

**Mass Appraisal
Report
*Palo Pinto Appraisal
District*
2022**

Approved by the BOD
September 1, 2022

MASS APPRAISAL REPORT

Palo Pinto Appraisal District

2022

USPAP Compliance

Intended Use of the Appraisal:

This summary mass appraisal report is intended for use only by the Palo Pinto Appraisal District. Use of this report by others is not intended. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Texas State law. As such it is written in condensed form to minimize paperwork. The chief appraiser intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report. To fully understand this report the reader may need to refer to the CADs property appraisal cards, the PPAD real property data base, studies, appraisal procedures and appraisal district field maps.

The purpose of this report is to explain and document the methods, data and analysis used by the Palo Pinto Appraisal District. PPAD is on a 3-year physical inspection cycle with annual statistical updates. This plan is approved by Palo Pinto Appraisal District Board of Directors.

Governance:

The appraisal district is governed by a Board of Directors whose primary responsibilities include the following:

- Establish the district office
- Appoint the Chief Appraiser
- Approve the district's annual budget
- Contract for necessary services
- Appoint the Appraisal Review Board
- Provide advise and consent to the Chief Appraiser in the appointment of an Agricultural Advisory Board

The Board of Directors are nominated and elected by the taxing entities in Palo Pinto County.

Definition and date of value estimate:

This report is referring to the estimation of value determined by Palo Pinto Appraisal District as of January 1, 2022.

Reference should be made to the property card or computer file as to when each property was appraised. Sales consummating before and after the appraisal date are used within a 24-month period of the appraisal date with time adjustments being made. If necessary, sales older than 24 months will be used. Sales are analyzed as to their indication of value.

- (a) With very few exceptions, all taxable property is appraised at its market value as of January 1.
- (b) The market value of property shall be determined by the application of generally accepted appraisal methods and techniques. This appraisal district determined 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 are 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.

In preparation of this Mass Appraisal for 2022, interior inspections have not been made of the parcels of property included in this report. Inspections are made from the exterior only unless the property owner has offered to show the appraiser the condition of the interior of the property. It is assumed that the condition of the interior of each property is similar to its exterior condition, unless PPAD has received additional information or been requested to inspect the interior. For the 2022 appraisal year PPAD updated their replacement cost new (RCN) of residences, barns, out buildings and numerous other items.

Definitions:

Market Value -"Market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- (A) Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- (B) 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
- (C) 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.

Mass Appraisal – Mass appraisal is the systematic appraisal of groups of properties as of a given date using standardized procedures and statistical testing. Single-property appraisal, or “fee” appraisal, in contrast, is the valuation of a particular property as of a given date. Effective mass appraisal requires an adequate budget, staff and resources. Appraisal district staff judgments relate to groups of properties rather than to single properties. The appraiser must be able to develop, support and explain standardized adjustments in a valuation model among use classes, construction types, neighborhoods, and other property groups. Palo Pinto Appraisal District’s valuation system consists of mass appraisal applications of the sales comparison, cost and income approaches to value. All three of these approaches to value are considered when appraising all properties in the district.

Fee Simple- Most properties within Palo Pinto Appraisal District are appraised as Fee Simple property. Fee simple is the most common type of land ownership, meaning that the owners have

complete ownership of the land and the home, but are still subject to taxation and debt obligations on their mortgage. Fee simple is contrasted with lease ownership, meaning the owners have complete access to the land, but they don't actually own it.

Highest and Best Use - All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for appraisal purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonable probable of occurrence, shall not be considered in estimating the highest and best use. Beginning in 2010 Homesteaded properties can not be valued at their Highest and Best Use value. They must be valued as a Residential Homestead property only.

As if vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best of the majority of the appraised parcels as commercial use. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved.

Standards and Measurement of Data Accuracy: Each sale was verified with the buyer, seller, real estate agent or tenant when possible. Current data was verified and corrected, when necessary, via field inspection.

Analysis Process

Areas within the Palo Pinto Appraisal District and Appraiser Responsibility The following appraisers did the appraisals in listed areas for the 2022 Appraisal Roll. Although each property is only appraised every third year, Palo Pinto Appraisal District is responsible for having all properties being appraised at market value each and every year.

Appraised in 2022 – (PPAD changed to a 3 year appraisal cycle in 2016)

Lyon / Lee

Strawn ISD, Strawn City, The Ranch, BobWhite Bluffs, Neeleys Slough, The Cliffs, Split Rail and Septic permits and rechecks in all other areas.

