

2020

ANNUAL REPORT FOR  
TOM GREEN COUNTY  
APPRAISAL DISTRICT

## INTRODUCTION

The purpose of this summary report is to aid the taxpaying public in better understanding the methods and techniques utilized by the Tom Green County Appraisal District in the valuation and revaluation of property within Tom Green County. This report attempts to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice, effective January 1, 2020 - December 31, 2020. Tom Green County Appraisal District maintains a more detailed operations manual for appraisal use.

Tom Green County Appraisal District was formed by the Texas Legislature in 1980 and is charged with the appraisal of all taxable property within the taxing entities within the District's boundaries.

The taxing entities are as follows:

1. Christoval I.S.D.
2. Grape Creek I.S.D.
3. Miles I.S.D.
4. San Angelo I.S.D.
5. Veribest I.S.D.
6. Wall I.S.D.
7. Water Valley I.S.D.
8. City of San Angelo
9. Tom Green County
10. Irion County Water District
11. Lipan-Kickapoo Water District
12. Sterling County Water Conservation District
13. Red Creek M.U.D.
14. Tom Green Emergency Services District #1

The Chief Appraiser is the chief administrative and executive officer of the Appraisal District. The Chief Appraiser employs and directs the District's staff, oversees all aspects of the Appraisal District operations and performs either directly or through the District staff a variety of operations.

The Chief Appraiser's responsibilities are as follows:

1. Discover, list and appraise
2. Determine exemption and special use requests
3. Organize periodic reappraisals
4. Notify taxpayers, taxing units and the public about matters that affect property values

The District employs the services of Thomas V. Pickett as an appraisal consulting firm, to appraise all minerals, industrial plants, pipelines, industrial personal property and utilities within the boundaries of the Appraisal District. The District uses the services of Southwest Data for its data processing of all appraisal records.

The 2019 Certified Tax Roll for Tom Green County indicates a total of 69,827 parcels.

### **Certified Appraisal Roll Information for 2020**

#### **Entity**

1. Christoval I.S.D.
2. Grape Creek I.S.D.
3. Miles I.S.D.
4. San Angelo I.S.D.
5. Veribest I.S.D.
6. Wall I.S.D.
7. Water Valley I.S.D.
8. City of San Angelo
9. Tom Green County
10. Irion County Water District
11. Lipan-Kickapoo Water District
12. Sterling County Water Conservation District
13. Red Creek M.U.D.
14. Tom Green Emergency Services District #1

GROSS VALUE \$ 559,124,680

<b>EXEMPTIONS:</b>			
Homestead - \$25,000	831	\$	(20,599,060)
Over age 65 - \$10,000	298	\$	(2,940,500)
Disabled - \$10,000	36	\$	(354,240)
Veteran ( 25 @ 100%)	71	{ \$4,483,654 }	\$ (4,934,964)
TOTAL MANDATORY.....		\$	(28,828,764)
Optional homestead - N/A	0	\$	-
Optional over age 65-N/A	0	\$	-
Optional disabled-N/A	0	\$	-
TOTAL OPTIONAL.....		\$	-
TOTAL ALL EXEMPTIONS.....		\$	(28,828,764)
ASSESSED TAXABLE VALUE.....		\$	269,889,416

**NET TAX LEVY..... \$ 2,703,869.45**

(bhb/roll20CHR.xls/10-30-2020)

