92,600 | 92,400 | 51,100 | 43,500 | 17.0 | 20.4 | 868,000 | 3,888 |
| . 21 | 197 | Hardeman | 97,700 | 95,600 | 66,200 | 46,700 | 14.7 | 11.6 | 974,000 | 543,8 |
| | 483 | Wheeler | 23,300 | 23,300 | 8,000 | 5,000 | 14.6 | 14.0 | 117,000 | 70,0 |
| | 485 | Wichita | 91,200 | 94,600 | 64,000 | 50,520 | 15.2 | 10.0 | 973,000 | 503,2 |
| | 487 | Wilbarger | 162,700 | • | 90,200 | • | 15.9 | * | 1,437,000 | |
| | 888 | Other Counties | 185,200 | 234,900 | 55,000 | 98,500 | 20.5 | 14.5 | 1,130,000 | 1,431,0 |
| | 999 | District 2-N | 706,000 | 691,000 | 361,000 | 279,200 | 16.4 | 13.8 | 5,904,000 | 3,840,0 |
| 22 | 023 | Baylor | 126,700 | 125,600 | 48,500 | 51,300 | 20.5 | 16.5 | 995,000 | 844,0 |
| | . 083 | Coleman | 52,000 | 55,200 | 22,000 | 30,750 | 20.5 | 13.2 | 450,000 | 406,0 |
| • | 151 | Fisher | 61,600 | * | 8,800 | * | 18.3 | * | 161,200 | |
| • | 207 | Haskell | 211,000 | 200,000 | 73,000 | 60,000 | 17.2 | 15.7 | 1,254,000 | 939,0 |
| | 253 | Jones | 162,900 | 151,200 | 61,800 | 34,000 | 21,3 | 14.9 | 1,318,000 | 507,8 |
| | 275 | Knox | 184,300 | 188,000 | 77,400 | 48,600 | 25.2 | 14.4 | 1,950,000 | 700,0 |
| | 353 | Nolan | 19,500 | * | 4,900 | • | 24.5 | • | 119,900 | |
| | 399 | Runnels | 148,200 | 147,800 | 96,800 | 84,720 | 25.4 | 13.9 | 2,456,000 | 1,180,0 |
| | 441 | Taylor | 81,800 | 80,100 | 28,400 | 23,000 | 19.0 | 20.9 | 541,000 | 480,0 |
| | 888 | Other Counties | 88,000 | 160,100 | 6,400 | 28,630 | 22.0 | 13.0 | 140,900 | 372,8 |

| County District ANSI | District Acreage Plan and (acres) | | | - | | (bushels) | | Production (bushels) | | |
|-------------------------|-----------------------------------|----------------|-----------|--------------|---------|-----------|-------------|-------------------------|-----------|---------|
| Code | Code | County | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| | 999 | District 2-S | 1,136,000 | 1,108,000 | 428,000 | 361,000 | 21.9 | 15.0 | 9,386,000 | 5,429 (|
| | 009 | Archer | 85,500 | 80,100 | 22,000 | 30,000 | 21.9 | 13.1 | 481,500 | 392,0 |
| : | 049 | Brown | 8,900 | 9,300 | 3,200 | 2,800 | 11.3 | 13.6 | 36,000 | 38.0 |
| | 059 | Callahan | 34,000 | 34,100 | 18,000 | 6,500 | 13.7 | 11.5 | 246,000 | 75,(|
| | 077 | Clay | 72,100 | 72,500 | 26,000 | 17,100 | 24.5 | 23.5 | 637,000 | 401,€ |
| | 093 | Comanche | 7,300 | • | 1,500 | * | 32.3 | • | 48,500 | |
| | 133 | Eastland | 11,800 | 10,500 | 500 | 1,000 | 28.0 | 9.0 | 14,000 | 9,0 |
| 30 | 333 | Mills | * | 5,000 | * | 1,200 | * | 20.0 | * | 24,0 |
| | 337 | Montague | 14,500 | * | 2,400 | * | 19.2 | • | 46,000 | |
| • | 417 | Shackelford | 22,400 | 20,500 | 5,400 | 2,000 | 14.4 | 13.0 | 78,000 | 26,0 |
| • | 447 | Throckmorton | 72,800 | 75,200 | 13,800 | 26,450 | 11.4 | 16.1 | 156,700 | 426,0 |
| | 503 | Young | 66,600 | 63,200 | 28,900 | 17,400 | 17.2 | 17.2 | 498,300 | 3,000 |
| | 888 | Other Counties | 46,900 | 71,100 | 5,700 . | 7,550 | 35.3 | 17.9 | 201,000 | 135,4 |
| | 999 | District 3 | 442,800 | 441,500 | 127,400 | 112,000 | 19.2 | 16.3 | 2,443,000 | 1,827,0 |
| 40 | 027 | Bell | 28,300 | 22,300 | 27,800 | 21,800 | 45.2 | 52.2 | 1,256,000 | 1,137,0 |
| | 035 | Bosque | 5,700 | 6,600 | 1,400 | 3,500 | 27.9 | 27.1 | 39,000 | 95,0 |
| | 085 | Collin | 49,100 | 40,000 | 32,100 | 37,000 | 69.9 | 63.3 | 2,245,000 | 2,341,0 |
| | 097 | Cooke | 34,100 | 31,100 | 23,100 | 17,000 | 45.0 | 42.4 | 1,039,000 | 720,0 |
| | 099 | Coryell | 20,600 | 17,600 | 14,500 | 11,100 | 25.2 | 33.8 | 365,000 | 375,€ |
| | 119 | Delta | 11,500 | 9,000 | 11,400 | 9,000 | 75.0 | 72.2 | 855,000 | 650,0 |
| | 121 | Denton | 40,100 | 37,000 | 32,100 | 34,000 | 41.0 | 37.6 | 1,317,500 | 1,280,0 |
| | 139 | Ellis | 42,500 | 34,100 | 39,000 | 31,000 | 49.6 | 54.9 | 1,936,000 | 1,702,0 |
| | 145 | Falls | * | 27,500 | • | 21,400 | • · · · · · | 55.3 | • | 1,182,5 |
| | 147 | Fannin | 56,700 | 54,100 | 41,200 | 39,100 | 62.9 | 58.5 | 2,590,000 | 2,289,3 |
| | 181 | Grayson | 49,800 | 47,100 | 46,800 | 42,100 | 64.6 | 63.2 | 3,021,000 | 2,658,8 |
| | 193 | Hamilton | 10,600 | 10,000 | 7,100 | 5,000 | 28.9 | 27.0 | 205,000 | 135,0 |
| | 217 | Hill | 55,000 | 47,000 | 51,000 | 44,000 | 48.0 | 49.4 | 2,450,000 | 2,173,(|
| | 231 | Hunt | 25,500 | 28,000 | 23,000 | 27,000 | 53.0 | 64.4 | 1,220,000 | 1,740,0 |
| | 251 | Johnson | 17,400 | 16,000 | 13,000 | 11,200 | 46.2 | 37.5 | 600,000 | 420,0 |
| | 257 | Kaufman | 18,500 | 17,500 | 11,000 | 9,300 | 44.0 | 46.2 | 484,000 | 430,0 |

| | County | District | Acreage l | | Acreage H | | Har A | ld per /ested .cre shels) | Produ (bus | iction hels) |
|------------------|--------------|------------------|-----------------------|---------|----------------|---------|----------|------------------------------------|---------------|-----------------|
| District Code | ANSI Code | and County | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| | 277 | Lamar | * | 24,000 | * | 11,500 | • | 52.2 | | 600,0 |
| | 293 | Limestone | 7,300 | | 4,000 | • | 66.0 | | 264,000 | · · · · · · , |
| | 309 | McLennan | 42,100 | 37,000 | 34,100 | 35,500 | 50.0 | 47.9 | 1,704,500 | 1,700,0 |
| | 331 | Milam | 19,100 | 16,200 | 17,800 | 15,500 | 45.1 | 51.6 | 803,000 | 800,(|
| | 349 | Navarro | 13,700 | 6,900 | 12,000 | 3,500 | 55.0 | 28,6 | 660,000 | 100,0 |
| | 491 | Williamson | 20,800 | 19,100 | 19,800 | 18,100 | 44.9 | 53.4 | 890,000 | 966,8 |
| | 888 | Other Counties | 79,100 | 22,800 | 68,900 | 18,500 | 57.3 | 47.6 | 3,946,000 | 3,088 |
| | 999 | District 4 | 647,500 | 570,900 | 531,100 | 466,100 | 52.5 | 52.3 | 27,890,000 | 24,376,0 |
| ·•• • · · | 395 | Robertson | * | 3,800 | * | 2,460 | * | 48.6 | | 119,£ |
| 52 | 888 | · Other Counties | णाहरकण साथ प्रा. • | 9,500 | * | 1,740 | * . | 51.3 | * | 89,8 |
| | 999 | District 5-S | * *********** | 13,300 | ************** | 4,200 | * | 49.7 | * | 208,8 |
| 60 | 999 | District 6 | 5,800 | 4,100 | 4,800 | 1,800 | 36.9 | 52,2 | 177,000 | 94,0 |
| | 081 | Coke | 11,000 | 12,300 | 4,200 | 6,300 | 19.0 | 15.2 | 80,000 | 96,0 |
| | 095 | Concho | 62,000 | 56,200 | 34,100 | 30,700 | 25.7 | 25.3 | 875,000 | 776,0 |
| | 171 | Gillespie | 6,100 | 6,600 | 2,800 | 4,300 | 28.6 | 14,0 | 80,000 | 60,(|
| | 281 | Lampasas | * | 2,100 | * | 1,600 | • | 27.2 | • | 43,5 |
| | 307 | McCulloch | 46,700 | 43,300 | 30,500 | 21,200 | 18.6 | 11.2 | 567,500 | 237,4 |
| | 319 | Mason | • | 1,100 | * | 200 | • | 44.0 | • | 3,8 |
| 70 | 383 | Reagan | * | 11,400 | * | 5,200 | * | 7.5 | * | 39,0 |
| | 411 | San Saba | 18,100 | 17,200 | 5,700 | 10,200 | 20.0 | 24.2 | 114,000 | 247,0 |
| | 413 | Schleicher | 4,400 | 4,000 | 1,300 | 700 | 38.5 | 8.6 | 50,000 | 6,0 |
| | 451 | Tom Green | 68,400 | 52,000 | 56,400 | 34,200 | 31.1 | 24.0 | 1,754,000 | 820,0 |
| | 463 | Uvalde | 21,500 | 27,800 | 11,500 | 23,400 | 42.3 | 38.2 | 487,000 | 893,0 |
| | 888 | Other Counties | 45,300 | 25,500 | 9,000 | 9,500 | 15.3 | 14.0 | 137,500 | 13 3,8 |
| | 999 | District 7 | 283,500 | 259,500 | 155,500 | 147,500 | 26.7 | 22.8 | 4,145,000 | 3,360,0 |
| 81 | 029 | Bexar | 6,400 | 7,500 | 4,100 | 6,800 | 30.1 | 31.5 | 123,500 | 214,0 |
| | 055 | Caldwell | 2,400 | * | 1,700 | • | 17.6 | • | 30,000 | |
| | 089 | Colorado | 2,100 | | 1,700 | • | 38.2 | • | 65,000 | , p. |
| | 123 | De Witt | • | 600 | . , | 500 | • | 38.0 | • | 19,0 |
| | 187 | | 13,300 | 11,100 | 11,200 | 9,900 | 22.8 | 29.8 | 255,700 | 294,8 |

| District | County | District and | Acreage (acr | | Acreage I | Harvested | Han A | ld per vested .cre shels) | | ıctioπ hels) |
|----------|--------|-----------------|-----------------|-----------|-----------|-----------|----------|------------------------------------|------------|-----------------|
| Code | Code | County | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| | 209 | Hays | 2,500 | | 1,100 | * | 16.8 | * | 18,500 | |
| | 325 | Medina | 18,600 | 26,200 | 12,700 | 22,100 | 38.0 | 31.9 | 482,000 | 705,0 |
| | 453 | Travis | 4,200 | 5,400 | 3,900 | 5,000 | 38.2 | 42.5 | 149,000 | 212,4 |
| | 493 | Wilson | 4,100 | 3,600 | 2,100 | 3,280 | 23.3 | 46.5 | 49,000 | 152,€ |
| | 888 | Other Counties | 16,300 | 21,700 | 7,700 | 19,420 | 36.9 | 39.7 | 284,300 | 770,2 |
| | 999 | District 8-N | 69,900 | 76,100 | 46,200 | 67,000 | 31.5 | 35.3 | 1,457,000 | 2,368,0 |
| | 355 | Nueces | • | 8,000 | • | 7,900 | * | 38.0 | • | 3,00,0 |
| 82 | 888 | Other Counties | 7,500 | 3,700 | 5,000 | 3,700 | 6.6 | 34.6 | 33,000 | 128,0 |
| | 999 | District 8-S | 7,500 | 11,700 | 5,000 | 11,600 | 6.6 | 36.9 | 33,000 | 428,0 |
| | 239 | Jackson | 7,200 | • | 4,500 | • | 34.0 | • | 153,000 | |
| 90 | 481 | Wharton | * | 4,000 | • | 3,850 | • | 61.0 | • | 235,(|
| 30 | 888 | Other Counties | 14,900 | 16,400 | 12,500 | 14,150 | 49.8 | 56.2 | 622,000 | 795,0 |
| | 999 | District 9 | 22,100 | 20,400 | 17,000 | 18,000 | 45.6 | 57.2 | 775,000 | 1,030,0 |
| | 163 | Frio | 10,200 | 14,100 | 6,200 | 8,500 | 44.0 | 53.5 | 273,000 | 455,0 |
| | 249 | Jim Wells | * | 3,900 | • | 3,300 | • | 34.8 | • | 115,0 |
| 96 | 507 | Zavala | * | 13,600 | | 4,050 | • | 31.4 | • | 127,0 |
| | 888 | Other Counties | 16,700 | 5,200 | 9,800 | 2,550 | 34.8 | 33.3 | 341,000 | 85,0 |
| | 999 | District 10-N | 26,900 | 36,800 | 16,000 | 18,400 | 38.4 | 42.5 | 614,000 | 782,0 |
| 98 | 888 | Other Districts | 70,000 | 37,700 | 22,000 | 6,500 | 34.1 | 55.9 | 751,000 | 363,2 |
| 99 | 999 | Texas | 6,300,000 | 6,000,000 | 2,350,000 | 2,250,000 | 29.0 | 30.0 | 68,150,000 | 67,500,0 |

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Questions? Comments? Suggestions? Please email <u>nassrfospr@nass.usda.gov</u> (<u>mailto:nassrfospr@nass.usda.gov</u>) or call (512) 916-5581

County Estimates

For information contact Quentin Hart (mailto:Quentin.Hart@nass.usda.gov?cc=NASSRFOSPR@nass.usda.gov;). View our district map (../.././Charts & Maps/distmap2.php).

Texas Non-Irrigated Wheat County Estimates

| District County Code Code | District and County | Acreage Acreage Planted Harvested (acres) (acres) | | sted | Acre (bushels) | | Production (bushels) | | | |
|---------------------------|---------------------------|---|------------------|--------------------------|-------------------|---------|-------------------------|------|-----------|-----------|
| | | | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| 11 | 011 | Armstrong | 62,000 | 57,000 | 9,300 | 17,000 | 6.0 | 10.6 | 56,000 | 180,000 |
| | 045 | Briscoe | 44,000 | end special day as we us | 1,000 | * | 7.0 | * | 7,000 | 1 |
| | 065 | Carson | 69,000 | * | 28,400 | * | 10,4 | * | 294,000 | • |
| | 153 | Floyd | * | 81,000 | • | 8,000 | • | 12.9 | * | 103,000 |
| | 179 | Gray | | 38,000 | 27,000 | 20,000 | | 12.0 | 270,000 | 239,000 |
| | 233 | Hutchinson | • | 44,000 | * | 5,000 | * | 16.8 | • | 84,000 |
| | 357 | Ochiltree | 133,000 | 130,000 | 49,500 | 70,000 | 13.1 | 14.0 | 650,000 | 980,000 |
| | 381 | Randali | * | 109,000 | • | 12,000 | • | 6.4 | * | 77,000 |
| | 888 | Other Counties | 1,249,000 | 1,116,000 | 124,800 | 133,000 | 13.8 | 13.0 | 1,723,000 | 1,727,000 |
| | 999 | District 1-N | 1,600,000 | 1,575,000 | 240,000 | 265,000 | 12.5 | 12.8 | 3,000,000 | 3,390,000 |
| 12 | 303 | Lubbock | * | 9,000 | * | 2,500 | • | 14.4 | • | 36,000 |
| | 305 | Lynn | * | 18,000 | * | 4,500 | * | 18.9 | **** | 85,000 |
| | 888 | Other Counties | 252,000 | 188,000 | 18,000 | 43,000 | 16.7 | 11.2 | 300,000 | 483,000 |
| | 999 | District 1-S | 25 2,0 00 | 215,000 | 18,000 | 50,000 | 16.7 | 12.1 | 300,000 | 604,000 |
| 21 | 087 | Collingsworth | | 35,000 | | 6,500 | * | 16.5 | • | 107,000 |
| | 483 | Wheeler | 21,000 | 20,000 | 7,000 | 4,000 | 12.1 | 10.0 | 85,000 | 40,000 |
| | 487 | Wilbarger | 155,000 | * | 84,000 | * | 16.0 | * | 1,344,000 | |
| | 888 | Other Counties | - | 596,000 | 239,000 | 254,500 | 14.5 | 13.4 | 3,471,000 | 3,413,000 |
| | 999 | District 2-N | 662,000 | 651,000 | 330,000 | 265,000 | 14.8 | 13.4 | 4,900,000 | 3,560,000 |

| District Code | County ANSI Code | District and County | | eage nted res) | Acre Harve (acre | sted | Yield Harve Ad (bus | ested re | Produ (bust | |
|------------------|------------------------|---------------------------|-----------|----------------------|------------------------|---------|------------------------------|-------------|----------------|------------|
| | | | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| | 023 | Baylor | • | 124,000 | * | 50,000 | • | 16.2 | , . * | 810,000 |
| | 083 | Coleman | 52,000 | • | 22,000 | • | 20.5 | * | 450,000 | • |
| | 207 | Haskell | 190,000 | 178,000 | 56,000 | 45,000 | 15.1 | 11.0 | 846,000 | 494,000 |
| | 275 | Knox | 170,000 | 172,000 | 64,000 | 39,000 | 20.0 | 10.6 | 1,280,000 | 415,000 |
| | 353 | Nolan | 18,000 | * | 3,500 | * | 15.9 | • | 55,500 | |
| | 399 | Runnels | * | 147,000 | * | 84,000 | * ***** | 13.7 | • | 1,150,000 |
| | 888 | Other Counties | 660,000 | 439,000 | 244,500 | 112,000 | 22.0 | 14.6 | 5,368,500 | 1,631,000 |
| | 999 | District 2-S | 1,090,000 | 1,060,000 | 390,000 | 330,000 | 20.5 | 13.6 | 000,000,8 | 4,500,000 |
| 30 | 049 | Brown | • | 9,300 | • | 2,800 | • | 13.6 | • | 38,000 |
| | 888 | Other Counties | • | 422,700 | • | 107,200 | • | 16.4 | • | 1,762,000 |
| | 999 | District 3 | | 432,000 | • | 110,000 | • | 16.4 | • | 1,800,000 |
| 40 | 035 | Bosque | 5,700 | * | 1,400 | * | 27.9 | | 39,000 | |
| | 085 | Collin | • | 40,000 | * | 37,000 | * | 63.3 | * | 2,341,000 |
| | 119 | Delta | 11,500 | 9,000 | 11,400 | 9,000 | 75.0 | 72.2 | 855,000 | 650,000 |
| | 12 1 | Denton | | 37,000 | * | 34,000 | . • | 37.6 | | 1,280,000 |
| | 193 | Hamilton | | 10,000 | * | 5,000 | • | 27.0 | * | 135,000 |
| | 217 | Hill | 55,000 | 47,000 | 51,000 | 44,000 | 48.0 | 49.4 | 2,450,000 | 2,173,000 |
| | 231 | Hunt | 25,500 | 28,000 | 23,000 | 27,000 | 53.0 | 64.4 | 1,220,000 | 1,740,000 |
| | 251 | Johnson | 17,400 | 16,000 | 13,000 | 11,200 | 46.2 | 37.5 | 600,000 | 420,000 |
| | 257 | Kaufman | 18,500 | 17,500 | 11,000 | 9,300 | 44.0 | 46.2 | 484,000 | 430,000 |
| | 277 | Lamar | • | 24,000 | • | 11,500 | • | 52.2 | • | 600,000 |
| | 293 | Limestone | 7,300 | * | 4,000 | * | 66.0 | * | 264,000 | • |
| | 309 | McLennan | | 37,000 | * | 35,500 | * | 47.9 | * | 1,700,000 |
| | 349 | Navarro | • | 6,900 | • | 3,500 | • | 28.6 | • | 100,000 |
| | 888 | Other Counties | 499,100 | 292,600 | 410,200 | 238,000 | 52.6 | 53.5 | 21,588,000 | 12,741,000 |
| | 999 | District 4 | 640,000 | 565,000 | 525,000 | 465,000 | 52.4 | 52.3 | 27,500,000 | 24,310,000 |