Nava / Garvin as helper

Graford ISD, West P K Lake, State Park Side PK, Brandy Road area PK
And Mineral Wells ISD Subdivisions (not MWC
and Septic permits and rechecks in all other areas.

Clark / O'Shields

Palo Pinto ISD, East PK Lake, Perrin/Whitt CISD, Gainesbend and Septic Permits and rechecks in all other areas.

Veliz

All Income producing personal properties

Special Assumptions, Departures and Limiting Conditions

We considered all three approaches to value. Contract rent was used in place of economic rent, in some cases. The following Departmental guidelines were considered and adhered to:

- Sales from 4/2020 to 7/2022 (at minimum) were considered in all analyses. Texas state law limits to 24 months before the appraisal date of January 1, 2021 unless more time needed to gather efficient sample of sales. Thru analysis, it was determined that no time adjustment was needed to previous sales. No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice.
- The appraisers have carefully considered the impact of the national and regional economy on Palo Pinto County's real estate market. The recent changes in Economic Development in the City of Mineral Wells have been considered. In all cases, properties were valued uniformly with similar properties.

SCOPE OF WORK:

The objective of the Palo Pinto Appraisal District is to equally and uniformly appraise all real and taxable personal properties that lie in their district, at 100% market value. Property Value Studies are preformed annually by the Comptroller of Public Accounts of the State of Texas. Funding for local school districts is based on the accuracy of values determined by Palo Pinto Appraisal District. PPAD faces a constant challenge in determining the 100% market value for all properties in their district.

Each appraisal team should take extra care in field inspections. During field inspections each appraisal team will check for any errors in classifications, size, depreciation and or exemptions or special appraisals in their area. Appraisal worksheets from the field inspections are given to Data Processing to be entered into the district's cama system. After field inspections are complete, each appraisal team will review all new applications for special appraisals that are in their areas. At times, additional field inspection may be required. Appraisers are responsible for assisting the Chief Appraiser and the Senior Appraiser in evaluation of Ratio Sales Reports in each area of the district. As the Ratio Reports dictate, land schedules, building schedules, neighborhood modifiers, and local modifiers will be adjusted to reflect the current market conditions. Ratios in each taxing entity should be no lower than 95% and no higher than 105%.

HOMESTEADS

To qualify for a general homestead exemption, you must own your home on January 1. You can qualify for the over-65 or disabled homeowner exemptions as soon as you turn 65 or become disabled, as long as you own the home and live in it as your principal residence.

If you have more than one house, you can receive exemptions only for your main or principal residence. You must live in this home on January 1. A person may not receive a homestead exemption for more than one residence homestead in the same year.

Texas Property Tax Code and Palo Pinto Appraisal District require documentation such as a copy of driver's license or state ID as proof of residency.

In May 2022 propositions 1 & 2 were passed by general election that increased the general homestead base amount from \$25,000 to \$40,000.

Below you will see the list of exemption amounts for homesteads in PPAD

JURISDICTION	%	0/65 DISABLED	REG	LOCAL OPTION
PALO PINTO COUNTY		\$10,000.		
EMERGENCY SERVICES DISTRICT #1		\$10,000.		
EMERGENCY SERVICES DISTRICT #2		\$10,000	\$10,000.	
HOSITAL DISTRICT		\$10,000.		
GORDON ISD		\$10,000.	\$40,000.	
GRAFORD ISD		\$10,000.	\$40,000.	
MINERAL WELLS ISD		\$10,000.	\$40,000.	\$5,455.
PALO PINTO ISD	20%	\$10,000.	\$40,000.	
SANTO ISD		\$10,000.	\$40,000.	
STRAWN ISD		\$10,000.	\$40,000.	
GORDON CITY				
GRAFORD CITY		\$ 5,000.		
MINERAL WELLS CITY		\$10,000.		
MINGUS CITY		\$10,000.		
STRAWN CITY				
KEECHI WATER DISTRICT		\$ 5,000.		
SPORTSMAN WORLD MUD	20%	\$10,000.		

Taxing Entities

The Palo Pinto Appraisal District is responsible for appraising all properties in Palo Pinto County. Below finds a listing of Taxing Jurisdictions located in Palo Pinto County.

Palo Pinto County	Graford ISD
Palo Pinto Hospital District	Lipan ISD
Palo Pinto Emergency Services District #1	Millsap ISD
Gordon City	Mineral Wells City
Gordon ISD	Mineral Wells ISD
Graford City	Palo Pinto Fresh Water Supply District #1
Palo Pinto ISD	Sportsman World Water
Perrin/Whitt CISD	Strawn City
Santo ISD	Strawn ISD
Keechi Water	Emergency Services District #2 (NEW 2021)

****(EMS2 as an ad valorem taxing unit is currently on hold waiting on litigation results)

Notice of Appraised Values- A Notice of Appraised Value is mailed to property owners if:

- The market or appraised value of a property increases \$1,000 or more from the preceding year.
- The property owner or agent rendered the property or requested a Notice.
- The property has changed ownership
- The property was not on the appraisal roll in the preceding year
- The property was re-appraised.