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: CITY OF SAN ANGELO

**AMENDED"**

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$6,577,658,711</b>
Ag land @ market value	158	\$ 13,302,740		
Less Ag exemption-acres	2,714	\$ (12,619,270)		
Ag land @ productivity		\$ 683,470		
All other real estate	39,515	\$ 5,592,268,081		
Less Cap Credit	2,853	\$ (47,988,841)		
TOTAL REAL ESTATE.....	39,673		\$ 5,544,962,710	
Local personal property	4,335	\$ 652,767,630		
Pickett personal property	81	\$ 319,320,260		
TOTAL PERS. PROP.....	4,416		\$ 972,087,890	
Minerals	0 (Leases = 0)		\$ -	
TOTAL VALUES.....	44,089			\$ 6,517,050,600
Less freeport exemption	9			\$ (46,983,519)
Less pollution control	4			\$ (5,526,566)
Less minimum value	154			\$ (77,220)
Less historical abatement	84			\$ (2,512,627)
Less constitution exempt	38			\$ (2,288,732)
ADJUSTED TOTAL VALUES.....				\$ 6,459,661,936
<b>EXEMPTIONS:</b>				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (478 @ 100%)	1,752	{ \$84,321,151 } \$ (97,724,661)		
TOTAL MANDATORY.....			\$ (97,724,661)	
Optional homestead-20%	21,050	\$ (632,931,592)		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ (632,931,592)	
TOTAL ALL EXEMPTIONS.....				\$ (730,656,253)
GROSS TAXABLE VALUE.....				\$ 5,729,005,683
<b>FREEZE LOSS:</b>	<b>NO. A/C</b>	<b>LEVY LOSS</b>	<b>TAX RATE</b>	
Less O/65 & DA value loss	8,570	\$2,033,623.98	\$0.77600 Effective Value =	\$ (262,068,812)
(O/65 & DA taxable value =		\$998,238,215	& actual tax amt. \$5,712,674.57	
<b>NET TAXABLE VALUE.....</b>				<b>\$ 5,466,936,871</b>

**NET TAX LEVY..... \$42,423,430.12**

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 0.68240	87.93814%	\$ 37,306,375.37
Interest & Sinking Fund	\$ 0.09360	12.06186%	\$ 5,117,054.75
TOTAL TAX LEVY.....	\$ 0.77600	100.00000%	\$ 42,423,430.12

(sandy/bhb/roll 20CITY amended.xls/10-26-2020 amended11-3-2020))

**AMENDED"**

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: GRAPE CREEK I.S.D.

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$ 544,500,260</b>
Ag land @ market value	683	\$ 113,020,170		
Less Ag exemption	82,068	\$ (105,686,260)		
Ag land @ productivity		\$ 7,333,910		
All other real estate	4,632	\$ 381,188,090		
Less Cap Credit	313	\$ (8,510,980)		
TOTAL REAL ESTATE.....	5,315		\$ 380,011,020	
Local personal property	239	\$ 21,948,210		
Pickett personal property	26	\$ 28,292,780		
TOTAL PERS. PROP.....	265		\$ 50,240,990	
Minerals	14 (Leases = 2)		\$ 51,010	
TOTAL VALUES.....	5,594			\$ 430,303,020
Less freeport exemption	0			\$ -
Less pollution control	1			\$ (111,577)
Less minimum value	20			\$ (7,020)
Less historical abatement	0			\$ -
Less constitution exempt	1			\$ (121,250)
ADJUSTED TOTAL VALUES.....				\$ 430,063,173
<b>EXEMPTIONS:</b>				
Homestead - \$25,000	1,920	\$ (47,221,340)		
Over age 65 - \$10,000	641	\$ (6,189,710)		
Disabled - \$10,000	123	\$ (1,156,530)		
Veteran (41@ 100%)	140	{ \$5,432,087 } \$ (6,447,177)		
TOTAL MANDATORY.....			\$ (61,014,757)	
Optional homestead-N/A	0	\$ -		
Optional age 65-\$10,000	592	\$ (5,630,780)		
Optional disabled-\$10,000	110	\$ (1,012,260)		
TOTAL OPTIONAL.....			\$ (6,643,040)	
TOTAL ALL EXEMPTIONS.....				\$ (67,657,797)
GROSS TAXABLE VALUE.....				\$ 362,405,376
<b>FREEZE LOSS:</b>	<b>NO. A/C</b>	<b>LEVY LOSS</b>	<b>TAX RATE</b>	
Less O/65 & DA value loss	758	\$245,681.08	\$1.23080 Effective Value =	\$ (19,961,089)
(O/65 & DA taxable value =		\$47,107,459	& actual tax amt. \$334,117.52	
NET TAXABLE VALUE.....				<b>\$ 342,444,287</b>

NET TAX LEVY..... \$ 4,214,804.28

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 1.02480	83.26292%	\$ 3,509,369.12
Interest & Sinking Fund	\$ 0.20600	16.73708%	\$ 705,435.16
TOTAL TAX LEVY.....	\$ 1.23080	100.00000%	\$ 4,214,804.28

(bhb/roll 20GRP CRK .xls/10-30-20)

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: IRION C.W.C.D.