| District Code | County ANSI Code | District and County | Acreage Planted (acres) 2013 2014 | | Acreage Harvested (acres) 2013 2014 | | Yield per Harvested Acre (bushels) 2013 2014 | | Production (bushels) | |
|------------------|------------------------|---------------------------|-----------------------------------|-----------|-------------------------------------|-----------|--|------|-------------------------|------------|
| | | | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| | 999 | District 6 | * | 1,000 | * | 400 | • | 32.5 | * | 13,000 |
| 70 | 081 | Coke | 11,000 | ٠ | 4,200 | ٠ | 19.0 | * | 80,000 | , |
| | 095 | Concho | 59,000 | 54,000 | 33,000 | 28,900 | 24.2 | 24.2 | 800,000 | 700,000 |
| | 451 | Tom Green | 55,000 | 41,000 | 44,000 | 26,200 | 20.3 | 17.9 | 895,000 | 470,000 |
| | 463 | Uvalde | 12,200 | 18,000 | 4,000 | 14,900 | 22.5 | 26.8 | 90,000 | 400,000 |
| | 888 | Other Counties | 112,800 | 118,000 | 44,800 | 58,000 | 17.9 | 14.3 | 00 ,0 00 | 830,000 |
| | 999 | District 7 | 250,000 | 231,000 | 130,000 | 128,000 | 20.5 | 18.8 | 2,665,000 | 2,400,000 |
| 81 | 055 | Caldwell | 2,400 | * | 1,700 | * | 17.6 | * | 30,000 | |
| | 089 | Colorado | 2,100 | * | 1,700 | * | 38.2 | * | 65,000 | |
| | 209 | Hays | 2,500 | * | 1,100 | * | 16.8 | * | 18,500 | • |
| | 325 | Medina | 14,800 | 21,000 | 9,000 | 17,400 | 28.9 | 25.3 | 260,000 | 440,000 |
| | 453 | Travis | 4,200 | • | 3,900 | * | 38.2 | * | 149,000 | • |
| | 493 | Wilson | à | 2,800 | • | 2,480 | * | 44.4 | • | 110,000 |
| | 888 | Other Counties | 37,000 | 44,700 | 22,600 | 40,120 | 26.9 | 35.6 | 607,500 | 1,430,000 |
| | 999 | District 8-N | 63,000 | 68,500 | 40,000 | 60,000 | 28.3 | 33.0 | 1,130,000 | 1,980,000 |
| 96 | 249 | Jim Wells | * | 3,900 | * | 3,300 | * | 34.8 | * | 115,00(|
| | 507 | Zavala | * | 8,300 | • | 3,000 | • | 24.7 | * | 74,000 |
| | 888 | Other Counties | 15,000 | 9,300 | 7,000 | 2,800 | 23.0 | 18.9 | 161,000 | 53,000 |
| | 999 | District 10-N | 15,000 | 21,500 | 7,000 | 9,100 | 23.0 | 26.6 | 161,000 | 242,000 |
| 98 | 888 | Other Districts | 528,000 | 80,000 | 170,000 | 37,500 | 23.2 | 50.7 | 3,944,000 | 1,901,000 |
| 99 | 999 | Texas | 5,100,000 | 4,900,000 | 1,850,000 | 1,720,000 | 27.9 | 26.0 | 51,600,000 | 44,700,000 |

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County Estimates

For information contact Quentin Hart (mailto:Quentin.Hart@nass.usda.gov? cc=NASSRFOSPR@nass.usda.gov;Jason.Hardegree@nass.usda.gov).

View our district map (../../Charts & Maps/distmap2.php).

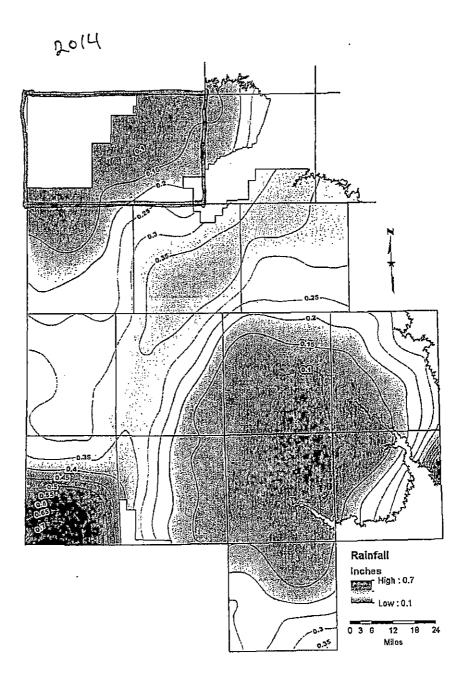
Texas Cash Rents

| District Code | County ANSI Code | County | Cropla Irriga (dollars p | ted | Cropland irrigat (dollars pe | ed | Pastur (dollar acr | s per |
|------------------|------------------------|-------------|--------------------------------|-------------------------|------------------------------------|-------|--------------------------|-------|
| | Code | | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| 11 | 11 | Armstrong , | ** | ** * * *** *** *** * | 18.50 | 19.50 | 11.00 | 8.80 |
| | 45 | Briscoe | 45.50 | * | 15.50 | 15.00 | 6.90 | 7.50 |
| | 65 | Carson | 58.00 | 45.50 | 24.50 | 22.00 | 7.00 | 7.00 |
| | 69 | Castro | 78.00 | 77.00 | 26.00 | 25.50 | 10.50 | 11.00 |
| | 111 | Dallam | 110.00 | 88.50 | * | 38.00 | * | 6.90 |
| | 117 | Deaf Smith | 58.00 | 64.00 | 22.50 | 22.00 | 12.00 | 11.00 |
| | 153 | Floyd | 55.50 | * | 24.00 | 22.00 | 7.30 | 7.70 |
| | 179 | Gray | 49.00 | * | 18.50 | 21.00 | 6.50 | 6.40 |
| | 189 | Hale | 106.00 | 100.00 | 37.00 | 38.50 | 10.00 | 11.00 |
| | 195 | Hansford | 79.00 | * | 26.00 | 28.50 | 8.60 | 10.00 |
| | 205 | Hartley | 136.00 | 141.00 | 13.50 | * | 9.40 | * |
| | 211 | Hemphill | * | * | 14.00 | 10.50 | 6.00 | 6.00 |
| | 233 | Hutchinson | * | 91.00 | 23.50 | 21.00 | 7.20 | 6.90 |
| | 295 | Lipscomb | * | 46.50 | 13.50 | 15.50 | 6.70 | 6.80 |
| | 341 | Moore | 126.00 | 131.00 | 21.50 | 22.50 | 8.30 | |
| | 357 | Ochiltree | 71.00 | 82.50 | 21.00 | 21.00 | 8.10 | 8.30 |
| | 359 | Oldham | *: | * | * | * | * | 4.30 |
| | | | | | P. P | | | |

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No WHERT



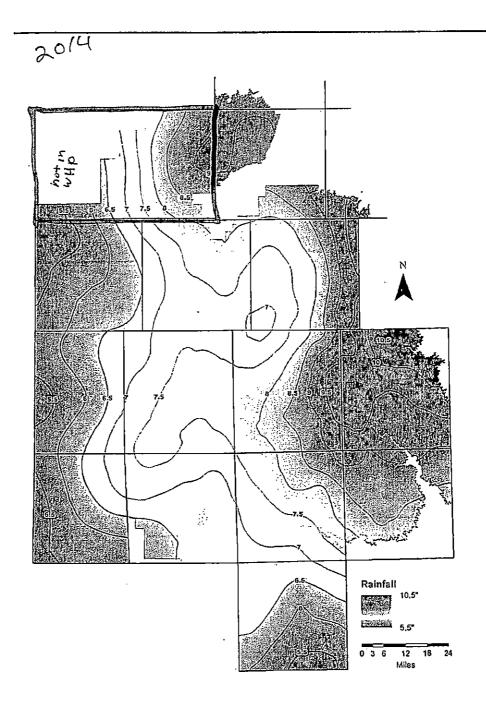
January 1 - March 31, 2014 rainfall map

The rainfall map published in the July 2014 print issue of *The Cross Section* was incorrectly labeled as being for the first quarter of 2014--when in fact, it was for the second quarter of 2014.

We are reprinting the above map depicting rainfall totals for the first quarter of 2014, which ranged from 0.1 to 0.7 inches within the district.

The Cross Section regrets this error.

APRILE MAY STARTED TO RAIN STARTED TO FLUNE



April 1 to June 30, 2014 rainfall

The rainfall map published in the July 2014 print issue of *The Cross Section* was incorrectly labeled as being for the first quarter of 2014—when in fact, it was for the second quarter of 2014.

We are reprinting the above map depicting rainfall totals for the second quarter of 2014, which ranged from 5.5 inches to 10.5 inches within the district.

County Estimates

For information contact Quentin Hart (mailto:Quentin.Hart@nass.usda.gov? cc=NASSRFOSPR@nass.usda.gov;Betty.Johnson@nass.usda.gov).

View our district map (../../Charts & Maps/distmap2.php).

Texas Non-Irrigated Sorghum County Estimates

| Ag District code, County FIPS code, | Acreage Planted (acres) | | Acreage Harvested (acres) | | Yield per Harvested Acre (bushels) | | Production (bushels) | |
|-------------------------------------|-------------------------------|----------|---------------------------------|--------|---|--------------|-------------------------|-----------|
| Location * | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 |
| 11, 111, Dallam | 11,600 | 13,700 · | 7,700 | 13,600 | 20.5 | 36.8 | 158,000 | 501,000 |
| 11, 117, Deaf Smith | | 41,100 | MA ARMAIL O DE SER SE MENTER | 39,600 | | 44.0 | τ, | 1,744,000 |
| 11, 153, Floyd | 29,800 | | 29,400 | | 32.6 | | 958,000 | |
| 11, 189, Hale | 34,300 | | 29,000 | | 39.0 | | 1,131,000 | |
| 11, 233, Hutchinson | 5,600 | 7,700 | 4,100 | 5,100 | 26.6 | 41.0 | 109,000 | 209,000 |
| 11, 341, Moore | 19,600 | 11,000 | 15,100 | 10,300 | 29.7 | 48.6 | 449,000 | 501,000 |
| 11, 357, Ochiltree | 39,000 | 40,500 | 36,900 | 39,800 | 49.1 | 57.4 | 1,810,000 | 2,283,000 |
| 11, 369, Parmer | 41,900 | 24,900 | 28,800 | 24,000 | 30.7 | 33.3 | 885,000 | 800,000 |
| 11, 375, Potter | , | 2,200 | | 2,200 | | 67. 7 | | 149,000 |
| 11, 381, Randall | , | 14,000 | | 13,200 | | · 46.9 | | 619,000 |

| Ag District code, County FIPS code, | Acreage Planted (acres) | | Acreage Harvested (acres) | | Yield per Harvested Acre (bushels) | | Production (bushels) | |
|--|-------------------------------|---------|---------------------------------|---------|---|----------|-------------------------|------------|
| Location * | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 |
| 11, 421, Sherman | | 12,500 | | 11,600 | | 65.6 | 2,0 | 761,000 |
| 11, 437, Swisher | | 29,500 | | 26,500 | • | 39.8 | . p | 1,055,000 |
| 11, 045, Briscoe | 14,800 | | 13,200 | | 31.8 | | 420,000 | |
| 11, 065, Carson | 36,600 | 33,900 | 34,200 | 32,900 | 43.6 | 51.2 | 1,490,000 | 1,686,000 |
| 11, 888, Other counties | 225,800 | 169,500 | 167,600 · | 154,200 | 36.2 | 50.1 | 6,062,000 | 7,720,000 |
| 11, 999, District 1-N | 459,000 | 400,500 | 366,000 | 373,000 | 36.8 | 48.3 | 13,472,000 | 18,028,000 |
| 12, 107, Crosby | 6,800 | 16,300 | 6,200 | 14,100 | 31.1 | 36.4 | 193,000 | 513,000 |
| 12, 115, Dawson | 14,900 | | 13,900 | | 41.4 | · | 576,000 | |
| 12, 165, Gaines | | 14,900 | | 14,600 | • | 29.1 | | 425,000 |
| 12, 219, Hockley | | 44,100 | | 38,800 | | 36.8 | | 1,426,000 |
| 12, 279, Lamb | 19,400 | 19,800 | 12,500 | | '\$ | | 592,000 | 572,000 |
| 12, 303, Lubbock | 27,300 | | 23,000 | , | 28.1 | | 646,000 | |
| 12, 305, Lynn | 23,800 | 34,400 | 22,800 | 32,300 | 25.0 | 42.9 | 571,000 | 1,385,000 |
| 12, 017, Bailey | 26,200 | 22,100 | 18,900 | 20,300 | 31.9 | 32.8 | 603,000 | 666,000 |

County Estimates

For information contact Quentin Hart (mailto:Quentin.Hart@nass.usda.gov? cc=NASSRFOSPR@nass.usda.gov;Betty.Johnson@nass.usda.gov).

View our district map (../../Charts & Maps/distmap2.php).

Texas Irrigated Corn County Estimates

| Ag District, code, County FIPS | Plante | Acreage Planted (acres) 2014 2015 | | Acreage Harvested (acres) | | Yield per Harvested Acre (bushels) | | uction hels) |
|--|-------------|-----------------------------------|----------------------------|---------------------------------|--------------------|---|---------|-----------------|
| code, Location * | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 |
| 11, 069, Castro | ! | 121,500 | | 85,000 | | 208.6 | | 17,730,000 |
| 11, 117, Deaf Smith | - 100 marks | 56,500 | | 43,000 | -4 F -104 | 168.6 | | 7,251,000 |
| 11, 189, Hale | | 99,000 | | 85,000 | | 154.2 | | 13,110,000 |
| 11, 359, Oldham | | 700 | w to ■ c-dg ♣ | 700 | ٠. ، ن | 187.1 | | . 131,000 |
| 11, 369, Parmer | | 81,600 | · | 40,300 | | 161.3 , | | 6,500,000 |
| 11, 888, Other counties | , | 666,700 | The property of the second | 605,000 | n take namen gesta | 208.3 | | 126,044,000 |
| 11, 999, District 1-N | 1 | ,026,000 | | 859,000 | | 198.8 | | 170,766,000 |
| 40, 147, Fannin | 2,100 | | 2,100 | | 168.6 | | 354,000 | , |

County Estimates

For information contact Quentin Hart (mailto:Quentin.Hart@nass.usda.gov? cc=NASSRFOSPR@nass.usda.gov;Betty.Johnson@nass.usda.gov).

View our district map (../.././Charts & Maps/distmap2.php).

Texas Non-Irrigated Corn County Estimates

| Ag District code, County FIPS code, | Acreage Planted (acres) | | Acreage Harvested (acres) | | Yield Harve Ad (bus) | ested re | Production (bushels) | |
|-------------------------------------|-------------------------------|-----------------|---------------------------------|--------|-------------------------------|-------------|-------------------------|-----------|
| Location * | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 |
| 11, 069, Castro | | 3,600 | To gas more a cong. | 1,600 | | 53.2 | | 85,100 |
| 11, 117, Deaf Smith | | 4,100 | | 3,200 | | 96.9 | | 310,000 |
| 11, 189, Hale | | 5,100 | | 5,000 | e: 15 | 38.8 | | 194,000 |
| 11, 369, Parmer | | 6,000 | | 5,100 | | 37.3 | | 190,000 |
| 11, 888, Other counties | : | 23,700 | , , | 23,300 | : • • | 73.4 | | 1,710,900 |
| 11, 999, District 1-N | er e | #2 , 500 | , | 38,200 | | 65.2 | | 2,490,000 |
| 40, 085, Collin | 23,700 | 7,500 | 23,200 | 6,000 | 120.8 | 38.8 | 2,803,000 | 233,000 |
| 40, 097, Cooke | 2,200 | 1,300 | 1,400 | 950 | 75.0 | 64.4 | 105,000 | 61,200 |
| 40, 139, Ellis | 27,900 | 27,400 | 27,900 | 22,100 | . 107.7 | 54.9 | 3,006,000 | 1,213,000 |

For information contact <u>Quentin Hart (mailto:Quentin.Hart@nass.usda.gov?cc=NASSRFOSPR@nass.usda.gov; Deonne.McCray@nass.usda.gov)</u>.

View our district map (../.././Charts & Maps/distmap2.php).