In 2022 Palo Pinto Appraisal District mailed over 42,000 Notices of Appraised Values to property owners and agents.

In 2021 Palo Pinto Appraisal District mailed approximately 42,000 Notices of Appraised Values to property owners and agents.

CERTIFIED VALUES 2021	2021	2021
	MARKET VALUE	TAXABLE VALUE
PALO PINTO COUNTY	\$6,221,629,003.	\$3,666,505,550.
EMERGENCY SERV DIST #1	\$6,221,629,003.	\$3,666,505,550.
HOSPITAL DISTRICT	\$6,221,629,003.	\$3,667,085,490.
GORDON CITY	\$ 37,537,620.	\$ 27,602,940.
GRAFORD CITY	\$ 34,285,670.	\$ 22,961,550.
MINGUS CITY	\$ 13,550,060.	\$ 11,497,210.
MINERAL WELLS CITY	\$1,159,412,834.	\$ 825,974,218.
STRAWN CITY	\$ 35,431,480.	\$ 27,530,485.
GORDON ISD	\$ 395,411,928.	\$ 173,776,397.
GRAFORD ISD	\$1,560,545,340.	\$1,137,328,581.
MINERAL WELLS ISD	\$1,848,139,800.	\$1,084,382,709.
PALO PINTO ISD	\$ 896,449,824.	\$ 598,692,990.
SANTO ISD	\$1,146,451,961.	\$ 380,983,181.
STRAWN ISD	\$ 224,805,480.	\$ 62,999,155.

KEECHI	\$ 82,633,410.	\$ 26,290,704.
SPORTSMAN WORLD	\$ 177,857,960.	\$ 154,620,941.
PERRIN/WHITT CISD	\$ 47,378,470.	\$ 17,782,149.
LIPAN ISD	\$ 95,354,430.	\$ 35,797,463.
PALO PINTO CO FRESH WATER SUPPLY DISTRICT #1	\$ 136,173,530.	\$ 135,800,040.
MILLSAP ISD	\$ 7,100,770.	\$ 6,007,800.
EMERGENCY SERVICES DISTRICT #2	\$ 936,801,366.	\$ 332,701,664.

Property Value Study

The State Comptroller of Public Accounts Property Tax Division conducts a property value study (PVS) of each appraisal district in the State of Texas. Basically, if a school district’s values are within the 5% confidence interval of 95% to 105% of market value, the school district passes the PVS. If a school district passes the PVS their ISD gets to skip a year on the PVS. In 2020 the State Comptroller determined that Palo Pinto Appraisal District was below the 95% confidence interval in Santo ISD and Mineral Wells ISD. Another PVS will be conducted in 2021 for Santo ISD and Mineral Wells ISD. PPAD passed this study within the correct confidence interval

Methods, Assistance and Procedures (MAP)

In odd number years the State Comptrollers Property Tax Division conducts a MAP Review of Palo Pinto Appraisal District. This is a very in-depth review of PPAD’s operations. This review looks for non-compliance in areas of appraisal standards, procedures and methodology. They determine our compliance with generally accepted appraisal standards, budgeting, appraisals, exemptions, special appraisals, procedures, written procedures and pretty much any and all areas of PPAD’s operations. Every appraisal district in the State of Texas has this same review. The 2021 MAP Review of PPAD only had small 2 recommendations for PPAD.

Shared Appraisal District Boundaries

Due to passing of House Bill 1010, the appraisal of property ends at the county line. Palo Pinto Appraisal District has overlapping properties with Jack, Parker and Hood Counties. PPAD provides values to these taxing entities for the overlapping properties within their appraisal districts. These overlapping taxing entities are Perrin/Whitt CISD, Lipan ISD, Millsap ISD and East Keechi Water District.

Standards Rule 6-9

Each written appraisal review report must contain a signed certification that is similar in content to the following form:

I certify that, to the best of my 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.
- I have no (or 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.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have (or have not) made a personal inspection of the properties that are the subject of this report. (If more than one person signs the report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)
- No one provided significant mass appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant mass appraisal assistance must be stated.)

Donna Epperson, Chief Appraiser, Palo Pinto Appraisal District