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$ 68,243,328</b>
Ag land @ market value	78	\$ 40,756,130		
Less Ag exemption	31,503	\$ (38,928,670)		
Ag land @ productivity		\$ 1,827,460		
All other real estate	8	\$ 1,243,228		
Less Cap Credit	2	\$ (166,260)		
TOTAL REAL ESTATE.....	86		\$ 2,904,428	
Local personal property	3	\$ 8,062,670		
Pickett personal property	0	\$ -		
TOTAL PERS. PROP.....	3		\$ 8,062,670	
Minerals	243 (Leases = 97)		\$ 18,181,300	
TOTAL VALUES.....	332			\$ 29,148,398
Less freeport exemption	0			\$ -
Less pollution control	0			\$ -
Less minimum value	81			\$ (13,340)
Less historical abatement	0			\$ -
Less constitution exempt	4			\$ (7,800)
ADJUSTED TOTAL VALUES.....				\$ 29,127,258
<b>EXEMPTIONS:</b>				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (000 @ 100%)	0 0	\$ -		
TOTAL MANDATORY.....			\$ -	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ -
GROSS TAXABLE VALUE.....				\$ 29,127,258
<b>FREEZE LOSS:</b>	<b>NO. A/C</b>	<b>LEVY LOSS</b>	<b>TAX RATE</b>	
Less O/65 & DA value loss	0	\$0.00	\$0.01144 Effective Value =	\$ -
(O/65 & DA taxable value =		\$0	& actual tax amt.	\$0.00
NET TAXABLE VALUE.....				\$ 29,127,258

**NET TAX LEVY..... \$ 3,332.28**

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 0.01144	100.00000%	\$ 3,332.28
Interest & Sinking Fund	\$ -	0.00000%	\$ -
TOTAL TAX LEVY.....	\$ 0.01144	100.00000%	\$ 3,332.28

(bhb/roll 20IRION .xls/10-30-2020)

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: LIPAN-KICKAPOO W.C.D.

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$2,185,207,910</b>
Ag land @ market value	4,743	\$ 1,155,625,110		
Less Ag exemption	652,190	\$ (1,066,082,140)		
Ag land @ productivity		\$ 89,542,970		
All other real estate	5,757	\$ 737,447,680		
Less Cap Credit	255	\$ (8,629,440)		
TOTAL REAL ESTATE.....	10,500		\$ 818,361,210	
Local personal property	376	\$ 56,563,680		
Pickett personal property	134	\$ 225,922,330		
TOTAL PERS. PROP.....	510		\$ 282,486,010	
Minerals	1,126 (Leases = 191)		\$ 9,648,140	
TOTAL VALUES.....	12,136			\$ 1,110,495,360
Less freeport exemption	0			\$ -
Less pollution control	2			\$ \ (269,507)
Less minimum value	231			\$ (46,800)
Less historical abatement	0			\$ -
Less constitution exempt	12			\$ (117,090)
ADJUSTED TOTAL VALUES.....				\$ 1,110,061,963
<b>EXEMPTIONS:</b>				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (51 @ 100%)	165	{ \$12,884,998 } \$ (14,031,048)		
TOTAL MANDATORY.....			\$ (14,031,048)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (14,031,048)
GROSS TAXABLE VALUE.....				\$ 1,096,030,915
<b>FREEZE LOSS:</b>				
Less O/65 & DA value loss	0	\$0.00	\$0.00951 Effective Value =	\$ -
(O/65 & DA taxable value =		\$0	& actual tax amt.	\$0.00
NET TAXABLE VALUE.....				\$ 1,096,030,915

**NET TAX LEVY..... \$ 104,232.54**

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 0.00951	100.00000%	\$ 104,232.54
Interest & Sinking Fund	\$ -	0.00000%	\$ -
TOTAL TAX LEVY.....	\$ 0.00951	100.00000%	\$ 104,232.54

(bhb/roll 20LK .xls/10-30-2020)



TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: MILES I.S.D.