Texas Irrigated Sorghum County Estimates

| Ag District code, County FIPS code, | Acreage Planted (acres) | | Acreage Harvested (acres) | | Yield Harve Ac (busl | ested re | Production (bushels) | | |
|-------------------------------------|-------------------------------|---------|---------------------------------|--------------|-------------------------------|-------------|-------------------------|-------------|----|
| Location * | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 | |
| 11, 111, Dallam | 11,800 | 16,900 | 11,400 | 13,900 | 72.1 | 99.6 | 822,000 | 1,384,000 | : |
| 11, 117, Deaf Smith | ē | 16,700 | | 11,300 | • | 77.2 | | 872,000 | |
| 11, 153, Floyd | 28,100 | | 27,400 | | 86.7 | | 2,376,000 | 37 T | : |
| 11, 189, Hale | 50,600 | | 44,300 | | 87.3 | | 3,868,000 | | • |
| 11, 233, Hutchinson | 2,700 | 3,700 | 2,600 | 3,700 | 69.6 | 115.9 | 181,000 | 429,000 | |
| 11, 341, Moore | 24,400 | 26,800 | 23,900 | 26,200 | 116.6 | 115.6 | 2,786,000 | 3,028,000 | : |
| 11, 357, Ochiltree | 8,000 | 10,600 | 7,700 | 10,300 | 110.9 | 110.4 | 854,000 | 1,137,000 1 | ! |
| 11, 369, Parmer | 30,900 | 22,600 | 21,200 | 13,200 | 70.7 | 84.7 | 1,498,000 | 1,118,000 | 1 |
| 11, 375, Potter | | 800 | | 800 | | 106.4 | | 85,100 | 1, |
| 11, 381, Randall | | 3,300 | | 2,900 | | 95.9 | | 278,000 | |
| 11, 421, Sherman | | 29,200 | | 29,200 | | 123.6 | | 3,608,000 | |
| 11, 437, Swisher | عورفع و مست سو - | 14,400 | | 13,200 | | 87.3 | · | 1,152,000 | |
| 11, 045, Briscoe | 5,500 | | 5,500 | merio este e | 44.7 | en garage . | 246,000 | ***** * · | • |
| 11, 065, Carson | 8,700 | 13,200 | 8,500 | 13,100 | 99.2 | 106.5 | 843,000 | 1,395,000 | |
| 11, 888, Other counties | 169,300 | 114,800 | 150,500 | 101,200 | 99.1 | 86.3 | 14,917,000 | 8,731,900 | |

| Ag District code, County FIPS code, Location * | | Acreage Planted (acres) | | Acreage Harvested (acres) | | Yield per Harvested Acre (bushels) | | Production (bushels) | |
|--|----------|-------------------------------|---------|---------------------------------|---------|---|------|-------------------------|------------|
| | | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 |
| 11, 999, 1-N | District | 340,000 | 273,000 | 303,000 | 239,000 | 93.7 | 97.1 | 28,391,000 | 23,218,000 |
| 12, 107, | Crosby | 8,700 | 6,200 | 8,700 | 6,000 | 79.1 | 82.0 | 688,000 | 492,000 |
| 12, 115, Dawson | | 7,500 | | 7,300 | | 51.6 | | 377,000 | |
| 12, 165, | Gaines | | 11,800 | | 9,200 | | 42.5 | | 391,000 |
| 12, 219, Hockley | | | 17,900 | | 17,800 | | 66.6 | | 1,186,000 |
| 12, 279, | Lamb | 36,300 | 32,900 | 28,500 | 28,800 | 71.4 | 85.4 | 2,034,000 | 2,460,000 |
| 12, 303, Lubbock | | 14,300 | | 14,100 | | 74.5 | | 1,050,000 | ; |
| 12, 305, | Lynn | 13,400 | 15,700 | 12,500 | 14,900 | 58.2 | 67.6 | 727,000 | 1,007,000 |
| 12, 017, | Bailey | 9,900 ' | 10,700 | 5,900 | 8,000 | 88.3 | 83,1 | 521,000 | 665,000 |
| 12, 888, counties | Other | 72,900 | 60,800 | 68,000 | 57,300 | 44.2 | 58.1 | 3,006,000 | 3,328,000 |
| 12, 999, 1-S | District | 163,000 | 156,000 | 145,000 | 142,000 | 58.0 | 67.1 | 8,403,000 | 9,529,000 |
| 22, 999, 2-S | District | | 4,400 | | 3,900 | | 62.8 | (| 245,000 |
| 40, 999, 4 | District | 1,100 | 2,700 | 1,000 | 2,500 | 87.7 | 92.0 | | 230,000 |
| 70, 451, Green | Tom | 1,900 | 2,000 | 1,200 | 1,500 | 74.3 | 94.0 | 89,100 | 141,000 |
| 70, 463, | Uvalde | | 2,600 | | 2,500 | | 72.8 | | 182,000 |
| 70, 888, counties | | 3,000 | 1,300 | 2,500 | 1,100 | 74.0 | 93.6 | 184,900 | 103,000 |
| 70, 999, 7 | District | 4,900 | 5,900 | 3,700 | 5,100 | 74.1 | 83.5 | 274,000 | 426,000 |

PROCEDURES FOR AG VALUE

- A. The first step for figuring ag value is receiving good, accurate information.
 - 1. Mail out Ag Survey to Deaf Smith County land owners around Jan. 1.
 - 2. When figuring ag value, you are 2 years behind current year. Ag value is a 5 year average. Example: For 2015 your 5 year average will be 2009 through 2013. Your survey letter will be asking for 2013 crop information.
 - 3. Around March you will array all your crop information. You will choose the most typical or average.

Example: Wheat subsidy 6 5

4 - median (choose 4 is a good choice)

4

- B. Have first meeting with Ag Advisory Board.
 - 1. Qualifications for Serving on Ag Advisory Board:
 - a. Must have a good current knowledge in farming and ranching in Deaf Smith County.
 - b. Must meet Board and Chief Appraiser's approval.
 - i. Give the Board of Directors a list of farmers that qualify.
 - ii. The Board of Directors will choose as many as ten people and DSCAD will contact the people on the list to see if they will accept the position on the Ag Advisory Board.
 - iii. Must have at least three members.
 - iv. Two members must be owners of qualified 1-D, 1 D-1 land in Deaf Smith County.
 - v. Chief Appraiser may not appoint an Appraisal District officer or employee.
 - 2. Go over survey and make corrections if needed.
 - 3. Discuss new crop year added to the five year average.
 - 4. Briefly go over Ag Advisory Manuel put out by State Comptroller.
 - 5. Plan next meeting.
- C. You will share this information with 4 to 8 local farmers that are knowledgeable in dry, irrigated and pasture farms. See what they would choose.
- D. The Chief Appraiser will choose the most logical answers based on the survey, Ag Advisory Board, knowledgeable farmers in the county.
- E. Chief appraiser will go to USDA website at www.nass.usda.gov and get crop yield and planted and harvested acreage.
- F. Chief appraiser will contact local grain elevators to set crop prices during the crop year in question.
- G. Have your next meeting around April with your Ag Advisory Board.
 - 1. Share survey answers and get their opinions.
 - 2. Plan next meeting
- H. Chief appraiser will use the information he got from surveys, Ag Advisory Board, phone surveys, Nass and others.
- Chief appraiser will get the net to land figure by using his information and ag manual put out by the State Comptroller.

INTENSITY OF USE STANDARDS

- 1. Must be currently devoted principally to Agricultural use to the degree of intensity of the area for 5 of the proceeding 7 years.
 - A.) A small garden used for the family does not qualify 1/2ac or less. Anything above 1/2ac used to produce income may qualify at the CA discression.
 - B.) Grazing for goats, horses, pigs, cattle any livestock could qualify.
 - 1. 1ac and up rancheros are common in this area.
 - 2. Check for proper fencing and water supply.
 - C.) Common crops are:

Corn

Barley

Milo

Oats

Wheat

Some produce

Alfalfa

Cotton

However most any crop or combination could qualify.

- D.) Check ownership records
 - a. If a local farmer buys a piece of land most of the time it will be ag use.
 - b. If a rural property sales to a business that is a red flag to check it out and make sure of any use change does not happen.
- E.) We also look at Google Earth to see if land is being farmed or ranched.
- F.) We send out a farm survey letter every year to farmers as see attached.

AG MANUAL

DETERMINING NET TO LAND VALUES

Net to land, remember, is the average annual net income that a class of land would be likely to have generated over the five-year base period. Until 1987, appraiser based net to land primarily on owner-operator budgets. The law now requires appraisers to determine net to land using a cash or share lease method.

Under a lease method, net to land is the rent that would be due to the property owner under a cash lease, share lease, or other typical lease arrangement, less expenses typically paid by the owner. In a cash lease, the rent is a fixed amount. In a share lease, the rent is a share of the gross receipts for the year, less a share of certain expenses.

Cash Lease Method

A cash lease (cash rent) is an agreement between landowner and tenant to lease for a fixed cash payment. This payment is usually in terms of dollars per acre for a period of one year. When the landowner leases on a cash basis, he ordinarily has no labor or operating capital costs. If the landowner has no expenses relating to the agricultural use of the land, the cash lease payment is virtually equivalent to a return to the land. If the prudent owner typically does pay some expenses, appraisers should deduct them from the lease payment to determine net to land.

Additional Costs

The property owner also incurs a cost of management.

Steps in a Typical Cash Lease Approach

- 1. Gather cash lease rates from knowledgeable person in the area.
- 2. Gather as many leases as possible for each year of the five-year period.
- 3. Determine typical landowner expenses.
- 4. For each of the five base years, subtract the expenses from the typical lease rate. The remainder is the net to land value. Average the five net to land values for each of the five years to obtain the overall net to land value for the land class for the five-year period. Divide this net to land

value by the capitalization rate to obtain the agricultural use value for the class.

Share Lease Method

Appraisers must estimate net to land values from share leases as well as cash leases. Under a share lease, the landowner (usually) pays a share of production expenses and receives a prearranged share of the gross receipts rather than a fixed dollar amount. Share leases may vary from location to location and usually vary from crop to crop. Appraisers should pick only leases with terms under which a prudent landowner would lease the land. To calculate net to land for share leases, appraisers need the following information:

- Typical Crops
- Lease agreements
- Yield estimates
- Price estimates: Determine the typical price farmers receive for the crops under consideration.
- Government Programs: Determine whether the crops being considered are typically enrolled in government support programs, such as the Deficiency payment program. If they are, then any income the owner received from the programs should be included in the calculation of net to land.
- Cost estimates: Determine the typical variable and fixed expenses.
- Additional income: Determine any additional income farmers typically receive and share with the property owner. For example, this amount would include the income received from grazing cattle on wheat fields as well as any other income incidental to producing crops or raising livestock.
 - Share Crop: Use five-year averages of crop yields, prices, additional Income, and expenses to determine typical net to land for each class.

Calculating Net Income for a Typical Share Lease

Calculating net to land for a share lease requires four steps:

- 1. Calculate the landowner's share of gross income.
- 2. Calculate the landowner's share of expenses.
- 3. Subtract the owner's expenses from the owner's gross income.

4. Repeat the preceding steps for the four years remaining in the base period.

Deficiency Payments

Deficiency payments are a widely used farm subsidy. About 20 percent of all Texas cropland qualified for deficiency payments in 1986. A deficiency payment is paid whenever the national average market price for a commodity produced in any one crop year falls below the USDA-announced target price for that commodity for that year.

The amount of deficiency payment per unit of proven yield is limited to the difference between the target price and the higher of the national average price or the Commodity Credit Corporation loan price. Beginning with the 1987 crop year, the total deficiency payment per farmer is limited to \$250,000. Prior to that year, the payment was potentially unlimited.

Landowners receiving deficiency payments can qualify their property under either 1-d or 1-d-1. The land itself is still being used for agricultural production---the only difference is another source of income for the commodity.

Unlike a CRP payment, a deficiency payment is attributable to the land's productivity. Appraisers should include deficiency payments in the calculation of gross income when such payments are typical in an agricultural class.

Whether an individual property owner actually received a deficiency payment in any given year does not matter. If an average owner exercising ordinary prudence would have received deficiency payments during the five-year period, the payment income must be included.

Choose between Cash Lease, or Share Crop whatever is typical.

Divide your cap rate (state provides) into your net to land = value.

2016 AG VALUE

We dropped a year 2009 and added 2014, (2010 thru 2014). 2010 was a good year. 2011 thru 2013 were drought years. 2014 rain came in June and helped our pasture and irrigated crops were a little too late for dryland. The subsidies went away in 2014. I used cash lease for dry land (20) and pasture (10). Ag Advisory Board and some big farmers agree that cash lease or dryland vs share crop is 50 – 50. It was an average year for Irrigated farmers with average yields and average prices. Prices fell from 2013. Native grass got enough rain to get healthy and average income was 10.00. Our survey showed dry wheat (20.00) good grazing to (5.00) poor

grazing. There was no dry harvest, dry wheat mile only in certain areas where they did have more rainfall.

Very little grazing on dry wheat, however there was some grazing on the milo stalks

2016 MARKET VALUE ON AG LAND

| S. Carlo | | Control Service | San | P24 - 200 |
|----------|--|--|---|--|
| | D | ry | Pasti | ure |
| 2016 | 2015 | 2016 | 2015 | 2016 |
| 1800 | 525 | 600 | 450 | 450 |
| 1500 | 525 | 550 | 450 | 450 |
| 1300 | 475 | 500 | 425 | 425 |
| 1200 | 450 | 450 | 425 | 425 |
| 1100 | 425 | 450 | ⁻ 400 | 400 |
| 700 | 425 | 425 | 400 | 400 |
| 600 | 400 | 400 | 350 | 350 |
| 425 | .400 | 400 | 350 | 350 |
| | 2016 1800 1500 1300 1200 1100 700 600 | 2016 2015 1800 525 1500 525 1300 475 1200 450 1100 425 700 425 600 400 | Dry 2016 2015 2016 1800 525 600 1500 525 550 1300 475 500 1200 450 450 1100 425 450 700 425 425 600 400 400 | Dry Pastu 2016 2015 2016 2015 1800 525 600 450 1500 525 550 450 1300 475 500 425 1200 450 450 425 1100 425 450 400 700 425 425 400 600 400 400 350 |

There is a big demand for water in our county. It is precious and Dairy's, Feed yards, Ethanol Plants and City of Hereford are paying high prices for the good water. Average to poor water the price has slowed down. I chose not to change my Irrigated farm schedule for 2016. I have talked to a lot of Native Grass people and there is a big demand for grass and the late rains That came on in June of 2014 has helped our native grass. I choose to leave native grass at 450/ac and dryland at 600/ac. With 4 years of drought and low commodity prices, some people are paying more for grass. However with money and low interest on CD's, land is still a good investment.

2016

MARKET VALUE SCHEDULE

DEAF SMITH COUNTY APPRAISAL DISTRICT

| Pasti | ire Land | d Dry I | and Farm | Land I | rrigate | d Farm | Improved Pasture |
|-------|---------------|---------|---------------------------------------|-------------|---------------|-----------|------------------|
| Class | s \$/Acre | Cla | ıss \$/Acre | In CRP | Clas | s \$/Acre | Class \$/Acre |
| *1 | 450 |] | 600 | 70 0 | \mathbf{G} | 1800 | 1-450 |
| 2 | 450 | 2 | 550 | | \mathbf{B} | 1500 | 2-450 |
| 3 | 425 | 3 | 500 | | O | 1300 | 3-425 |
| 4 | 425 | 4 | 450 | | Y + | 1200 | 4-425 |
| 5 | 400 | 5 | 450 | | Y | 1100 | 5-400 |
| 6 | 400 | (| 425 | | \mathbf{BR} | 700 | 6-400 |
| 7 | 380 | | 400 | | S | 600 | 7-380 |
| 8 | 380 | 8 | 3 400 | | D | 425 | 8-380 |
| | G | Green | Best irri | gation wa | ter in (| county | |
| | В | Blue | Good | _ | | • | |
| | O | Orange | Fair | | | | |
| | Y | _ | Weak | | | | |
| | \mathbf{BR} | Brown | Fringe | | | | |
| | S | Subject | No wells, | but in irr | igation | area. | |
| | \mathbf{D} | Draws | large playa lakes in irrigated areas. | | | | |

SPRINKLERS

| New 4 sec. 65,000.00 | Cost/ac 120ac = 542 |
|----------------------|---|
| ½ sec. 115,000.00 | 240ac = 480 |
| Sec. 115,000.00 | $\frac{490ac = 235}{1,257 \div 3} = 419$ at 65% good = 272 say 270/ac |

(-300/ac with sprinkler)

Use 3gpm/1ac Example $400gpm \div 3 = 133ac$ Irg

- 1. Rule of Thumb Dry land Market Value = 100bu wheat/ac (Jan 3.63) 100bu x 5.00 = 500.00
- 2. Money is not worth much-land still has value.

| | DRY | PASTURE | IRG | CRP |
|--|-------------------------------------|----------------------------------|--------------------|---------|
| JÞ | 600 | 700 | | |
| DEAN HICK | 600 | 550-650 750 | 1800 | |
| ED | 600 | 500 | good water is wort | h a lot |
| BRUM | 600 | 350-400 | | |
| CHRIS T (SHI Ban 1 ^{Mar} DENNIS | OULD BE) 350-450 5 50-700 600 | ? NO SALES ro, sales 4 500 | 50 – 500 | |
| Solo-Preac | h 550 | 450 | • | 600 |
| l Kee | 550-600 | 450 | | |
| BLACK | 550-600 BIG- 45 | 450-500 60-500-SMALL | | 750 |
| BILLY CREE | EK 450 | 350 | | |
| LAND BAN | K 650-700 | 450 | | |

- 1 COW CALF OPERATORS WANT GRASS AND WELL PAY PREMIUM.
- 2. 5 YEAR FORECAST GRAIN PRICES WILL FALL UNLESS THERE IS A DISASTER IN THE CORN BELT.
- 3. 2016 DOES NOT LOOK GOOD.
- 4. DRY FARMER X SAID 2010-2014 MADE GOOD MONEY. INSURANCE WAS HIGH DUE TO COMMODITY, PRICES WERE GOOD. HOWEVER I MADE 40/ BU OF WHEAT IN 2015 AND LOST MONEY BECAUSE COMMODITY PRICES HAVE FELL.
- 5. IRG FARMER X SAID 2010-2013 BESTYEARS I EVER HAD.

2016 DRYLAND

| 9202 | 4.4 Fee 20 00ee | | | 200 | 0/04/8040 5-20-1-5 11-24 1 |
|-----------------|--------------------------------|----------------|----------------|--------------|--|
| 28179 | 4-4-Sec 29 - 90ac K6-13 w/Z | 320ac | Dry | 300 | 8/24/2010 Bad Sale Family Member |
| 9644 | K-5-Sec 60 - 218ac | 320ac | Dry CRP Mix | 320ac 335 | 715/ac -1 well 100gpm 9/10/2010 |
| 919967 | K-11-Sec 30 E/2 - 320ac | | | 350 | 10/1/2010 |
| 8913 | 3-1-Sec 31 S/2 - 320ac | | Dry Mix | 360 | 8/25/2010 Bind Weed |
| 8915 | 3-1-Sec 32 E/2 - 316.3ac | | | | |
| 8890 | 3-1-Sec 21 NE/4 - 160ac | 1,436ac | Mix Mix | 360 360 | 8/25/2010 |
| 8893 | 3-1-Sec 22 -All - 640ac | | Mix | 360 | 8/25/2010 8/25/2010 |
| 10312 | 3-1-Sec 27 NW/4 160ac | | Dry | 385 | 11/15/2011 |
| 8782 | 2-2-Sec 7 NW/4 160ac | | Dry | 400 | 12/21/2010 |
| 9205 | 4-4-Sec 29 249ac | | Dry | 400 | 12/9/2010 |
| 9214 | 4-4-Sec 31 21ac | 270ac | · Dry | 400 | 12/9/2010 |
| 8998 | 4-1-Sec 14 SE/4 160ac | | Dry | 400 | 3/21/2012 |
| 9106 | 4-3-Sec 2 107ac | | Mix | 400 | 8/30/2012 |
| 9952 | Carter & Head 240ac | | CRP Dry | 400 | 1/1/2012 |
| 9072 | 4-2-Sec 20 W/2 3Z0ac | | CRP Dry | 425 | 2/15/2012 |
| 8854 | 3-1-Sec 2,10,11-1820ac | | CRP Dry | 439 | 5/2/2013 |
| 7569 | M7-Sec 65 | 80a¢ | Dry | 437 | 1/15/2015 |
| 9826 | K-11-Sec 48 640ac | | Mix | 450 | 11/18/2010 |
| 919958 | K-11-Sec 80 SE/4 160ac | | Dry | 450 | 1/1/2011 |
| 8629 | 3-3-Sec 1 SW/4 107ac | | Dry | 460 | 1/1/2011 |
| 8630 | 3-3-Sec 1 SW/PT 54ac | 822ac | Dry | 460 | 1/1/2011 |
| 919998 | 4-3-Sec 35 Zac | V4255 | Dry | 460 | 1/1/2011 |
| | 6-3-Sec 2 | 664ac | Dry | 470/ac | 3/21/2014 |
| 9518 | 7-3-Sec27,34 | VO-106 | 217 | 410/00 | 3/22/2024 |
| 7573 | M-7-Sec 65 177ac | | Dry | 478 | 1/31/2012 |
| 7343 | K-8-54 SW/4 160ac | | Dry | 500 | 12/27/2012 |
| 919735 | K-6-Sec 87 627.5ac | | Dry | 500 | 12/20/2010 |
| 7119 | K-7-Sec 58 | 325ac | Dry | 500 | 5/17/2012 Surrounded By High Circles |
| 7356 | K-8-Sec 62 W/2 649ac | | Dry | 500 | 9/2/2011 Close to Irg |
| 10327 | K-8-Sec 62 E/2 649ac | 649ac | Dry | 500 | 9/2/2011 Close to lig |
| 8566 | 2-4-Sec 15 N/2 | 320ac | Dry | 500 | 10/1/2014 |
| 2000 | 2 4 500 25 11/ E | 32300 | 0.7 | 300 | 10/1/2014 |
| 9488 | | | | | |
| 9500 | | 640ac | Dry | 50D | 12/31/2014 |
| | | | | | |
| 9879 | | 328ac | Dry | 525 | 5/15/2015 |
| 9488 | 6-2-Sec 15 E/2 320ac | | Dry | 525 | 11/11/2010 |
| 9500 | 6-2-Sec 22 E/2 320ac | 640ac | Dry | 525 | 11/11/2010 |
| 9970 | Carter & Head | 1,201ac | CRP | 526 | 7/14/2014 |
| 9053 | 4-2-5ec 9 | 640ac | Crp | 531 | 5/5/2014 |
| | | 5.022 | -,μ | 401 | 0/0/2024 |
| 8640 | | | 480/Dry | | |
| 8924 | 3-3-Sec 7 | 800ac | 320/Pasture | 538 | 7/9/2015 He said 350 grass/663 farm in CRP |
| | | | 020,1 031010 | | |
| 8551 | 2-4-Sec 6 | 640ac | 421 Dry | 560 | 9/12/2014 |
| 9303 | 5-2-Sec22 | 320ac | Dry | 650/ac | CRP |
| 8575 | 2-4-Sec 20 | 240ac | Crp Dry | 650 | 5/29/2014 More than |
| 9965 | Carter & Head | 183ac | Dry | 600 | 5/24/2013 |
| 7337 | K-8-Sec 53 | 213ac | Dry | 675 | 6/24/2013 Some irg |
| 9424 | SR4 Sec 28 | 160ac | Sub-trg | 800 | 6/1/2015 No wells but sprinkler runs on it |
| V | 0.1700020 | 20000 | 20D-11B | 400 | of 1/2015 to wells out spiniciel (alls offic |
| 9722 | | | | | |
| 27688 | k-6-Sec 28 | 640ac | Dry | 700/ac | 3/30/2012 High |
| | | | | | |
| 4690 | M-7-Sec 43 | 109ac | Dry | 700/ac | 5/25/2012 Includes wind right 50% |
| 28179 | K6-13 W/2 | 320 | CRP | 725 | 12/1/2014 |
| 8781 | 2-2-Sec 6 SE/4 | 160ac | CRP | 730 | 6/4/2015 has 7 years left in CRP at 44/ac |
| | , | 20000 | | ,,,, | of 17 Lord not 7 years letter in ear at 117 at |
| | | 130 CRP | | | |
| 26089 | K8-56 | 35 pasture | | 7 00 | 6/23/2015 |
| | | 55 F25141-0 | | | |
| 7356 | | | Dry | | |
| | | | | | |
| | k-8-62 All | 649ac | - | 770/ac | 12/28/2012 |
| 10327 | | 6 49 ac | Slight irg | 770/ac | 12/28/2012 |
| 10327 | | | Slight Irg | - | |
| 10327 92/066 | Chas Robins | | Slight Irg | - | |
| 10327 92/066 | Chas Robins | | Slight Irg | - | |
| 10327 92/066 | Chas Robins | | Slight Irg | - | |
| 10327 92/066 | | | Slight Irg | - | 418/ac 5-26-16 418/ac 5-3-16 |