<b>VALUES:</b>	<u>NO. A/C</u>		<b>GROSS VALUE</b>	<b>\$ 125,764,440</b>
Ag land @ market value	377	\$ 78,491,570		
Less Ag exemption	35,119	\$ (71,508,120)		
Ag land @ productivity		\$ 6,983,450		
All other real estate	373	\$ 38,209,700		
Less Cap Credit	31	\$ (1,257,180)		
TOTAL REAL ESTATE.....	750		\$ 43,935,970	
Local personal property	15	\$ 1,856,180		
Pickett personal property	12	\$ 7,195,070		
TOTAL PERS. PROP.....	27		\$ 9,051,250	
Minerals	11 (Leases = 3)		\$ 11,920	
TOTAL VALUES.....	788			\$ 52,999,140
Less freeport exemption	0			\$ -
Less pollution control	0			\$ -
Less minimum value	9			\$ (1,400)
Less historical abatement	0			\$ -
Less constitution exempt	0			\$ -
ADJUSTED TOTAL VALUES.....				\$ 52,997,740
<b>EXEMPTIONS:</b>				
Homestead - \$25,000	155	\$ (3,867,170)		
Over age 65 - \$10,000	57	\$ (570,000)		
Disabled - \$10,000	7	\$ (70,000)		
Veteran (4 @ 100%)	10 { \$963,370 }	\$ (1,030,870)		
TOTAL MANDATORY.....			\$ (5,538,040)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (5,538,040)
GROSS TAXABLE VALUE.....				\$ 47,459,700
<b>FREEZE LOSS:</b>	<u>NO. A/C</u>	<u>LEVY LOSS</u>	<u>TAX RATE</u>	
Less O/65 & DA value loss	57	\$54,801.13	\$1.34640 Effective Value =	\$ (4,070,197)
(O/65 & DA taxable value =		\$7,022,175	& actual tax amt. \$39,745.43	
<b>NET TAXABLE VALUE.....</b>				<b>\$ 43,389,503</b>

**NET TAX LEVY..... \$ 584,196.27**

<b>RECAP OF TAX LEVY:</b>	<u>TAX RATE</u>	<u>PERCENTAGE</u>	<u>TAX LEVY</u>
Maintenance & Operating Fund	\$ 1.04640	77.71836%	\$ 454,027.76
Interest & Sinking Fund	\$ 0.30000	22.28164%	\$ 130,168.51
TOTAL TAX LEVY.....	\$ 1.34640	100.00000%	\$ 584,196.27

(bhb/roll 20MILES .xls/10-30-2020)

## TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: RED CREEK M.U.D.

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$ 49,669,710</b>
Ag land @ market value	169	\$ 8,044,300		
Less Ag exemption	2,090	\$ (7,653,320)		
Ag land @ productivity		\$ 390,980		
All other real estate	582	\$ 40,858,521		
Less Cap Credit	66	\$ (2,360,670)		
TOTAL REAL ESTATE.....	751		\$ 38,888,831	
Local personal property	15	\$ 287,060		
Pickett personal property	2	\$ 479,770		
TOTAL PERS. PROP.....	17		\$ 766,830	
Minerals	0 (Leases = 0)		\$ -	
TOTAL VALUES.....	768			\$ 39,655,661
Less freeport exemption	0			\$ -
Less pollution control	0			\$ -
Less minimum value	1			\$ (260)
Less historical abatement	0			\$ -
Less constitution exempt	0			\$ -
ADJUSTED TOTAL VALUES.....				\$ 39,655,401
<b>EXEMPTIONS:</b>				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (2 @ 100%)	13	{ \$267,690 } \$ (377,070)		
TOTAL MANDATORY.....			\$ (377,070)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (377,070)
GROSS TAXABLE VALUE.....				\$ 39,278,331
<b>FREEZE LOSS:</b>	<b>NO. A/C</b>	<b>LEVY LOSS</b>	<b>TAX RATE</b>	
Less O/65 & DA value loss	0	\$0.00	\$0.26000 Effective Value =	\$ -
(O/65 & DA taxable value =		\$0	& actual tax amt.	\$0.00
NET TAXABLE VALUE.....				<b>\$ 39,278,331</b>