2016 IRRIGATION

| 9713 | K-6-5ec 13 E/2 320ac | | F75 / | | *** ** ** ** |
|---------------|--|---|----------------------|---------------|--|
| 7,13 | NO-Sec 13 Ly E State | | 575/ac | 4/15/2011 | —CRP with old wells |
| 8577 | Township-2-4 Sec 21 320ac | 505.3ac | 600/ac | 4/10/2012 | Bussy-Rough Pasture 286 grass 219 CRP |
| 8581 | Town ship-2-4 Sec 22 185.3ac | | , | -1/ ZO/ LOIZ. | oosy wage radius 200 glass 213 Chr |
| 7108 | K-7-Sec 51 655ac | | 655/ac | 7/8/2010 | Lowice |
| 7151 | K-7-Sec 81 N/2 328 ac | | 750/ac | 3/25/2011 | |
| 6864 | K-4-Sec 19 & 20 | 1,280ac | 800/ac | 6/5/2014 | irg grass mix 360/ac-irg land 920/ac |
| 920908 | M-7-Sec 63 W/2 | 327ac | 793/ac | 2/7/2015 | weak water |
| 7648 | | | | | |
| 7652 | M-7-Sec 88 NW/4 187ac | | 80 2/ ac | 1/28/2011 | |
| | | | | | |
| | | | 10.00 | | |
| | K-3-Sec 44 N/2 | 259ac | 840/ac | | —Pasture & CRP—3 Old Wells |
| 7215 24810 | K-8-Sec11 E/2 | 301.486 | 850/ac | * . · . | —weak-to fair water |
| 6512 | Blk-7-Sec 50 K-3-Sec 86 | 315ac | 884/ac | | -relative? |
| 8370 | BLK-7-Sec 47N/2 | 82.5ac 320ac | 909/ac | | -CRP had to pull pump & fit well |
| 8D44 | K-3-Sec 86 had to drill well but in good le | | 938/ac 910/ac | | -Seems low -CRP Old wells |
| 10324 | K-4-13 E/2 | 320ac | 1,000/ac | 9/26/2012 | — CRF Oil Weis |
| | | | | , , | |
| 7314 | K-B-Sec 48 320ac | | | | • |
| 7316 | K-8-Sec 49 323ac | 946ac | 1,001/ac | 3/7/2012 | not much water—Farmer Garth |
| 7324 21428 | K-8-Sec 50 143ac K-8-Sec 49 NE/4 160ac | | • | • / | |
| 21420 | K-0-36543 NEV4 1808C | | | | |
| 7069 | K-7-Sec 29 S/2 328.3ac | OUC De- | . 1 112/ | 2 /22 /224 | —Diary low water |
| 7071 | K-7-Sec 31 658.5ac | 986.8ac | • 1,112/ac | 3/22/2012 | |
| 0157 | Com 1 For 6478 For | | | | • |
| 8157 8158 | Greg-1-Sec 4 174.5ac Greg-1-Sec 5 180.8ac | 373.7ac | 1 124/22 | 2/20/2012 | -Dairylow water (6 - Aug water in a sprinkler |
| 8159 | Greg-1-Sec 6 18.4ac | | 1,124/46 | 2) 23) 2012 | - Dairy low water IND Sprinkies |
| | 1 - 1<3-41 | 100% | 1100/00 | 6 -1-6 | AS WATER |
| ~ | K-3-44 | 260ac | 1192/ac | 5/20/2012 | —CRP |
| 6976 | K-4-5ec 78 5/2 311ac | | 1,200/ac | | Farmer Meyer |
| 5748 | K-34-Sec 47,34,13 | 1,455ac | 1,200/ac | | -Avg-Marnell less sprinkler & Imp 1,100 |
| 6607 | K-3-85 W/2 | 320ac | 1,300/ac | 9/17/2012 | —CRP Cabiness |
| 7046 | K-7-Sec 13 | 655 | 1,300/ac | 10/2/2014 | |
| 8014 | | | | | |
| 8012 | M-7-129 | 345ac | 1,400/ac | 2/9/2015 | |
| | | | | | |
| 10481 | M-7-Sec 153 | 321ac | 1,500/ac | 6/21/2012 | |
| 920453 | K-4-Sec 84 | 25ac-2 sprinklers 2200ac-700ac = | 1,500/ac | 8/8/2013 | Dalry |
| 7385 | K-8-Sec 71 632.75ac | | | | |
| 8595 | Township-2-5-Sec 4 188ac | 1,022.68ac | 1,600/ac | 10/13/2011 | —Dairy Avg |
| 8598 | Township-2-5-Sec 5 201.93ac | | | | |
| | W 0. 5 70 | | | | |
| 6411 8205 | K-3-Sec 72 | 238ac | 1,612/ac | 4/4/2014 | —10.00 could be higher |
| 10707 | Blk 3-Sec 5 & 6 | 1,273ac Less Sprinkler & Imp | 1,750/ac 1,500/ac | 12/2//2012 | -Low Avg Water 862ac ing |
| 7073 | K-7-32,48,49 | 1,966.5ac | 1,500/ac | | 13 wells 2 % Mile Sprinkler Aug to low water. Pending Sale |
| | | , | | | |
| 5477 | K-3-Sec 6 625ac | | | | |
| 5503 | K-3-Sec 14 647ac | 1,922ac | 1,700/ac | 4/26/2011 | -Feed yard good water |
| 5550 | K-3-Sec 26 645ac | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | -44 | ,, | · een jara Basa matar |
| 5553 | K-3-Sec 27 5ac | | | | |
| 8299 | Blk-7-Sec 2 SW/2 | 160ac | 1,823/ac | 4/25/2014 | -has a sprinkler=1400-1500/ac 450 spm water |
| 8072 | M7-152 | 288ac | 1,769/ac | | 10.00 could be more |
| 6536 | K-3-Sec 81 122ac | | 1,849/ac | | —Farmer Schlabs |
| 5757 | K-3-Sec 50,51,4B | 1,120/ac | 2,100/ac | | -Subtracted 1/2 Sec grass |
| 6152 | K-3-Sec 64 | 80ac | 2,250/ac | 12/16/2014 | |
| 5778 | K-3-Sec 57 | 640ac | 2,500/ac | 5/20/2014 | —without sprinkler 2,300/ac |
| | | | | | |

2016 PASTURE

| 9550 | 6-4-Sec 32 | 208.2ac | Pasture | 250 | 6/20/2012 | | |
|--------------|----------------|---------|---------------------|-------------|-----------------|------------------------|-----------------------|
| 27875 | K-5-Sec 83 | 80ac | Pasture | 350 | 5/26/2010 | | |
| 7496 | M-7-Sec 2 | 163ac | Pasture | 350 | 2/3/2012 | | |
| 7440 7441 | K-14-26-27 | 799ac | Pasture/CRP | 438/ac | 5/29/2015 | 488 pasture 311 CRP | Rough Caliche Soil |
| 7900 | M-2-Sec 107 | 136ac | Pasture | 500/ac | 3/31/2015 | close to Irg | |
| 7170 | K-2-Sec 93 Ali | 654ac | Pasture/was irg | 700/ac | 11/25/2013 | after sub imp | |
| 920656 | K-4-Sec 19 | 294a⊂ | Pasture | 715/ac | 10/28/2014 | surrounded by lrg. | |
| 9644 | K-5-Sec 60 | 220ac | Crp & Native | 1,500/ac | too high adjoin | s their other property | |
| 12381 | K-5-Sec 46 | 193ac | 360,000 -162,900 | Imp | | | |
| | | | 197,100÷193ac= | 1,021 say 1 | ,000/ac | | |
| 9322 | 5-2. | | byonc | 418/ | rc | | |



United States Department of Agriculture

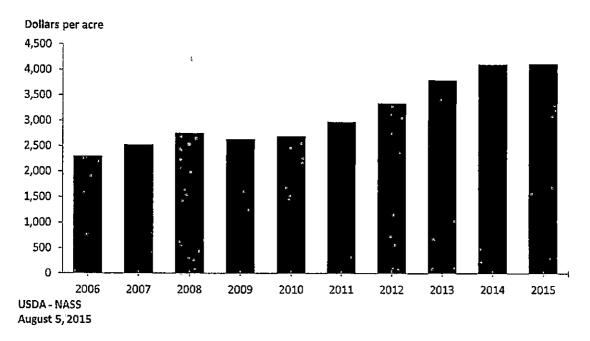
National Agricultural Statistics Service **Land Values** 2015 Summary

August 2015



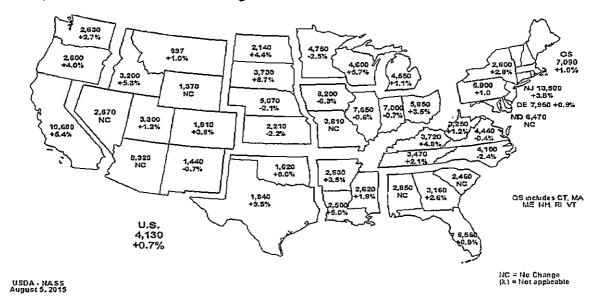
ISSN: 1949-1867

Average Cropland Value -- United States



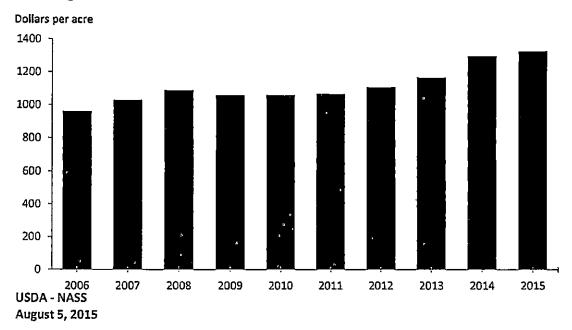
2015 Cropland Value by State

Dollars per Acre and Percent Change from 2014



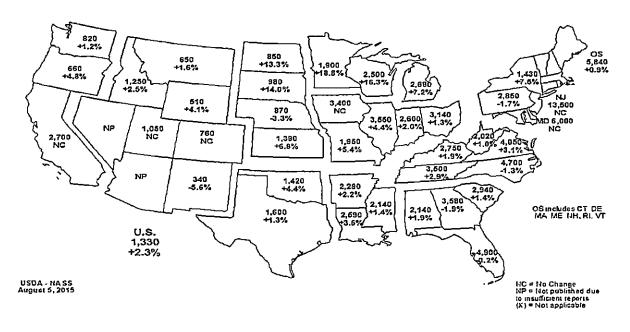
Land Values 2015 Summary (August 2015) USDA, National Agricultural Statistics Service

Average Pasture Value -- United States



2015 Pasture Value by State

Dollars per Acre and Percent Change from 2014



Pasture, Average Value per Acre - Region, State, and United States: 2011-2015 (continued)

| Region and State | 2011 | 2012 | 2013 | 2014 | 2015 | Change 2014-2015 |
|------------------|-----------|-----------|-----------|-----------|-----------|---------------------|
| | (dollars) | (dollars) | (dollars) | (dollars) | (dollars) | (percent) |
| Southeast | 3,900 | 3,700 | 3,770 | 3,790 | 3,790 | - |
| Alabama | 1,830 | 1,850 | 2,000 | 2,100 | 2,140 | 1.9 |
| Florida | 4,910 | 4,820 | 4,850 | 4,910 | 4,900 | -0.2 |
| Georgia | 4,750 | 3,910 | 3,850 | 3,650 | 3,580 | -1.9 |
| South Carolina | 2,980 | 2,960 | 2,820 | 2,900 | 2,940 | 1.4 |
| Delta | 2,120 | 2,130 | 2,190 | 2,270 | 2,320 | 2.2 |
| Arkansas | 2,160 | 2,110 | 2,160 | 2,240 | 2,290 | 2,2 |
| Louisiana | 2,200 | 2,300 | 2,400 | 2,500 | 2,590 | 3.6 |
| Mississippi | 2,000 | 2,030 | 2,070 | 2,110 | 2,140 | 1.4 |
| Southern Plains | 1,350 | 1,390 | 1,410 | 1,540 | 1,570 | 1.9 |
| Oklahoma | 985 | 1,060 | 1,210 | 1,360 | 1,420 | 4.4 |
| Texas | 1,430 | 1,460 | 1,450 | 1,580 | 1,600 | 1.3 |
| Mountain | 523 | 550 | 594 | 611 | 614 | 0.5 |
| Arizona 3 | (D) | (D) | (D) | (D) | (D) | (X) |
| Colorado | 640 | 640 | 680 | 760 | 760 | • |
| Idaho | 1,230 | 1.220 | 1,220 | 1,220 | 1,250 | 2.5 |
| Montana | 530 | 570 | 580 | 640 | 650 | 1.6 |
| Nevada 3 | (D) | (D) | (D) | (D) | (D) | (X) |
| New Mexico 3 | 290 | 330 | 320 | 360 | 340 | -Š.ć |
| Ulah 3 | 920 | 920 | 950 | 1,050 | 1,050 | • |
| Wyoming | 450 | 480 | 470 | 490 | 510 | 4.1 |
| Pacific | 1,620 | 1,590 | 1,590 | 1,610 | 1,630 | 1.2 |
| California | 2.710 | 2,680 | 2,650 | 2,700 | 2,700 | |
| Oregon | 640 | 600 | 620 | 630 | 660 | 4.8 |
| Washington | 810 | 800 | 800 | 810 | 820 | 1.2 |
| United States 4 | 1,070 | 1,110 | 1,170 | 1,300 | 1,330 | 2.3 |

⁻ Represents zero.
(D) Withheld to avoid disclosing data for individual operations.
(X) Not applicable.

Induded in Other States prior to 2014

Includes: Connecticut, Delaware, Maine, Maryland (prior to 2014), Massachusetts, New Hampshire, Rhode Island, and Vermont.

Excludes American Indian Reservation land.

Excludes Alaska and Hawaii.

Irrigated and Non-Irrigated Cropland, Average Value per Acre – State: 2011-2015 [Only States with significant Irrigated acreage appear in this table]

| Region, State, and land type | 2011 | 2012 | 2013 | 2014 | 2015 | Change 2014-2015 |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|---------------------|
| | (dollars) | (dollars) | (dollars) | (dollars) | (dollars) | (percent) |
| Corn Belt | | | · | | | |
| Missouri all cropland | 2,790 | 3,120 | 3,500 | 3,810 | 3,810 | _ |
| Irrigated | 3,320 | 3,640 | 4,140 | 4,750 | 5,130 | 8.0 |
| | | | | | | -0.8 |
| Non-irrigated | 2,750 | 3,080 | 3,450 | 3,730 | 3,700 | -0.8 |
| Northern Plains | | | | | | |
| Kansas all cropland | 1,340 | 1,650 | 1,930 | 2,260 | 2,210 | -2.2 |
| Irrigated | 1,810 | 2,250 | 2,760 | 3,280 | 3,270 | -0.3 |
| Non-irrigated | 1,290 | 1,590 | 1,840 | 2,150 | 2,090 | -2.8 |
| | | - | · | | | |
| Nebraska ali cropiand | 3,130 | 4,190 | 4,860 | 5,180 | 5,070 | ∙2.1 |
| Irrigated | 4,080 | 5,610 | 6,700 | 7,100 | 6,870 | -3.2 |
| Non-irrigated | 2,510 | 3,270 | 3,730 | 4,000 | 3,970 | -0.8 |
| | | | | - | | |
| South Dakota all cropland | 1,790 | 2,200 | 2,840 | 3,430 | 3,730 | 8.7 |
| Irrigated | (D) | (D) | (D) | (D) | (D) | (X) |
| Non-irrigated | 1,780 | 2,190 | 2,820 | 3,400 | 3,700 | 8.8 |
| Southeast | | | | | | |
| Florida all cropland | 6,580 | 6,420 | 6,450 | 6,500 | 6,560 | ė. <u>o</u> |
| | 7,090 | 7,180 | | 7,430 | | 1.9 |
| Irrigated | | | 7,280 | | 7,570 | |
| Non-Irrigated | 6,110 | 5,720 | 5,660 | 5,630 | 5,610 | -0.4 |
| Georgia all cropland | 3,360 | 3,130 | 3,080 | 3,080 | 3,160 | 2,6 |
| Irrigated | 3 140 | 2,980 | 3,120 | 3,430 | 3,600 | 5.0 |
| Non-irrigated | 3,420 | 3,170 | 3,070 | 2,950 | 3,000 | 1.7 |
| D-11- | | | | | | |
| Delta | 4 000 | 0.400 | 0.000 | 0.540 | 0.000 | 0.5 |
| Arkansas all cropland | 1,990 | 2,180 | 2,380 | 2,540 | 2,630 | 3.5 |
| Irrigated | 2,300 | 2,530 | 2,790 | 3,000 | 3,100 | 3.3 |
| Non-irrigated | 1,640 | 1,790 | 1,760 | 1,840 | 1,900 | 3.3 |
| Louisiana all cropland | 1,970 | 2,120 | 2,260 | 2,380 | 2,500 | 5.0 |
| Irrigated | 1,850 | 2,000 | 2,150 | 2,270 | 2,400 | 5.7 |
| Non-Irrigated | 2,000 | 2,150 | 2,300 | 2,420 | 2,530 | 4.5 |
| i | · | Ť | · | · | | |
| Mississippi all cropland | 2,100 | 2,180 | 2,470 | 2,570 | 2,620 | 1,9 |
| Irrigated | 2,330 | 2,440 | 2,760 | 2,930 | 3,030 | 3.4 |
| Non-irrigated | 2,020 | 2,090 | 2,330 | 2,390 | 2,420 | 1.3 |
| Southern Plains | | | | | | |
| Oklahoma all cropland | 1,130 | 1,280 | 1,390 | 1.500 | 1.620 | 8.0 |
| | | | | | | |
| Irrigated Non-irrigated | (D) 1,120 | (D) 1,270 | (D) 1,370 | (D) 1,480 | (D) 1,610 | (X) 8.8 |
| | 1,120 | 1,670 | 1,570 | 1,400 | ,,510 | 0.0 |
| Texas all cropland | 1,580 | 1,590 | 1,520 | 1,680 | 1,840 | 9.5 |
| Irrigated | 1,670 | 1,660 | 1,700 | 1,880 | 2,050 | 9.0 |
| Non-Irrigated | 1,560 | 1,580 | 1,490 | 1,650 | 1,800 | 9.1 |

See footnote(s) at end of table.