NET TAX LEVY..... **\$ 102,123.66**

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 0.26000	100.00000%	\$ 102,123.66
Interest & Sinking Fund	\$ -	0.00000%	\$ -
TOTAL TAX LEVY.....	\$ 0.26000	100.00000%	\$ 102,123.66

(bhb/roll 20RC 20.xls/10-30-2020)

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: SAN ANGELO I.S.D.

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$ 7,079,329,666</b>
Ag land @ market value	703	\$ 129,458,080		
Less Ag exemption	71,408	\$ (121,031,560)		
Ag land @ productivity		\$ 8,426,520		
All other real estate	40,514	\$ 5,737,928,696		
Less Cap Credit	2,936	\$ (51,033,071)		
TOTAL REAL ESTATE.....	41,217		\$ 5,695,322,145	
Local personal property	4,398	\$ 650,575,270		
Pickett personal property	88	\$ 561,040,600		
TOTAL PERS. PROP.....	4,486		\$ 1,211,615,870	
Minerals	61 (Leases = 6)		\$ 327,020	
TOTAL VALUES.....	45,764			\$ 6,907,265,035
Less freeport exemption	7			\$ (46,651,905)
Less pollution control	5			\$ (5,715,286)
Less minimum value	165			\$ (80,180)
Less historical abatement	0			\$ -
Less constitution exempt	41			\$ (3,120,015)
ADJUSTED TOTAL VALUES.....				\$ 6,851,697,649
<b>EXEMPTIONS:</b>				
Homestead	22,004	\$ (544,215,794)		
Over age 65	8,287	\$ (81,401,346)		
Disabled	1,031	\$ (9,914,180)		
Veteran (480 @ 100%)	1,763 { \$72,758,911 }	\$ (86,208,251)		
TOTAL MANDATORY.....			\$ (721,739,571)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-\$25,000	937	\$ (20,890,688)		
TOTAL OPTIONAL.....			\$ (20,890,688)	
TOTAL ALL EXEMPTIONS.....				\$ (742,630,259)
GROSS TAXABLE VALUE.....				\$ 6,109,067,390
<b>FREEZE LOSS:</b>	<b>NO. A/C</b>	<b>LEVY LOSS</b>	<b>TAX RATE</b>	
Less O/65 & DA value loss	9,029	\$4,410,279.61	\$1.12038 Effective Value =	\$ (393,641,408)
(O/65 & DA taxable value =		\$980,354,564	& actual tax amt.	\$6,573,416.85
<b>NET TAXABLE VALUE.....</b>				<b>\$ 5,715,425,982</b>

**NET TAX LEVY..... \$ 64,034,489.62**

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 0.96290	85.94405%	\$ 55,033,833.78
Interest & Sinking Fund	\$ 0.15748	14.05595%	\$ 9,000,655.84
TOTAL TAX LEVY.....	\$ 1.12038	100.00000%	\$ 64,034,489.62

(bhb/roll 20SAISD 20.xls/10-30-2020)

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: STERLING C.W.C.D.