--continued

ARB MEETING AGENDA

Meeting to be held in the Deaf Smith County Appraisal District Board Room located at 140 E. 3rd Street, Hereford, Texas, June 1, 2016 at 8:30 A.M.

- I. Roll Call.
- II. Administer Oath of Office to members.
- III. Administer Statement of Elected/Appointed Officer to board members.
- IV. Review and Approve Previous Minutes.
- V. Adopt Hearing Procedures.
- VI. Submission of Chief Appraiser and Appraiser's Sworn Statement to Appraisal Review Board.
- VII. Transfer Appraisal Records to ARB.
- VIII. Approve supplement records of the appraisal roll.

DATED THIS 27th DAY OF MAY 2016

Deaf Smith CAD 140 E. 3rd St. Hereford, TX 79045 Phone 806-364-0625
Fax 806-364-6895
e-mail: dscad@wtrt.net

Minutes for June 1, 2016 Meeting

- I. Meeting began at 8:37 a.m.
 - A. Members present:
 - 1. Greg Chavez
 - 2. Aaron Hutto
 - 3. Robert Murray
 - B. Others present:
 - 1. Danny Jones, DSCAD staff
 - 2. Mark Powers, DSCAD staff
 - 3. Patty Scott, DSCAD staff
- II. Oath of Office was administered by Lydia Vallejo to the members of the board.
- III. Statement of Elected/Appointed Officers was read and signed by each member.
- IV. Minutes from the July 21, 2015 meeting were reviewed and approved.
 - A. Motion to approve minutes by Aaron Hutto.
 - B. 2nd by Greg Chavez.
 - C. Unanimously approved.
- V. The 2016 Hearing Procedures were reviewed and adopted.
 - A. Motion to adopt Hearing Procedures as written was made by Aaron Hutto.
 - B. 2nd by Greg Chavez.
 - C. Approved unanimously.
- VI. Submission of Chief Appraiser and Appraiser's Sworn Statement to the Appraisal Review Board was read and signed by Danny Jones.
- VII. Mr. Danny Jones, Chief Appraiser transferred the 2016 Appraisal Records to the ARB.
- VIII. Supplemental records correcting errors, omissions, and late exemptions for 2015 and prior for quarters ending September 2015, December 2015 and March 2016 were discussed and approved.
 - A. Motion to approve appraisal roll corrections was made by Greg Chavez.
 - B. 2nd by Aaron Hutto.
 - C. Approved unanimously.

The next meeting will be held July 19, 2016 to hear protests.

Meeting adjourned at 8:54 a.m.

Date: 7-19-16

Chairnerson: Robert Murra

In the name and by the authority of

The State of Texas

OATH OF OFFICE

| • | I,, do |
|---|---|
| | solemnly swear (or affirm), that I will faithfully execute the duties of the |
| | office of Appraisal Review Board for Deaf Smith County of the State of |
| | Texas, and will to the best of my ability preserve, protect, and defend the |
| | Constitution and laws of the United States and of this State, so help me |
| | God. |
| | |
| | |
| | |
| | 1 May |
| | Affiant |
| | |
| | |
| | SWORN TO and subscribed before me by affiant on this1st day of |
| | <u>June</u> , 2016. |
| | |
| | ρ |
| - | Fred Valleto |
| | LYDIA VALLEJO Signature of Person Administering Oath |
| | Notary Public, State of Texas My Commission Expires 06-14-2018 Lyclia Vallejo |
| | Printed Name |
| | Tax Clerk |
| | Title |

In the name and by the authority of

The State of Texas

OATH OF OFFICE

| l,Aaron Huto | , do |
|--|---|
| solemnly swear (or affirm), t | hat I will faithfully execute the duties of the |
| office of <u>Appraisal Review B</u> | Soard for Deaf Smith County of the State of |
| Texas, and will to the best of | my ability preserve, protect, and defend the |
| Constitution and laws of the | United States and of this State, so help me |
| God. | |
| | |
| | |
| | |
| | ctown Hullo |
| | Affiant |
| | |
| | |
| SWORN TO and subscribed l | pefore me by affiant on this tat day of |
| June, 2016. | |
| | |
| | |
| | Sydia Valleio |
| LYDIA VALLEJO | Signature of Person Administering Oath |
| Notary Public, State of Texas My Commission Expires 06-14-2018 | Lydia Vallejo |
| | Printed Name |
| | Tax Clerk |
| | Title |

In the name and by the authority of

The State of Texas OATH OF OFFICE

| I,Robert Murray, c | ю |
|--|----------|
| solemnly swear (or affirm), that I will faithfully execute the duties of the | 10 |
| office of Appraisal Review Board for Deaf Smith County of the State | of |
| Texas, and will to the best of my ability preserve, protect, and defend the | ıe |
| Constitution and laws of the United States and of this State, so help n | ne |
| God. | |
| | |
| | |
| Robert Munay | <u> </u> |
| Affiant | |
| | |
| SWORN TO and subscribed before me by affiant on this <u>1st</u> day June , 2016. | of |
| | |
| Sudia Vallejo | |
| LYDIA VALLEJO Signature of Person Administering Oath Notary Public, State of Texas | |
| My Commission Expires 08-14-2013 Lydia Vallejo | |
| Printed Name | |
| Tax Clerk Title | _ |

STATEMENT OF ELECTED/APPOINTED OFFICER

(pursuant to Tex. Const. art. XVI, §1(b), amended 2001)

| i, Greg | <u>Unavez</u> , do |
|---|---|
| solemnly swear (or affirm), | that I have not directly or indirectly paid, offered, |
| promised to pay, contributed | d, or promised to contribute any money or thing of |
| value, or promised any publi | ic office or employment for the giving or withholding |
| of a vote at the election at | which I was elected or as a reward to secure my |
| appointment or confirmation, | whichever the case may be, so help me God. |
| | ERJURY, I DECLARE THAT I HAVE READ THE AND THAT THE FACTS STATED THEREIN ARE |
| <i>June 1, 2016</i> Date | Affiant's Signature |
| <u>Appraisal Review B</u> Position to Which Elected/Ap | |

STATEMENT OF ELECTED/APPOINTED OFFICER (pursuant to Tex. Const. art. XVI, §1(b), amended 2001)

| ١, | Aaron | Ημπο | | | | ao |
|-----------|---|----------------|---------------|------------------------------------|---------------|-------------|
| solemnly | swear (or affirm), | that I have | not directly | or indirectly | paid, offe | red, |
| promised | to pay, contribute | d, or promis | ed to contrib | ute any mor | ey or thin | g of |
| value, or | promised any publ | ic office or e | mployment f | or the giving | or withhol | ding |
| of a vote | e at the election at | which I was | s elected or | as a reward | to secure | : ту |
| appointm | ent or confirmation, | whichever to | ne case may | be, so help n | ne God. | |
| | PENALTIES OF P DING STATEMENT | • | | | | |
| | <u>1, 2016</u> ate | | <u> As</u> | Affiant's Sign | tto nature | |
| | <i>maisal Review B</i> to Which Elected/A _l | | <u>2</u> | <i>Deaf Smith</i> City and/or (| | |

STATEMENT OF ELECTED/APPOINTED OFFICER

(pursuant to Tex. Const. art. XVI, §1(b), amended 2001)

| i, Robert Sturray | , do |
|--|--|
| solemnly swear (or affirm), that I have n | ot directly or indirectly paid, offered, |
| promised to pay, contributed, or promised | to contribute any money or thing of |
| value, or promised any public office or em | ployment for the giving or withholding |
| of a vote at the election at which I was e | elected or as a reward to secure my |
| appointment or confirmation, whichever the | case may be, so help me God. |
| UNDER PENALTIES OF PERJURY, I DEFOREGOING STATEMENT AND THAT THE | |
| <u>June 1, 2016</u> Date | Polyul Mundy Affiant's Signature |
| Appraisal Review Board | Deaf Smith County |
| Position to Which Elected/Appointed | City and/or County |

Deaf Smith County Appraisal District 140 E. 3rd Street / PO Box 2298

Hereford, TX 79045

SWORN STATEMENT FOR THE 2016 APPRAISAL RECORDS BY THE CHIEF APPRAISER

I, Danny C. Jones, Chief Appraiser for the Deaf Smith County Appraisal District, solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property that I am aware of at an appraised value determined as required by law.

Signed

Date June 1, 2016

Danny Jones, Chief Appraiser Deaf Smith County Appraisal District

Deaf Smith County Appraisal District 140 E. 3rd Street / PO Box 2298 Hereford, TX 79045

I, Danny Jones, transfer the appraisal records to the Appraisal Review Board.

Danny Jones Chief Appraiser

ARB Member

| Deaf Smith County | | PTURED TOT. | ALS | | |
|----------------------------|-------------|--------------------------------|--|-----------|---------------|
| Property Count: 11,992 | CAD - | DEAF SMITH CAD Grand Totals | | 5/26/2016 | 3:44:02PM |
| Land | | Value | | · | |
| Homesite: | | 27,789,202 | | | |
| Non Homesite: | | 92,930,617 | | | |
| Ag Market: | | 722,466,145 | | | |
| Timber Market: | | 0 | Total Land | (+) | 843,185,964 |
| Improvement | | Value | | | |
| Homesite: | | 283,025,500 | | | |
| Non Homesite: | | 836,285,112 | Total Improvements | (+) | 1,119,310,612 |
| Non Real | Count | Value | | | |
| Personal Property: | 1,227 | 408,617,700 | | | |
| Mineral Property: | 1 | 500 | | | |
| Autos: | 0 | 0 | Total Non Real | (+) | 408,618,200 |
| | | | Market Value | = | 2,371,114,776 |
| Ag | Non Exempt | Exempt | | | |
| Total Productivity Market: | 722,296,045 | 170,100 | | | |
| Ag Use: | 111,640,063 | 27,500 | Productivity Loss | (-) | 610,655,982 |
| Timber Use: | 0 | , O | Appraised Value | æ | 1,760,458,794 |
| Productivity Loss: | 610,655,982 | 142,600 | | | |
| | | | Homestead Cap | (-) | 2,188,302 |
| | | | Assessed Value | = | 1,758,270,492 |
| | | | Total Exemptions Amount (Breakdown on Next Page) | (-) | 130,158,745 |

Net Taxable

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100) 0.00 = 1,628,111,747 * (0.000000 / 100)

. . .

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

1,628,111,747

Deaf Smith County

2016 CAPTURED TOTALS

Property Count: 11,992

CAD - DEAF SMITH CAD Grand Totals

5/26/2016

3:44:02PM

Exemption Breakdown

| Exemption | Count | Local | State | Total |
|-----------|--------|-------|-------------|-------------|
| AB | 4 | 0 | 0 | 0 |
| DV1 | 24 | 0 | 217,100 | 217,100 |
| DV1S | 1 | 0 | 5,000 | 5,000 |
| DV2 | 9 | 0 | 85,500 | 85,500 |
| DV3 | 12 | 0 | 106,000 | 106,000 |
| DV3\$ | 1 | 0 | 10,000 | 10,000 |
| DV4 | 18 | 0 | 168,000 | 168,000 |
| DV4S | 2 | 0 | 12,000 | 12,000 |
| DVHS | 14 | . 0 | 1,220,745 | 1,220,745 |
| EX | 2 | 0 | 126,200 | 126,200 |
| EX-XG | 10 | 0 | 1,443,000 | 1,443,000 |
| EX-XI | 6 | 0 | 2,487,200 | 2,487,200 |
| EX-XL | 1 | 0 | 1,100 | 1,100 |
| EX-XV | 206 | 0 | 122,974,800 | 122,974,800 |
| EX366 | 11 | 0 | 3,800 | 3,800 |
| FR | 6 | 0 | 0 | 0 |
| HS | 3,207 | 0 | 0 | 0 |
| LIH | 2 | 0 | 1,298,300 | 1,298,300 |
| LVE | 1 | 0 | 0 | 0 |
| PC | 1 | . 0 | 0 | 0 |
| | Totals | 0 | 130,158,745 | 130,158,745 |

Appraisal Review Board Deaf Smith County, Texas

ORDER APPROVING SUPPLEMENTAL APPRAISAL RECORDS

Quarterly Report to ARB

On June 1, 2016, the Appraisal Review Board of Deaf Smith County, Texas, met to approve the supplemental appraisal records from July 17, 2015 to September 23, 2015.

The board finds that the supplemental appraisal records, as corrected by the chief appraiser according to the orders of the board, should be approved and added to the appraisal roll for the district.

The board therefore APPROVES the supplemental appraisal records as corrected.

Signed on June 1, 2016



The Texas Comptroller of Public Accounts
Certifies That

Greg Chavez

Has Completed the Appraisal Review Board Continuing Education Training

2016



The Texas Comptroller of Public Accounts
Certifies That

Aaron Hutto



The Texas Comptroller of Public Accounts
Certifies That

Robert Murray



The Texas Comptroller of Public Accounts
Certifies That

David Tiemann



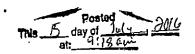
The Texas Comptroller of Public Accounts
Certifies That

Danny Jones



The Texas Comptroller of Public Accounts
Certifies That

Mark Powers



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 19, 2016 at 9:30 A.M.

- I. Roll Call
- II. Review and approve minutes from June 1, 2016 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. Approve Supplemental Records.
- VI. Hear Protests.
- VII. Approve 2016 Appraisal Records.

DATED THIS 15th DAY OF JULY 2016

Appraisal Review Board Deaf Smith County, Texas

ORDER APPROVING SUPPLEMENTAL APPRAISAL RECORDS

On June 19, 2016, the Appraisal Review Board of Deaf Smith County, Texas, met to approve the 2nd quarter 2016 supplemental appraisal records.

(A report of these supplements will be given to the Deaf Smith CAD Board of Directors on 7/28/2016).

The board finds that the supplemental appraisal records, as corrected by the chief appraiser according to the orders of the board, should be approved and added to the appraisal roll for the district..

The board therefore APPROVES the supplemental appraisal records as corrected.

| Signed on July 19 | 2016 | Chairmon, Approach Review Board | def |
|-------------------|------|---------------------------------|-----|
| • | | Sign here | / |

Appraisal Review Board Deaf Smith County, Texas

ORDER APPROVING APPRAISAL RECORDS FOR 2016

On July 19 2016, the Appraisal Review Board of Deaf Smith County, Texas, met to approve the appraisal records for tax year 2016.

The board finds that the appraisal records, as corrected by the chief appraiser according to the orders of the board, should be approved.

The board finds that the sum of appraised values, as determined by the chief appraiser, of all properties on which protests have been filed but not determined by this board is five percent or less of the total appraised value of all other taxable properties.

The board therefore APPROVES the appraisal records as corrected.

Şigned on July 19, 2016

DEAF SMITH CO. APPRAISAL REVIEW BOARD ARB Schedule for:

Tuesday, July 19, 2016

| # | TIME | OWNER | PROPERTY.ID | PROPERTY | Appraiser | packet | Notes |
|---------|-------------|---|------------------------------|--|-----------|--------|------------------------|
| 1 | 9:30 AM | AF | RB meets and | d organizes | · | | |
| 2 | 10:00 AM | Redbox | 919372 | value of game / movie rental cds | MP | ٧ | Prolest by Afidavit |
| 3 | 10:20 AM | Zhang Neng Wu | 3947 | 828 1st Street (Restraunt) | , DJ , | ٧ | 0 م النها ک |
| 4 | 10:40 AM | Dollar, Wayne | 6103 | Shop & 4.27 acres, 918 18th Street | MP | ٧ | No Show |
| 5 | 11:00 AM | Southwest Feeders | 12211 | Business Personal Property | MP | v | Postponed |
| 6 | 11:20,AM | | 4 at | or adjusted value | ind wi | 14dr | v protes |
| 7 | 1:1:40 AM | | - | | | | |
| | BREAK FOR L | UNCH | | | | | |
| 8 | 1:00 PM | | | | | | postpon |
| -;9̈.] | 1.20 PM | Sharyland & Golden Spread | ,7563, 920478, 919869 | Duff & Phelps - Agent - Vacant "farm land / ag value (SE of town) | MP | · V | withdre |
| 10 | 1:40 PM | | | | | | |
| | 2:00 PM | ADM Grain, W T Services, West Texas Rural | 11815, 2745 12269, 12166, | s - Agent 11710, 11738, 918967, 9, 24960, 26418, 27458, 26417, 12165, 4473, 7891, 4363, 27307, 7369, 6222, 5785, 5504 | MAV, MP | ٧ . | wi+401 |
| 12 | 2:20 PM | | | | | | |
| 13 | 2.40 PM | | | | . 4 | - | ٤. |
| 14 | 3:00 PM | Nutrius | 5636, 12191 | Industrial Real & BPP (S. Progressive - old Moorman/ADM property) | MP | ٧ | Post pen |
| 15 | | | | | | | |
| 16 | 3:40 PM | | | 19th withdrew | | 1 | |

96 Protests 90 Informal Heavings

Deaf Smith CAD 140 E. 3rd St. Hereford, TX 79045

Phone 806-364-0625 Fax 806-364-6895 e-mail: dscad@wtrt.net

Minutes for July 19, 2016 Meeting

- I. Meeting began at 9:30 a.m.
 - A. ARB Members present:
 - 1. Greg Chavez
 - 2. Aaron Hutto
 - 3. Robert Murray
 - B. Deaf Smith Co. Appraisal District members present:
 - 1. Danny Jones
 - 2. Mark Powers
 - 3. Patty Scott
- II. Minutes from the June 1, 2016 meeting were reviewed and approved.
 - A. Motion to approve minutes by Aaron Hutto.
 - B. 2nd by Greg Chavez.
 - C. Unanimously approved.
- III. Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser was administered by ARB President Robert Murray.
- IV. The Exparte Affidavit was administered by Lydia Vallejo to all Board Members.
- Supplement Records were approved.
 - A. Motion to approve supplement records by Greg Chavez.
 - B. 2nd by Aaron Hutto.
 - C. Unanimously approved.
- VI. Protest Hearings:

10:00 A.M., Redbox, Personal Property, PID 919372.

The reason stated on the Notice of Protest Hearing was: (a) value is over market value, (b) value is unequal compared with other properties and (c) value contains exempt intangible assets.