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$ 19,617,210</b>
Ag land @ market value	46	\$ 17,803,790		
Less Ag exemption	10,105	\$ (17,100,850)		
Ag land @ productivity		\$ 702,940		
All other real estate	4	\$ 776,470		
Less Cap Credit	0			
<b>TOTAL REAL ESTATE.....</b>	<b>50</b>		<b>\$ 1,479,410</b>	
Local personal property	0	\$ -		
Pickett personal property	0	\$ -		
<b>TOTAL PERS. PROP.....</b>	<b>0</b>		<b>\$ -</b>	
Minerals	186 (Leases = 28)		\$ 1,036,950	
<b>TOTAL VALUES.....</b>	<b>236</b>			<b>\$ 2,516,360</b>
Less freeport exemption	0			\$ -
Less pollution control	0			\$ -
Less minimum value	19			\$ (4,670)
Less historical abatement	0			\$ -
Less constitution exempt	0			\$ -
<b>ADJUSTED TOTAL VALUES.....</b>				<b>\$ 2,511,690</b>
<b>EXEMPTIONS:</b>				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (000 @ 100%)	0 0	\$ -		
<b>TOTAL MANDATORY.....</b>			<b>\$ -</b>	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
<b>TOTAL OPTIONAL.....</b>			<b>\$ -</b>	
<b>TOTAL ALL EXEMPTIONS.....</b>				<b>\$ -</b>
<b>GROSS TAXABLE VALUE.....</b>				<b>\$ 2,511,690</b>
<b>FREEZE LOSS:</b>				
Less O/65 & DA value loss	0	\$0.00	\$0.01826 Effective Value =	\$ -
(O/65 & DA taxable value =		\$0	& actual tax amt.	\$0.00
<b>NET TAXABLE VALUE.....</b>				<b>\$ 2,511,690</b>

**NET TAX LEVY..... \$ 458.58**

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 0.01826	100.00000%	\$ 458.58
Interest & Sinking Fund	\$ -	0.00000%	\$ -
<b>TOTAL TAX LEVY.....</b>	<b>\$ 0.01826</b>	<b>100.00000%</b>	<b>\$ 458.58</b>

(bhb/roll 20STER .xls/10-30-2020)

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: TOM GREEN COUNTY (INCLUDING TIRZ)

**"AMENDED"**

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$ 10,103,679,100</b>
Ag land @ market value	6,580	\$ 1,509,421,130		
Less Ag exemption	850,580	\$(1,401,529,020)		
Ag land @ productivity		\$ 107,892,110		
All other real estate	52,357	\$ 7,054,269,570		
Less Cap Credit	3,550	\$ (70,250,871)		
TOTAL REAL ESTATE.....	58,937		\$ 7,091,910,809	
Local personal property	5,205	\$ 764,430,890		
Pickett personal property	231	\$ 693,892,080		
Wind energy property	1 (56 Turbines)	\$ 17,460,330		
Railroad Rolling Stock	1 (26 Units)	\$ 1,681,110		
Rambler Solar Energy	1	\$ 33,657,600		
TOTAL PERS. PROP.....	5,439		\$ 1,511,122,010	
Minerals	1555 (Leases = 316 )		\$ 28,866,390	
TOTAL VALUES.....	65,931		\$ 8,631,899,209	
Less freeport exemption	10		\$ (47,047,911)	
Less pollution control	7		\$ (5,907,650)	
Less constitution/minimum	554		\$ (3,045,162)	
Less Abmnt-Martifer-Hirsch	1		\$ (9,588,680)	
Less Abmnt-Ethicon	0		\$ -	
Less Western/Anderson	2		\$ (420,316)	
Less Other	3		\$ (1,695,820)	
ADJUSTED TOTAL VALUES.....			\$ 8,564,193,670	
<b>EXEMPTIONS:</b>				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (603 @ 100%)	2,152 { \$102,521,884 }	\$ (119,071,514)		
TOTAL MANDATORY.....			\$ (119,071,514)	
Optional homestead-20%	26,097	\$ (826,492,808)		
Optional O/65-\$25,000	10,447	\$ (258,026,562)		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ (1,084,519,370)	
TOTAL ALL EXEMPTIONS.....			\$ (1,203,590,884)	
ASSESSED TAXABLE VALUE.....			\$ 7,360,602,786	

NET TAX LEVY..... **\$ 40,468,594.12**

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 0.48333	87.91015%	\$ 35,576,001.79
Interest & Sinking Fund	\$ 0.06647	12.08985%	\$ 4,892,592.33
TOTAL TAX LEVY.....	\$ 0.54980	100.00000%	\$ 40,468,594.12

(sandy/bhb/roll 20TGC amended.xls/10-20-2020) (11-3-2020)

**"AMENDED"**

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: TOM GREEN COUNTY EMERGENCY DISTRICT #1