A copy of Redbox's Affidavit was presented to each board member. The affidavit stated in part "Redbox DVDs and gaming software should be considered exempt from personal property assessment and tax due to their intangible content; the value of the physical disks on which the intangible content is stored is immaterial. The same content can be downloaded or rented and streamed from various online media retailers for a comparable price, with no tangible component whatsoever, which indicates that there is no material

Deaf Smith County Appraisal District

Deaf Smith CAD 140 E. 3rd St. Hereford, TX 79045

Phone 806-364-0625
Fax 806-364-6895
e-mail: dscad@wtrt.net

July 19, 2016 Meeting - Continued

value in the physical medium on which Redbox's content resides." Citing a 1996 Texas Court of Appeals decision in Dallas Central Appraisal District v. Tech Data Corp, the court ruled that software was intangible property and therefore not subject to ad valorem taxation. The essence of transaction test used in this suit focused on the physical storage medium and the information on the medium. The court decided that the information on the disks is what' the consumer purchased, not the physical disk. The tests used in Dallas Central Appraisal District v. Tech Data Corp case and tests used by other jurisdictions further demonstrates that our DVDs and Gaming software should be classified as intangible personal property and should be exempt from personal property taxation.

Mark Powers presented an outline of the Appraisal District's view of the case presented by Redbox to each board member. Redbox rents video games and movies. Redbox had rendered their values and then came back and wanted part of their inventory exempted due to being intangible in nature and quoting the above 1996 law. In the past the appraisal districts taxed the computers and taxed the software. This has now changed and we no longer tax the software on a computer because it is intangible. Redbox is now saying the information that is on their CD is intangible and coded in the software and should therefore be exempt. They have filed over 200 protests in the state of Texas. Some Appraisal Districts have decided to give exempt status, some have decided to tax. You can understand a little bit, for example you can download the same movie from Apple TV that Redbox has to your computer and some like Apple do not have to pay property tax on it and Redbox does. So you can see the angle that they are coming from. They are just looking for some way to get their property taxes down.

ARB discussion: There is a difference in electronically downloading and bring home a physical product that can be touched, felt, seen, can be taken to another location and used, etc. It is a product. Aaron Hutto moved that the taxes be kept at the current level. Robert Murray 2nd the motion. It was unanimously agreed.

ARB decision: No change in value. Taxes remain the same.

Deaf Smith County Appraisal District

Deaf Smith CAD 140 E. 3rd St. Hereford, TX 79045 Phone 806-364-0625 Fax 806-364-6895 e-mail: dscad@wtrt.net

July 19, 2016 Meeting - Continued

10:20 A.M., Zhang Neng Wu, Case ID 2016-2, PID 3947, Womble Block 9 Higgins Lot 2 (W69.4') PT of Lot 3, W60' of Lots 4-7 & E17.4' of 8.

Mr. Neng Wu Zhang's signed notice of protest stated "we believe our land market value isn't worth as much as it's appraised for."

Mr. Zhang did not call or show up for the hearing.

ARB decision: Failure to appear or have representation, case dismissed.

10:40 A.M., Wayne Dollar, PID 6103, K-3 Section 63, 4.27 AC E252.45' W4019.21' N736.45' S2638.89', TR 17, S-359

Mr. Dollar was protesting the value of his property.

Mr. Dollar did not call or show up for the hearing.

ARB decision: Failure to appear or have representation, case dismissed.

VII. The 2016 Appraisal Records were approved by the board.

- A. Motion to approve supplement records by Aaron Hutto.
- B. 2nd by Greg Chavez
- C. Unanimously approved.

Meeting was adjourned at 11:00 A.M.

| Approved | | Date |
|-------------|---------------|------|
| | | |
| Chairnerson | Robert Murray | |

We certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- no (or the specified) present or prospective interest in the property that is the subject of this report, and I have no (or the specified) personal interest with respect to the parties involved.
- we have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- we have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standard of Professional Appraisal Practice.

Morgan Ad Valorem did certain industrial properties which were approved by the chief appraiser.

8-18-2016

Mark Powers

Danny Jones C/A

T10 = T8 minus 50% of the loss to the local optional percentage homestead exemption

The PVS found your local value to be valid, and local value was certified

059/Deaf Smith

059-901/Hereford ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 324,385,599 | .9782 | 331,614,802 | 324,385,599 |
| B. Multi-Family Residences | 17,236,410 | N/A | 17,236,410 | 17,236,410 |
| C1. Vacant Lots | 6,913,500 | N/A | 6,913,500 | 6,913,500 |
| C2. Colonia Lots | 0 | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 45,336,518 | 1.3582 | 33,380,773 | 45,336,518 |
| D2. Real Prop Farm & Ranch | 9,885,900 | N/A | 9,885,900 | 9,885,900 |
| E. Real Prop NonQual Acres | 72,815,576 | 1.0362 | 70,271,739 | 72,815,576 |
| F1. Commercial Real | • | 1.0060 | 116,914,513 | 117,616,000 |
| F2. Industrial Real | 488,547,800 | N/A | 488,547,800 | 488,547,800 |
| G. Oil, Gas, Minerals | | N/A | 500 | 500 |
| J. Utilities | 120,385,600 | 1.0895 | 110,496,191 | 120,385,600 |
| L1. Commercial Personal | 137,057,400 | 1.0074 | 136,050,625 | 137,057,400 |
| L2. Industrial Personal | 127,913,400 | N/A | 127,913,400 | 127,913,400 |
| M. Other Personal | 1,584,500 | N/A | 1,584,500 | 1,584,500 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 . | N/A | 0 | 0 |
| S. Special Inventory | 5,762,100 | N/A | 5,762,100 | 5,762,100 |
| Subtotal | 1,475,440,803 | | 1,456,572,753 | 1,475,440,803 |
| Less Total Deductions | 118,850,030 | | 121,020,385 | 118,850,030 |
| Total Taxable Value | 1,356,590,773 | | 1,335,552,368 | 1,356,590,773 T2 |

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M&O Purposes

T1 T2 T3 T4 1,384,874,029 1,356,590,773 1,384,874,029 1,356,590,773

Loss To the Additional \$10,000 Homestead Exemption 50% of the loss to the Local Optional Percentage Homestead Exemption

28,283,256

T1 = School district taxable value for M&O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M&O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I&S Purposes

T7 T8 T9 T10
1,384,874,029 1,356,590,773 1,384,874,029 1,356,590,773

T7 = School district taxable value for I&S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I&S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50% of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50% of the loss to the local optional percentage homestead exemption

The PVS found your local value to be valid, and local value was certified

107



2015 Field Studies Category Worksheet

059/Deaf Smith 059-901/Hereford ISD

Category A - Stratum 2 \$ 26,301 - \$ 63,000

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|----------------------------------|----------------|-------------|------------|--------|
| EVANTS BLOCK 1 HARDWICK L | 1015 | 47,000 | 50,000 | 0.9400 |
| EVANTS BLOCK 4 IRWIN BLK | 1089 | 29,500 | 28,000 | 1.0536 |
| WELSH CHAPARRAL ESTATES B | 11239 | 55,500 | 58,000 | 0.9569 |
| EVANTS BLOCK 8 FORSOM LOT | 1206 | 52,100 | 55,000 | 0.9473 |
| EVANTS BLOCK 8 FORSOM LOT | 1207 | 34,700 | 73,200 | 0.4740 |
| EVANTS BLOCK 16 THOMPSON | 1401 | 26,700 | 15,000 | 1.7800 |
| EVANTS BLOCK 21 LOT 5 (W5 | 1534 | 51,400 | 47,000 | 1.0936 |
| EVANTS BLOCK 22 BARBER LO | 1557 | 47,500 | 50,000 | 0.9500 |
| EVANTS BLOCK 22 BARBER LO | 1559 | 55,400 | 50,000 | 1.1080 |
| EVANTS BLOCK 22 BARBER, L | 1564 | 28,700 | 30,000 | 0.9567 |
| EVANTS BLOCK 23 FRANCE LO | 1617 | 58,100 | 57,000 | 1.0193 |
| EVANTS BLOCK 32 LOT 24 N5 | 1903 | 26,900 | 26,500 | 1.0151 |
| WOMBLE BLOCK 2, LOT 6 (N5 | 3636 | 61,700 | 60,000 | 1.0283 |
| WOMBLE BLK 6 LOT 4 (E100' | 3831 | 28,900 | 35,000 | 0.8257 |
| RICKETTS, BLOCK 6, S160' | 4104 | 62,000 | 75,000 | 0.8267 |
| RICKETTS BLK 19 LOT 5 - 1 | 4160 | 58,100 | 65,000 | 0.8938 |
| HEREFORD BLK 48 LOT 3 (W/ | 4549 | 28,700 | 20,000 | 1.4350 |
| MABRY BLOCK 2 LOT 6 (N74' | 5047 | 39,300 | 37,500 | 1.0480 |
| MABRY BLOCK 9 WESTERN SKI | 5268 | 51,600 | 49,000 | 1.0531 |
| MABRY BLOCK 9 WESTERN SKI | 5273 | 58,400 | 57,000 | 1.0246 |
| DENTON PARK BLK 8 LOT 14 | 5921 | 48,800 | 45,000 | 1.0844 |
| PRICE BLK 3 LOT 8 (S62') | 6353 | 51,900 | 53,000 | 0.9792 |

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|--------------------------|----------------|-------------|------------|--------|
| PRICE BLK 3 LOT 5 (S53') | 6369 | 45,500 | 64,000 | 0.7109 |
| Stratum 2 Totals | | 1,048,400 | 1,100,200 | 0.9529 |

Category A - Stratum 3 \$ 63,001 - \$ 89,300

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|----------------------------------|----------------|-------------|------------|--------|
| EVANTS BLOCK 4 DODSON BLK | 1082 | 82,100 | 82,500 | 0.9952 |
| WELSH SUNSET TERRACE BLK | 10920 | 76,100 | 75,850 | 1.0033 |
| EVANTS BLOCK 22 BARBER LO | 1588 | 74,200 | 67,900 | 1.0928 |
| EVANTS BLOCK 32 LOT 23 S8 | 1877 | 66,700 | 57,000 | 1.1702 |
| WELSH ALLISON LOT 39 (N14 | 2433 | 86,600 | 88,369 | 0.9800 |
| WELSH SYCAMORE BLK 2 LOT | 2496 | 70,500 | 75,000 | 0.9400 |
| WELSH NORTH HEIGHTS BLK 1 | 2520 | 88,500 | 89,000 | 0.9944 |
| WELSH NORTH HEIGHTS BLK 2 | 2551 | 79,500 | 80,000 | 0.9938 |
| WELSH HARE LOT 5 | 2710 | 80,600 | 81,425 | 0.9899 |
| WELSH HARE LOT 9 | 2714 | 79,100 | 79,000 | 1.0013 |
| WELSH HARE LOT 32 | 2736 | 83,700 | 83,000 | 1.0084 |
| WELSH BROWNLOW LOT 35 | 2860 | .65,400 | 60,630 | 1.0787 |
| WELSH WESTHAVEN BLK 6 LOT | 3062 | 88,300 | 88,500 | 0.9977 |
| WELSH WESTHAVEN BLK 6 LOT | 3115 | 83,500 | 80,000 | 1.0438 |
| WELSH WESTHAVEN BLK 7 LOT | 3196 | 83,800 | 81,000 | 1.0346 |
| WELSH WESTHAVEN BLK 7 LOT | 3207 | 84,000 | 76,900 | 1.0923 |
| WELSH WESTHAVEN BLK 7 LOT | 3240 | 88,500 | 82,500 | 1.0727 |
| WELSH CHAPARRAL ESTATES B | 3347 | 72,900 | 72,500 | 1.0055 |
| WELSH SUBURBAN HEIGHTS LO | 3501 | 79,300 | 80,000 | 0.9913 |
| WHITEHEAD BLK 7 LOT 1 & L | 4768 | 64,500 | 81,000 | 0.7963 |
| MABRY BLOCK 6 ENGLER BLK | 5237 | 72,600 | 78,000 | 0.9308 |
| PIONEER BLK 5 LOT 2 - 16 | 6108 | 86,900 | 94,000 | 0.9245 |
| BLUEBONNET, LOT 32 (E58') | 6293 | 82,000 | 90,000 | 0.9111 |
| PRICE BLK 3 LOT 2 (S20') | 6362 | 77,800 | 72,826 | 1.0683 |
| PRICE BLK 3 LOT 12 (S70') | 6379 | 72,500 | 71,500 | 1.0140 |
| WOMBLE THUNDERBIRD LOT 72 | 920341 | 82,600 | 80,000 | 1.0325 |
| WOMBLE THUNDERBIRD E5' LO | 920517 | 84,500 | 84,000 | 1.0060 |
| WOMBLE THUNDERBIRD the E2 | 920518 | 85,200 | 84,000 | 1.0143 |
| Stratum 3 Totals | | 2,221,900 | 2,216,400 | 1.0025 |

Category A - Stratum 4 \$ 89,301 - \$ 128,100

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|---------------------------|----------------|-------------|------------|--------|
| EVANTS BLOCK 22 BARBER LO | 1578 | 89,900 | 92,000 | 0.9772 |
| WELSH MC CULLOUGH BLK 1 L | 2605 | 105,600 | 110,000 | 0.9600 |
| WELSH SUNSET TERRACE BLK | 2628 | 92,900 | 93,000 | 0.9989 |
| WELSH SUNSET TERRACE BLK | 2637 | 126,500 | 127,500 | 0.9922 |
| WELSH HARE LOT 63 (N80') | 2767 | 127,700 | 129,000 | 0.9899 |
| WELSH RUSSELL LOT 12 | 2780 | 100,700 | 94,950 | 1.0606 |
| WELSH RUSSELL LOT 17 | 2801 | 104,300 | 99,500 | 1.0482 |
| WELSH WESTHAVEN BLK 1 LOT | 2899 | 100,300 | 90,000 | 1.1144 |
| WELSH WESTHAVEN BLK 4 LOT | 2991 | 105,500 | 110,000 | 0.9591 |
| WELSH WESTHAVEN BLK 5 LOT | 3021 | 91,100 | 90,000 | 1.0122 |
| WELSH WESTHAVEN BLK 5 LOT | 3023 | 122,800 | 119,365 | 1.0288 |
| WELSH WESTHAVEN BLK 5 LOT | 3034 | 119,500 | 119,484 | 1.0001 |
| WELSH WESTHAVEN BLK 6 LOT | 3112 | 108,800 | 110,000 | 0.9891 |
| WELSH WESTHAVEN BLK 6 LOT | 3146 | 106,100 | 74,700 | 1.4203 |
| WELSH WESTHAVEN BLK 6 LOT | 3147 | 89,900 | 93,000 | 0.9667 |
| WELSH WESTHAVEN BLK 7 LOT | 3180 | 125,300 | 127,000 | 0.9866 |
| WELSH WESTHAVEN BLK 7 LOT | 3205 | 96,200 | 99,000 | 0.9717 |
| WELSH WESTHAVEN BLK 7 LOT | 3225 | 98,800 | 97,900 | 1.0092 |
| WELSH CRESTLAWN BLK B LOT | 3295 | 123,800 | 117,472 | 1.0539 |
| WELSH CRESTLAWN BLK B LOT | 3305 | 123,900 | 120,000 | 1.0325 |
| WELSH CHAPARRAL ESTATES, | 3333 | 102,700 | 105,000 | 0.9781 |
| WELSH CRESTLAWN BLK 2 LOT | 3395 | 115,000 | 120,000 | 0.9583 |
| WELSH CRESTLAWN BLK 2 LOT | 3415 | 92,400 | 93,000 | 0.9935 |
| WELSH CRESTLAWN BLK 2 LOT | 3421 | 93,600 | 96,000 | 0.9750 |
| NORTHDALE LOT 5 (W71.67') | 6232 | 122,900 | 130,000 | 0.9454 |
| GREEN ACRES ESTATES UNIT | 6664 | 104,000 | 107,000 | 0.9720 |
| GREEN ACRES ESTATES UNIT | 6705 | 124,900 | 131,500 | 0.9498 |
| GREEN ACRES ESTATES UNIT | 6734 | 110,800 | 111,700 | 0.9919 |
| KNOB HILL BLK 3 LOT 2 (10 | 7752 | 120,100 | 121,500 | 0.9885 |
| Stratum 4 Totals | | 3,146,000 | 3,129,571 | 1.0052 |

Category A - Stratum 5 \$ 128,101 - \$999,999,999

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|---------------------------|----------------|-------------|------------|--------|
| GREEN ACRES ESTATES BLK 1 | 10881 | 203,500 | 210,000 | 0.9690 |
| KNOB HILL, BLOCK 3, LOT 1 | 22892 | 155,300 | 155,000 | 1.0019 |
| WELSH ALLISON LOT 43 | 2437 | 240,700 | 245,000 | 0.9824 |
| KNOB HILL, BLOCK 3, LOT S | 24439 | 151,200 | 154,000 | 0.9818 |
| WELSH WESTHAVEN BLK 8,LOT | 25227 | 146,700 | 127,500 | 1.1506 |
| WELSH WESTHAVEN, BLOCK 8, | 25231 | 149,600 | 153,000 | 0.9778 |
| WELSH MC CULLOUGH BLK 1 L | 2607 | 169,500 | 170,000 | 0.9971 |
| WELSH SUNSET TERRACE BLK | 2622 | 216,000 | 215,000 | 1.0047 |
| WELSH SUNSET TERRACE BLK | 2623 | 220,200 | 211,800 | 1.0397 |
| WELSH RUSSELL LOT 6 (N5') | 2776 | 191,300 | 185,000 | 1.0341 |
| WELSH RUSSELL LOT 23 | 2812 | 132,000 | 138,000 | 0.9565 |
| WELSH WESTHAVEN, BLOCK 6, | 3122 | 134,600 | 144,000 | 0.9347 |
| WELSH WESTHAVEN BLK 6 LOT | 3130 | 165,600 | 161,900 | 1.0229 |
| WELSH RALPH OWENS BLK 2 L | 3527 | 199,300 | 195,000 | 1.0221 |
| PIONEER BLK 6 LOT 6 - 13 | 6107 | 186,100 | 190,000 | 0.9795 |
| YUCCA HILLS, BLOCK 1 LOT2 | 6202 | 156,500 | 159,900 | 0.9787 |
| BLUEBONNET LOT 10 | 6243 | 201,500 | 200,000 | 1.0075 |
| FIRST REALTY, BLOCK 3, LO | 6578 | 382,800 | 403,750 | 0.9481 |
| GREEN ACRES ESTATES UNIT | 6595 | 137,000 | 136,800 | 1.0015 |
| GREEN ACRES ESTATES UNIT | 6668 | 146,700 | 145,000 | 1.0117 |
| GREEN ACRES ESTATES UNIT | 6707 | 200,400 | 185,000 | 1.0832 |
| GREEN ACRES ESTATES UNIT | 6725 | 173,100 | 173,000 | 1.0006 |
| GREEN ACRES ESTATES UNIT | 6736 | 153,600 | 155,000 | 0.9910 |
| GREEN ACRES ESTATES UNIT | 6832 | 144,300 | 144,750 | 0.9969 |
| FIRST REALTY BLK 5 LOT 2 | 918740 | 228,800 | 460,000 | 0.4974 |
| Stratum 5 Totals | | 4,586,300 | 4,818,400 | 0.9518 |

Category A - Totals

| Stratum | Comp Code | Sample Parcels | Stratum Parcels | Sample Local Value | Sample PTAD Value | Stratum Local Value | Stratum Ratio | Stratum PTAD Value | Category Ratio |
|---------|--------------|-------------------|--------------------|--------------------------|-------------------------|---------------------------|------------------|--------------------------|-------------------|
| 1 . | U | 0 | 991 | 0 | 0 | 14,673,000 | | 14,673,000 | |
| 2 | R | 23 | 1,750 | 1,048,400 | 1,100,200 | 76,623,500 | 0.9529 | 80,410,851 | |
| 3 | R | 28 | 1,007 | 2,221,900 | 2,216,400 | 76,620,300 | 1.0025 | 76,429,227 | |
| 4 | R | 29 | 732 | 3,146,000 | 3,129,571 | 76,713,377 | 1.0052 | 76,316,531 | |
| 5 | R | 25 | 440 | 4,586,300 | 4,818,400 | 79,755,422 | 0.9518 | 83,794,308 | |
| Total | | 105 | 4,920 | 11,002,600 | 11,264,571 | 324,385,599 | ı | 331,623,917 | 0.9782 |

Category E - Stratum 0 \$ 1 - \$999,999,999

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|---------------------------|----------------|-------------|------------|--------|
| Blk M-7 Section 85, 18.78 | 11301 | 39,200 | 41,639 | 0.9414 |
| Blk-7 Section 8 Nw Cor 4 | 11555 | 144,300 | 145,000 | 0.9952 |
| Blk K-5 Section 46 S194.7 | 12381 | 176,100 | 203,846 | 0.8639 |
| Blk K-8 Section 9,E,E414. | 21450 | 212,000 | 212,713 | 0.9966 |
| Blk K-8 Section 23 6.03 A | 21495 | 98,700 | 69,000 | 1.4304 |
| Blk M-6 Section 358.26.49 | 26431 | 28,300 | 26,102 | 1.0842 |
| Blk M-7 Section 109, S302 | 27709 | 22,125 | 20,000 | 1.1063 |
| Blk K-3 Section 64 Pt 6.1 | 6159 | 311,200 | 306,000 | 1.0170 |
| Blk K-3 Section 65 E400.8 | 6162 | 187,600 | 157,500 | 1.1911 |
| Blk K-3 Section 78 Pt Nw/ | 6440 | 152,700 | 145,031 | 1.0529 |
| Blk K-3 Section 78 Ne/4 (| 6457 | 13,100 | 12,000 | 1.0917 |
| Blk K-7 Section 13 All, | 7046 | 72,300 | 54,678 | 1.3223 |
| Blk M-7 Section 66 W/pt E | 7589 | 17,700 | 16,000 | 1.1063 |
| Blk K-3 Section 86, W270' | 918698 | 110,100 | 110,000 | 1.0009 |
| Blk K-3 Section 43 Tr 47 | 920713 | 9,800 | 20,000 | 0.4900 |
| Stratum 0 Totals | | 1,595,225 | 1,539,509 | 1.0362 |

Category E - Totals

| Stratum | Comp Code | Sample Parcels | Stratum Parcels | Sample Local Value | Sample PTAD Value | Stratum Local Value | Stratum Ratio | Stratum PTAD Value | Category Ratio |
|---------|--------------|-------------------|--------------------|--------------------------|-------------------------|---------------------------|------------------|--------------------------|-------------------|
| 0 | R | 15 | 900 | 1,595,225 | 1,539,509 | 72,815,576 | 1.0362 | 70,271,739 | |
| Total | | 15 | 900 | 1,595,225 | 1,539,509 | 72,815,576 | | 70,271,739 | 1.0362 |

Category F1 - Stratum 2 \$ 55,201 - \$ 190,000

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|---------------------------|----------------|-------------|------------|--------|
| blk M7 section 111 tr c4 | 21517 | 61,800 | 69,044 | 0.8951 |
| evants blk 48 williams lo | 2373 | 71,400 | 74,768 | 0.9550 |
| WELSH WEST ACRES LOT 3 AN | 2575 | 66,300 | 64,809 | 1.0230 |
| womble blk 2 bradley blk | 3611 | 88,000 | 97,573 | 0.9019 |
| womble thunderbird lot 1 | 4030 | 128,700 | 104,858 | 1.2274 |
| hereford blk 25 lot 13-18 | 4431 | 132,700 | 117,283 | 1.1315 |
| whitehead blk 9 | 4785 | 58,300 | 57,232 | 1.0187 |
| whitehead blk 24 lot 4 5 | 4888 | 111,700 | 118,163 | 0.9453 |
| mabry blk 17 burk blk 1 l | 5396 | 161,100 | 159,061 | 1.0128 |
| blk 13-14 on 6th Womble d | 918375 | 64,700 | 60,645 | 1.0669 |
| Stratum 2 Totals | | 944,700 | 923,436 | 1.0230 |

Category F1 - Stratum 3 \$ 190,001 - \$ 382,300

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|---------------------------|----------------|-------------|------------|--------|
| evants blk 13 lytle lot 5 | 1304 | 249,400 | 232,220 | 1.0740 |
| evants blk 33 houghs lot | 1905 | 327,800 | 338,015 | 0.9698 |
| welsh blk 3 | 2475 | 212,700 | 201,899 | 1.0535 |
| welsh sunset terrace blk | 2656 | 255,900 | 268,793 | 0.9520 |
| welsh blk 27 | 3325 | 252,300 | 242,748 | 1.0393 |
| womble blk 5 lot 1 2 | 3788 | 297,300 | 304,283 | 0.9771 |
| womble blk 7 lot 19 | 3914 | 226,100 | 216,931 | 1.0423 |
| hereford blk 2 lot 7-9 | 4310 | 195,800 | 172,237 | 1.1368 |
| hereford blk 68 lot 7-9 | 4645 | 276,200 | 288,074 | 0.9588 |
| blk k3 sec 81 sw/c | 6543 | 353,900 | 282,263 | 1.2538 |
| westview blk 1 lot 6-8 | 7706 | 348,100 | 341,000 | 1.0208 |
| Stratum 3 Totals | | 2,995,500 | 2,888,463 | 1.0371 |

Category F1 - Stratum 4 \$ 382,301 - \$ 973,600

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|---------------------------|----------------|-------------|------------|--------|
| evants blk 55 | 11458 | 973,600 | 874,789 | 1.1130 |
| evants blk 12 fox lot 27- | 1298 | 481,400 | 471,972 | 1.0200 |
| hereford blk 39 lots 1-12 | 4497 | 601,800 | 560,114 | 1.0744 |
| blk 78 lot 2-3 | 4704 | 559,100 | 591,483 | 0.9453 |
| mabry blk 1 sis blk d | 5024 | 555,400 | 530,802 | 1.0463 |
| womble blk 9 deatley blk | 6526 | 439,700 | 474,190 | 0.9273 |
| womble deatley blk 4 5 7- | 6528 | 676,000 | 725,561 | 0.9317 |
| blk k3 sec 81 tr 7 se/4 | 6553 | 464,600 | 416,603 | 1.1152 |
| Stratum 4 Totals | | 4,751,600 | 4,645,514 | 1.0228 |

Category F1 - Stratum 5 \$ 973,601 - \$999,999,999

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|---------------------------|----------------|-------------|------------|--------|
| blk k3 sect 42 | 10476 | 1,431,400 | 1,633,915 | 0.8761 |
| welsh blk 8 tractor suppl | 2490 | 1,211,100 | 1,500,560 | 0.8071 |
| blk k3 sec 82 | 24994 | 1,779,900 | 1,825,673 | 0.9749 |
| welsh blk 9 | 2505 | 1,176,200 | 1,111,296 | 1.0584 |
| womble deatley blk 7-8 | 25475 | 3,499,100 | 3,911,992 | 0.8945 |
| walmart add blk 1 lot 1 | 27830 | 5,890,700 | 5,997,292 | 0.9822 |
| hereford blk 11 | 4346 | 1,000,000 | 1,099,772 | 0.9093 |
| blk k3 sec 63 | 6093 | 1,295,400 | 1,110,462 | 1.1665 |
| Stratum 5 Totals | | 17,283,800 | 18,190,962 | 0.9501 |

Category F1 - Totals

| Stratum | Comp Code | Sample Parcels | Stratum Parcels | Sample Local Value | Sample PTAD Value | Stratum Local Value | Stratum Ratio | Stratum PTAD Value | Category Ratio |
|---------|----------------|-------------------|--------------------|--------------------------|-------------------------|---------------------------|------------------|--------------------------|-------------------|
| 1 | U | 0 | 260 | 0 | 0 | 6,003,500 | | 6,003,500 | |
| 2 | R ['] | 10 | 249 | 944,700 | 923,436 | 26,579,600 | 1.0230 | 25,982,014 | |
| 3 | R | 11 | 104 | 2,995,500 | 2,888,463 | 27,887,100 | 1.0371 | 26,889,500 | |
| 4 | R | 8 | 51 | 4,751,600 | 4,645,514 | 28,176,300 | 1.0228 | 27,548,201 | |
| 5 | R | 8 | 15 | 17,283,800 | 18,190,962 | 28,969,500 | 0.9501 | 30,491,001 | |
| Total | | 37 | 679 | 25,975,600 | 26,648,375 | 117,616,000 | | 116,914,216 | 1.0060 |

Category L1 - Stratum 2 \$ 40,001 - \$ 382,800

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|-------------------|----------------|-------------|------------|--------|
| | 10615 | 333,900 | 348,632 | 0.9577 |
| | 12065 | 108,400 | 95,008 | 1.1410 |
| | 24779 | 88,600 | 84,792 | 1.0449 |
| | 25381 | 82,200 | 85,819 | 0.9578 |
| | 918921 | 71,600 | 72,934 | 0.9817 |
| | 920035 | 40,900 | 45,795 | 0.8931 |
| | 920360 | 57,500 | 55,476 | 1.0365 |
| | 920493 | 143,300 | 130,284 | 1.0999 |
| | 920519 | 295,800 | 291,380 | 1.0152 |
| | 920550 | 240,000 | 195,840 | 1.2255 |
| Stratum 2 Totals | | 1,462,200 | 1,405,960 | 1.0400 |

Category L1 - Stratum 3 \$ 382,801 - \$ 1,199,900

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|-------------------|----------------|-------------|------------|--------|
| | 11648 | 430,100 | 604,194 | 0.7119 |
| | 11656 | 892,400 | 860,172 | 1.0375 |
| | 11827 | 400,000 | 404,215 | 0.9896 |
| | 11916 | 1,111,700 | 1,094,581 | 1.0156 |
| | 12150 | 489,900 | 519,152 | 0.9437 |
| | 26172 | 998,600 | 902,951 | 1.1059 |

| Legal Description | Account Number | Local Value | PTAD Value | Ratio | |
|-------------------|----------------|-------------|------------|--------|--|
| | 27887 | 491,200 | 491,279 | 0.9998 | |
| | 918527 | 424,700 | 390,815 | 1.0867 | |
| | 920544 | 701,200 | 701,235 | 1.0000 | |
| Stratum 3 Totals | | 5,939,800 | 5,968,594 | 0.9952 | |

Category L1 - Stratum 4 \$ 1,199,901 - \$ 2,800,000

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|-------------------|----------------|-------------|------------|--------|
| | 11872 | 2,638,100 | 2,521,515 | 1.0462 |
| | 11911 | 2,190,400 | 2,290,150 | 0.9564 |
| | 12191 | 1,548,900 | 1,397,474 | 1.1084 |
| | 24926 | 1,582,600 | 1,551,388 | 1.0201 |
| | 25057 | 1,741,100 | 1,726,890 | 1.0082 |
| | 918912 | 1,202,900 | 1,238,710 | 0.9711 |
| | 919708 | 2,727,000 | 2,727,000 | 1.0000 |
| | 920104 | 1,271,000 | 1,287,816 | 0.9869 |
| Stratum 4 Totals | | 14,902,000 | 14,740,943 | 1.0109 |

Category L1 - Stratum 5 \$ 2,800,001 - \$999,999,999

| Legal Description | Account Number | Local Value | PTAD Value | Ratio |
|-------------------------|----------------|-------------|------------|--------|
| | 25530 | 4,982,600 | 4,846,222 | 1.0281 |
| | 27901 | 5,558,400 | 5,640,097 | 0.9855 |
| | 918471 | 6,932,400 | 7,377,402 | 0.9397 |
| Stratum 5 Totals | | 17,473,400 | 17,863,721 | 0.9782 |

Category L1 - Totals

| Stratum | Comp Code | Sample Parcels | Stratum Parcels | Sample Local Value | Sample PTAD Value | Stratum Local Value | Stratum Ratio | Stratum PTAD Value | Category Ratio |
|---------|--------------|-------------------|--------------------|--------------------------|-------------------------|---------------------------|------------------|--------------------------|-------------------|
| 1 | U | 0 | 694 | 0 | 0 | 7,611,500 | | 7,611,500 | |
| 2 | R | 10 | 269 | 1,462,200 | 1,405,960 | 35,278,300 | 1.0400 | 33,921,442 | |
| 3 | R | 9 | 47 | 5,939,800 | 5,968,594 | 28,274,400 | 0.9952 | 28,410,772 | |
| 4 | R | 8 | 21 | 14,902,000 | 14,740,943 | 37,807,300 | 1.0109 | 37,399,644 | |
| 5 | R | 3 | 6 | 17,473,400 | 17,863,721 | 28,085,900 | 0.9782 | 28,711,818 | |
| Total | | 30 | 1,037 | 39,777,400 | 39,979,218 | 137,057,400 | | 136,055,176 | 1.0074 |

In 2015, the Texas Legislature passed House Bill 855, which requires state agencies to publish a list of the three most commonly used Web browsers on their websites. The Texas Comptroller's most commonly used Web browsers are Microsoft Internet Explorer, Google Chrome and Apple Safari.

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2015 ISD Productivity Values Report 059/Deaf Smith 059-901/Hereford ISD

Productivity Comparison

| Land Class . | No. Acres | Reported Values \$/Acre | Reported Values | PTAD Values S/Acre | PTAD Values |
|-------------------------------|-----------|-------------------------|-----------------|-----------------------|--------------|
| Irrigated Crop | 95,238 | 189.35 | 18,033,055 | 44.50 | 4,238,091 |
| Dry Crop | 178,275 | 120.62 | 21,502,810 | 128.29 | 22,870,900 |
| Barren | 0 | 0.00 | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 | 0.00 | 0 |
| Improved Pasture | 2,347 | 76.69 | 180,000 | 64.72 | 151,898 |
| Native Pasture | 108,139 | 51.81 | 5,603,053 | 56.43 | 6,102,284 |
| Quarantined Land | 0 | 0.00 | 0 | 0.00 | 0 |
| Wildlife Management | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Productivity | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at 1978 Market | 0 | 0.00 | 0 | 0.00 | 0 |
| Transition to Timber | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Restricted | 0 | 0.00 | 0 | 0.00 | 0 |
| Other | 165 | 106.67 | 17,600 | 106.67 | 17,600 |
| Category Totals | 384,164 | | \$45,336,518 | | \$33,380,773 |

Ratio: 1.3582

Wildlife Management

| Previous Land Class | No. Acres | PTAD Value/Acre | PTAD Value |
|---------------------|-----------|-----------------|------------|
| Irrigated Crop | 0 | 0.00 | 0 |
| Dry Crop | 0 | 0.00 | 0 |
| Barren | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 |
| Improved Pasture | 0 | 0.00 | 0 |
| Native Pasture | 0 | 0.00 | 0 |
| Quarantined Land | 0 | 0.00 | 0 |
| Other | 0 | 0.00 | 0 |



2015 Category J Worksheet

059/Deaf Smith 059-901/Hereford ISD

| Company | Local Value | PTAD Value | Ratio |
|---------------|-------------|------------|--------|
| 31007 | 15,431,720 | 13,950,909 | 1.1061 |
| 41002 | 1,707,050 | 1,780,002 | .9590 |
| Sample Totals | 17,138,770 | 15,730,911 | 1.0895 |

In 2015, the Texas Legislature passed House Bill 855, which requires state agencies to publish a list of the three most commonly used Web browsers on their websites. The Texas Comptroller's most commonly used Web browsers are Microsoft Internet Explorer, Google Chrome and Apple Safari.

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059/Deaf Smith

180-902/Vega ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 0 . | N/A | 0 | 0. |
| B. Multi-Family Residences | 0 | N/A | 0 | 0 |
| C1. Vacant Lots | 0 | N/A | 0 | Ó |
| C2. Colonia Lots | 0 | N/A | 0 . | 0 |
| D1. Rural Real (Taxable) | 5,879,500 | 1.1321 | 5,193,389 | 5,879,500 |
| D2. Real Prop Farm & Ranch | 945,100 | 1.0532 | 897,360 | 945,100 |
| E. Real Prop NonQual Acres | 5,519,000 | .9676 | 5,703,803 | 5,519,000 |
| F1. Commercial Real | 348,000 | N/A | 348,000 | 348,000 |
| F2. Industrial Real | 3,224,700 | N/A | 3,224,700 | 3,224,700 |
| G. Oil, Gas, Minerals | 0 | N/A | 0 | 0 |
| J. Utilities | 3,072,000 | 1.0176 | 3,018,868 | 3,072,000 |
| L1. Commercial Personal | 112,500 | N/A | 112,500 | 112,500 |
| L2. Industrial Personal | 6,746,000 | N/A | 6,746,000 | 6,746,000 |
| M. Other Personal | 0 | N/A | 0 | 0 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 0 | N/A | 0 | 0 |
| Subtotal | 25,846,800 | | 25,244,620 | 25,846,800 |
| Less Total Deductions | 1,527,794 | | 1,527,794 | 1,527,794 |
| Total Taxable Value | 24,319,006 | | 23,716,826 | 24,319,006 T2 |

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M&O Purposes

T1

T2

Т3

T4

24,629,006

24,319,006

24,629,006

24,319,006

Loss To the Additional \$10,000 Homestead Exemption 50% of the loss to the Local Optional Percentage Homestead Exemption

310,000

0

T1 = School district taxable value for M&O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M&O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I&S Purposes

T7

T8

T9

T10

24,629,006

24,319,006

24,629,006

24,319,006

T7 = School district taxable value for I&S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I&S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction



2015 ISD Productivity Values Report 059/Deaf Smith 180-902/Vega ISD

Productivity Comparison

| Land Class | No. Acres | Reported Values \$/Acre | Reported Values | PTAD Values \$/Acre | PTAD Values |
|-------------------------------|-----------|-------------------------|-----------------|------------------------|-------------|
| Irrigated Crop | 6,688 | 194.59 | 1,301,400 | 45.73 | 305,842 |
| Dry Crop | 31,701 | 121.96 | 3,866,200 | 129.72 | 4,112,254 |
| Barren | 0 | 0.00 | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 | 0.00 | 0 |
| Improved Pasture | 0 | 0.00 | 0 | 0.00 | 0 |
| Native Pasture | 13,984 | 50.89 | 711,600 | 55.42 | 774,993 |
| Quarantined Land | 0 | 0.00 | 0 | 0.00 | 0 |
| Wildlife Management | 0 | 0.00 | 0 | 0.00 | .0 |
| Timber at Productivity | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at 1978 Market | 0. | 0.00 | 0 | 0.00 | 0 |
| Transition to Timber | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Restricted | 0 | 0.00 | 0 | 0.00 | 0 |
| Other | 5 | 60.00 | 300 | 60.00 | 300 |
| Category Totals | 52,378 | | \$5,879,500 | | \$5,193,389 |

Ratio: 1.1321

| Previous Land Class | No. Acres | PTAD Value/Acre | PTAD Value |
|----------------------------|-----------|-----------------|------------|
| Irrigated Crop | 0. | 0.00 | 0 |
| Dry Crop | 0 | 0.00 | 0 |
| Barren | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 |
| Improved Pasture | 0 | 0.00 | 0 |
| Native Pasture | 0 | 0.00 | 0 |
| Quarantined Land | 0 | 0.00 | 0 |
| Other | 0 | 0.00 | 0 |



2015 Category J Worksheet

059/Deaf Smith 180-902/Vega ISD

| Company | Local Value | PTAD Value | Ratio |
|---------------|-------------|------------|--------|
| 31007 | 17,400 | 17,099 | 1.0176 |
| Sample Totals | 17,400 | 17,099 | 1.0176 |

In 2015, the Texas Legislature passed House Bill 855, which requires state agencies to publish a list of the three most commonly used Web browsers on their websites. The Texas Comptroller's most commonly used Web browsers are Microsoft Internet Explorer, Google Chrome and Apple Safari.

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059/Deaf Smith

059-902/Walcott ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 25,900 | N/A | 25,900 | 25,900 |
| B. Multi-Family Residences | 0 | N/A | 0 | 0 |
| C1. Vacant Lots | 500 | N/A | 500 | 500 |
| C2. Colonia Lots | 0 | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 27,784,294 | .9850 | 28,207,769 | 27,784,294 |
| D2. Real Prop Farm & Ranch | 3,443,800 | 1.1877 | 2,899,554 | 3,443,800 |
| E. Real Prop NonQual Acres | 8,793,100 | 1.0327 | 8,514,670 | 8,793,100 |
| F1. Commercial Real | 14,100 | N/A | 14,100 | 14,100 |
| F2. Industrial Real | 624,600 | N/A | 624,600 | 624,600 |
| G. Oil, Gas, Minerals | 0 | N/A | 0 . | 0 |
| J. Utilities | 3,494,200 | N/A | 3,494,200 | 3,494,200 |
| L1. Commercial Personal | 561,600 | N/A | 561,600 | 561,600 |
| L2. Industrial Personal | 47,600 | N/A | 47,600 | 47,600 |
| M. Other Personal | 0 | N/A | Ó | 0 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 0 | N/A | Ó | 0 |
| Subtotal | 44,789,694 | | 44,390,493 | 44,789,694 |
| Less Total Deductions | 1,714,458 | | 1,714,458 | 1,714,458 |
| Total Taxable Value | 43,075,236 | | 42,676,035 | 43,075,236 T2 |

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M&O Purposes

| T 1 | T2 | | T3 | T4 |
|--|------------|-------|---------------------|--|
| 43,344,636 | 43,075,236 | 43,34 | 4,636 | 43,075,236 |
| Loss To the Additional \$10,000 Homestead Exemption | | | to the I Percent | o of the loss Local Optional age Homestead xemption |
| 269,400 | | 0 | | |

T1 = School district taxable value for M&O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M&O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

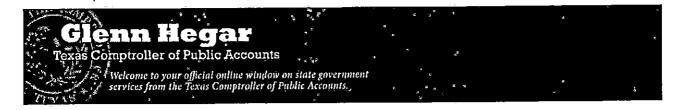
T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I&S Purposes

| T7 | T8 | T9 | T10 |
|------------|------------|------------|------------|
| 43,344,636 | 43,075,236 | 43,344,636 | 43,075,236 |

T7 = School district taxable value for I&S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I&S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction



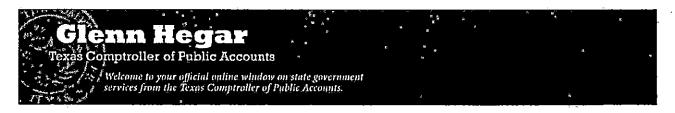
2015 ISD Productivity Values Report 059/Deaf Smith 059-902/Walcott ISD

Productivity Comparison

| Land Class | No. Acres | Reported Values \$/Acre | Reported Values | PTAD Values \$/Acre | PTAD Values |
|------------------------|-----------|----------------------------|-----------------|------------------------|--------------|
| Irrigated Crop | 9,075 | 191.92 | 1,741,700 | 45.10 | 409,283 |
| Dry Crop | 154,278 | 121.85 | 18,798,202 | 129.60 | 19,994,429 |
| Barren | Ò | 0.00 | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 | 0.00 | 0 |
| Improved Pasture | 4,530 | 76.60 | 347,000 | 64.64 | 292,819 |
| Native Pasture | 130,447 | 52.87 | 6,897,292 | 57.58 | 7,511,138 |
| Quarantined Land | 0 | 0.00 | 0 | 0.00 | 0 |
| Wildlife Management | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Productivity | 0 . | 0.00 | 0 | 0.00 | 0 |
| Timber at 1978 Market | 0 | 0.00 | 0 | 0.00 | 0 |
| Transition to Timber | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Restricted | 0 | 0.00 | 0 | 0.00 | 0 |
| Other | 1 | 100.00 | 100 | 100.00 | 100 |
| Category Totals | 298,331 | | \$27,784,294 | | \$28,207,769 |

Ratio: 0.9850

| Previous Land Class | No. Acres | PTAD Value/Acre | PTAD Value |
|----------------------------|-----------|-----------------|------------|
| Irrigated Crop | 0 | 0.00 | 0 |
| Dry Crop | 0 | 0.00 | 0 |
| Barren | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 |
| Improved Pasture | 0 | 0.00 | 0 |
| Native Pasture | 0 | 0.00 | 0 |
| Quarantined Land | 0 | 0.00 | 0 |
| Other | 0 | 0.00 | 0 |



059/Deaf Smith

180-903/Adrian ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 238,200 | N/A | 238,200 | 238,200 |
| B. Multi-Family Residences | 0 | N/A | 0 | 0 |
| C1. Vacant Lots | 3,000 | N/A | 3,000 | 3,000 |
| C2. Colonia Lots | 0 | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 14,335,137 | .9895 | 14,487,931 | 14,335,137 |
| D2. Real Prop Farm & Ranch | | N/A | 941,303 | 941,303 |
| E. Real Prop NonQual Acres | 3,721,425 | .9619 | 3,868,827 | 3,721,425 |
| F1. Commercial Real | 1,500 | N/A | 1,500 | 1,500 |
| F2. Industrial Real | 96,100 | N/A | 96,100 | 96,100 |
| G. Oil, Gas, Minerals | 0 | N/A | 0 | 0 |
| J. Utilities | 740,200 | N/A | 740,200 | 740,200 |
| L1. Commercial Personal | 300 | N/A | 300 , | 300 |
| L2. Industrial Personal | 0 | N/A | 0 | 0 |
| M. Other Personal | 0 | N/A | 0 | 0 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 0 | N/A | 0 | 0 |
| Subtotal | 20,077,165 | | 20,377,361 | 20,077,165 |
| Less Total Deductions | 988,617 | | 988,617 | 988,617 |
| Total Taxable Value | 19,088,548 | | 19,388,744 | 19,088,548 T2 |

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M&O Purposes

177,200

| T1 | T2 | T 3 | T4 |
|------------|------------|------------|------------|
| 19,265,748 | 19,088,548 | 19,265,748 | 19,088,548 |

| Loss To | 50% of the loss |
|--------------------|-----------------------|
| the Additional | to the Local Optional |
| \$10,000 Homestead | Percentage Homestead |
| Exemption | Exemption |
| _ | -) |

T1 = School district taxable value for M&O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M&O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I&S Purposes

| T7 | T8 | T9 | T10 |
|------------|------------|------------|------------|
| 19,265,748 | 19,088,548 | 19,265,748 | 19,088,548 |

T7 = School district taxable value for I&S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I&S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction



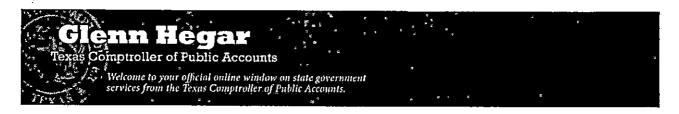
2015 ISD Productivity Values Report 059/Deaf Smith 180-903/Adrian ISD

Productivity Comparison

| Land Class | No. Acres | Reported Values \$/Acre | Reported Values | PTAD Values \$/Acre | PTAD Values |
|-------------------------|-----------|-------------------------|-----------------|------------------------|--------------|
| Irrigated Crop | 5,328 | 194.11 | 1,034,199 | 45.62 | 243,063 |
| Dry Crop | 74,679 | 121.90 | 9,103,241 | 129.66 | 9,682,879 |
| Barren | 0 | 0.00 | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 | 0.00 | 0 |
| Improved Pasture | 526 | 78.52 | 41,300 | 66.26 | 34,853 |
| Native Pasture | 80,712 | 51.50 | 4,156,397 | 56.09 | 4,527,136 |
| Quarantined Land | 0 | 0.00 | 0 | 0.00 | 0 |
| Wildlife Management | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Productivity | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at 1978 Market | 0 | 0.00 | 0 | 0.00 | 0 |
| Transition to Timber | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Restricted | 0 | 0.00 | 0 | 0.00 | 0 |
| Other | 0 | 0.00 | 0 | 0.00 | 0 |
| Category Totals | 161,245 | | \$14,335,137 | | \$14,487,931 |

Ratio: 0.9895

| Previous Land Class | No. Acres | PTAD Value/Acre | PTAD Value |
|-------------------------|-----------|-----------------|------------|
| Irrigated Crop | 0 | 0.00 | 0 |
| Dry Crop | 0 | 0.00 | 0 |
| Barren | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 |
| Improved Pasture | 0 | 0.00 | 0 |
| Native Pasture | 0 | 0.00 | 0 |
| Quarantined Land | 0 | 0.00 | 0 |
| Other | 0 | 0.00 | 0 |



059/Deaf Smith

180-904/Wildorado ISD

| Category | Local Tax Roll Value | 2015 WTD Mean Ratio | 2015 PTAD Value Estimate | 2015 Value Assigned |
|--------------------------------|-------------------------|------------------------|-----------------------------|------------------------|
| A. Single-Family Residences | 859,600 | 1.0466 | 821,326 | 859,600 |
| B. Multi-Family Residences | 0 | N/A | 0 | 0 |
| C1. Vacant Lots | 0 | N/A | 0 | 0 |
| C2. Colonia Lots | 0 | N/A | 0 | 0 |
| D1. Rural Real (Taxable) | 2,769,200 | 1.1917 | 2,323,668 | 2,769,200 |
| D2. Real Prop Farm & Ranch | 489,700 | N/A | 489,700 | 489,700 |
| E. Real Prop NonQual Acres | 4,464,900 | .9639 . | 4,632,120 | 4,464,900 |
| F1. Commercial Real | 0 | N/A | 0 | 0 |
| F2. Industrial Real | 0 | N/A | 0 | 0 |
| G. Oil, Gas, Minerals | 0 | N/A | 0 | 0 |
| J. Utilities | 6,023,300 | 1.0151 | 5,933,701 | 6,023,300 |
| L1. Commercial Personal | 112,100 | N/A | 112,100 | 112,100 |
| L2. Industrial Personal | 0 | N/A | 0 | 0 |
| M. Other Personal | 0 、 | N/A | 0 | 0 |
| N. Intangible Personal Prop | 0 | N/A | 0 | 0 |
| O. Residential Inventory | 0 | N/A | 0 | 0 |
| S. Special Inventory | 0 | N/A | 0 | 0 |
| Subtotal | 14,718,800 | | 14,312,615 | 14,718,800 |
| Less Total Deductions | 1,410,341 | | 1,353,680 | 1,410,341 |
| Total Taxable Value | 13,308,459 | | 12,958,935 | 13,308,459 T2 |

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M&O Purposes

| T1 | | | Т3 | T4 |
|------------|---|-----|------------------|--|
| 13,537,059 | 13,308,459 | 13, | 537,059 | 13,308,459 |
| \$10,0 | Loss To e Additional 000 Homestead Exemption | | to the Percen | % of the loss Local Optional tage Homestead exemption |
| 228,600 | | 0 | | |

T1 = School district taxable value for M&O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M&O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

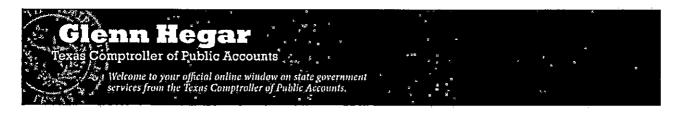
T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I&S Purposes

| T7 | T8 | T9 | T10 |
|------------|------------|------------|------------|
| 13,537,059 | 13,308,459 | 13,537,059 | 13,308,459 |

T7 = School district taxable value for I&S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I&S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction



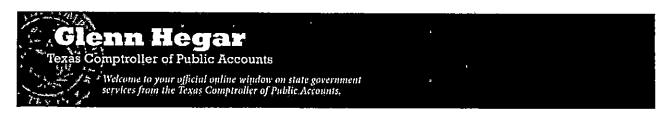
2015 ISD Productivity Values Report 059/Deaf Smith 180-904/Wildorado ISD

Productivity Comparison

| Land Class | No. Acres | Reported Values \$/Acre | Reported Values | PTAD Values \$/Acre | PTAD Values |
|-------------------------------|-----------|----------------------------|-----------------|------------------------|-------------|
| Irrigated Crop | 3,923 | 194.44 | 762,800 | 45.69 | 179,242 |
| Dry Crop | 12,903 | 121.34 | 1,565,600 | 129.06 | 1,665,261 |
| Barren | 0. | 0.00 | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 | 0.00 | 0 |
| Improved Pasture | 50 | 80.00 | 4,000 | 67.51 | 3,376 |
| Native Pasture | 8,793 | 49.68 | 436,800 | 54.11 | 475,789 |
| Quarantined Land | 0 | 0.00 | 0 | 0.00 | 0 |
| Wildlife Management | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Productivity | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at 1978 Market | 0 | 0.00 | 0 | 0.00 | 0 |
| Transition to Timber | 0 | 0.00 | 0 | 0.00 | 0 |
| Timber at Restricted | 0 | 0.00 | 0 | 0.00 | 0 |
| Other | 0 | 0.00 | 0 | 0.00 | 0 |
| Category Totals | 25,669 | | \$2,769,200 | | \$2,323,668 |

Ratio: 1.1917

| Previous Land Class | No. Acres | PTAD Value/Acre | PTAD Value |
|---------------------|-----------|-----------------|------------|
| Irrigated Crop | Ô | 0.00 | 0 |
| Dry Crop | 0 | 0.00 | 0 . |
| Barren | 0 | 0.00 | 0 |
| Orchard | 0 | 0.00 | 0 |
| Improved Pasture | 0 . | 0.00 | 0 |
| Native Pasture | 0 | 0.00 | 0 |
| Quarantined Land | 0 | 0.00 | 0 |
| Other | 0 . | 0.00 | ٠0 |



2015 Category J Worksheet

059/Deaf Smith 180-904/Wildorado ISD

| Company | Local Value | PTAD Value | Ratio |
|---------------|-------------|------------|--------|
| 31007 | 134,600 | 132,592 | 1.0151 |
| Sample Totals | 134,600 | 132,592 | 1.0151 |

In 2015, the Texas Legislature passed House Bill 855, which requires state agencies to publish a list of the three most commonly used Web browsers on their websites. The Texas Comptroller's most commonly used Web browsers are Microsoft Internet Explorer, Google Chrome and Apple Safari.

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2015 Index Calculation Report 059 / Deaf Smith

Irrigated Cropland

| ISD | ISD Name | PTAD \$/Acre - CAD | Reported Values No. Acres | Reported Value | Reported Value \$/Acre | Index Factor | PTAD \$/Acre - ISD |
|----------------|------------------|--------------------------|---------------------------------|-------------------|---------------------------|-----------------|--------------------------|
| 059-901 | Hereford ISD | | 95,238 | 18,033,055 | 189.35 | 0.9955 | 44.50 |
| 059-902 | Walcott ISD | | 9,075 | 1,741,700 | 191.92 | 1.0090 | 45.10 |
| 180-902 | Vega ISD | | 6,688 | 1,301,400 | 194.59 | 1.0230 | 45.73 |
| 180-903 | Adrian ISD | | 5,328 | 1,034,199 | 194.11 | 1.0205 | 45.62 |
| 180-904 | Wildorado ISD | | 3,923 | 762,800 | 194.44 | 1.0222 | 45.69 |
| 185-903 | Friona ISD | | 20 | 3,900 | 195.00 | 1.0252 | 45.83 |
| CAD Totals: | | 44.70 | 120,272 | 22,877,054 | 190.21 | | |

Dry Cropland

| ISD | ISD Name | PTAD \$/Acre - CAD | Reported Values No. Acres | Reported Value | Reported Value \$/Acre | Index Factor | PTAD \$/Acre - ISD |
|---------|------------------|--------------------------|---------------------------------|-------------------|---------------------------|-----------------|--------------------------|
| 059-901 | Hereford ISD | | 178,275 | 21,502,810 | 120.62 | 0.9937 | 128.29 |
| 059-902 | Walcott ISD | | 154,278 | 18,798,202 | 121.85 | 1.0039 | 129.60 |
| 180-902 | Vega ISD | | 31,701 | 3,866,200 | 121.96 | 1.0048 | 129.72 |
| 180-903 | Adrian ISD | | 74,679 | 9,103,241 | 121.90 , | 1.0043 | 129.66 |
| 180-904 | Wildorado ISD | | 12,903 | 1,565,600 | 121.34 | 0.9997 | 129.06 |
| 185-903 | Friona ISD | | 7,976 | 977,399 | 122.54 | 1.0096 | 130.34 |

| ISD | ISD Name | PTAD \$/Acre - CAD | Reported Values No. Acres | Reported Value | Reported Index Value \$/Acre Factor | N/Acre. |
|-------------|----------|--------------------------|---------------------------------|-------------------|-------------------------------------|---------|
| CAD Totals: | | 129.10 | 459,812 | 55,813,452 | 121.38 | |

Improved Pasture

| ISD | ISD Name | PTAD \$/Acre - CAD | Reported Values No. Acres | Reported Value | Reported Value \$/Acre | Index Factor | PTAD \$/Acre - ISD |
|----------------|------------------|--------------------------|---------------------------------|-------------------|---------------------------|-----------------|--------------------------|
| 059-901 | Hereford ISD | | 2,347 | 180,000 | 76.69 | 0.9987 | 64.72 |
| 059-902 | Walcott ISD | | 4,530 | 347,000 | 76.60 | 0.9975 | 64.64 |
| 180-902 | Vega ISD | | 0 | 0 | 0.00 | 0.0000 | 0.00 |
| 180-903 | Adrian ISD | | 526 | 41,300 | 78.52 | 1.0225 | 66.26 |
| 180-904 | Wildorado ISD | | 50 | 4,000 | 80.00 | 1.0418 | 67.51 |
| 185-903 | Friona ISD | | 0 | 0 | 0.00 | 0.0000 | 0.00 |
| CAD Totals: | | 64.80 | 7,453 | 572,300 | 76.79 | | |

Native Pasture

| ISD | ISD Name | PTAD \$/Acre - CAD | Reported Values No. Acres | Reported Value | Reported Value \$/Acre | Index Factor | PTAD \$/Acre - ISD |
|----------------|------------------|--------------------------|---------------------------------|-------------------|---------------------------|-----------------|--------------------------|
| 059-901 | Hereford ISD | | 108,139 | 5,603,053 | 51.81 | 0.9952 | 56.43 |
| 059-902 | Walcott ISD | | 130,447 | 6,897,292 | 52.87 | 1.0156 | 57.58 |
| 180-902 | Vega ISD | | 13,984 | 711,600 | 50.89 | 0.9775 | 55.42 |
| 180-903 | Adrian ISD | | 80,712 | 4,156,397 | 51.50 | 0.9892 | 56.09 |
| 180-904 | Wildorado ISD | | 8,793 | 436,800 | 49.68 | 0.9543 | 54.11 |
| 185-903 | Friona ISD | | 3,584 | 191,200 | 53.35 | 1.0248 | 58.11 |
| CAD Totals: | | 56.70 | 345,659 | 17,996,342 | 52.06 | | |

School district acreages and productivity value totals include land reclassified to wildlife management and transition to timber. Index calculations are based on reported ISD value per acre divided by CAD average value per acre.

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no (or the specified) present or prospective interest in the property that is the subject of this report, and I have no (or the specified) personal interest with respect to the parties involved.
- We have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

 Morgan Ad Valorem did certain Industrial Properties which were approved by the Chief Appraiser.

Danny Jones C/A

Mark Powers

December 31-2016 Date