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$ 760,395,294</b>
Ag land @ market value	1,151	\$ 199,931,020		
Less Ag exemption	126,966	\$ (188,794,210)		
Ag land @ productivity		\$ 11,136,810		
All other real estate	5,852	\$ 462,046,124		
Less Cap Credit	405	\$ (11,311,090)		
TOTAL REAL ESTATE.....	7,003		\$ 461,871,844	
Local personal property	283	\$ 23,013,080		
Pickett personal property	43	\$ 74,706,240		
TOTAL PERS. PROP.....	326		\$ 97,719,320	
Minerals	57 (Leases = 203)		\$ 698,830	
TOTAL VALUES.....	7,386			\$ 560,289,994
Less freeport exemption	0			\$ -
Less pollution control	1			\$ (111,577)
Less minimum value	40			\$ (11,420)
Less historical abatement	0			\$ -
Less constitution exempt	6			\$ (124,150)
ADJUSTED TOTAL VALUES.....				\$ 560,042,847
<b>EXEMPTIONS:</b>				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (51 @ 100%)	172	{ \$8,169,827 } \$ (9,449,977)		
TOTAL MANDATORY.....			\$ (9,449,977)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (9,449,977)
GROSS TAXABLE VALUE.....				\$ 550,592,870
<b>FREEZE LOSS:</b>				
Less O/65 & DA value loss	0	\$0.00	\$0.02861 Effective Value =	\$ -
(O/65 & DA taxable value =		\$0	& actual tax amt.	\$0.00
NET TAXABLE VALUE.....				\$ 550,592,870

**NET TAX LEVY..... \$ 157,524.62**

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 0.02861	100.00000%	\$ 157,524.62
Interest & Sinking Fund	\$ -	0.00000%	\$ -
TOTAL TAX LEVY.....	\$ 0.02861	100.00000%	\$ 157,524.62

(bhb/roll 20TGCemer xls/10-30-2020)



TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: VERIBEST I.S.D.

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$ 314,272,870</b>
Ag land @ market value	697	\$ 154,955,410		
Less Ag exemption	63,859	\$ (138,280,590)		
Ag land @ productivity		\$ 16,674,820		
All other real estate	781	\$ 85,908,680		
Less Cap Credit	27	\$ (989,530)		
TOTAL REAL ESTATE.....	1,478		\$ 101,593,970	
Local personal property	93	\$ 42,076,160		
Pickett personal property	24	\$ 30,992,260		
TOTAL PERS. PROP.....	117		\$ 73,068,420	
Minerals	29 (Leases = 4)		\$ 340,360	
TOTAL VALUES.....	1,624			\$ 175,002,750
Less freeport exemption	2			\$ (331,614)
Less pollution control	0			\$ -
Less minimum value	6			\$ (1,370)
Less historical abatement	0			\$ -
Less constitution exempt	4			\$ (381,910)
ADJUSTED TOTAL VALUES.....				\$ 174,287,856
<b>EXEMPTIONS:</b>				
Homestead - \$25,0000	322	\$ (7,990,860)		
Over age 65 - \$10,000	129	\$ (1,278,980)		
Disabled - \$10,000	9	\$ (90,000)		
Veteran (3 @ 100%)	16 { \$ 400,801 }	\$ (536,961)		
TOTAL MANDATORY.....			\$ (9,896,801)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (9,896,801)
GROSS TAXABLE VALUE.....				\$ 164,391,055
<b>FREEZE LOSS:</b>	<b>NO. A/C</b>	<b>LEVY LOSS</b>	<b>TAX RATE</b>	
Less O/65 & DA value loss	132	\$81,750.76	\$1.17470 Effective Value =	\$ (6,959,288)
(O/65 & DA taxable value =		\$13,536,951	& actual tax amt. \$77,267.80	
<b>NET TAXABLE VALUE.....</b>				<b>\$ 157,431,767</b>

**NET TAX LEVY..... \$ 1,849,350.97**

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 1.05470	89.78463%	\$ 1,660,432.93
Interest & Sinking Fund	\$ 0.12000	10.21537%	\$ 188,918.04
TOTAL TAX LEVY.....	\$ 1.17470	100.00000%	\$ 1,849,350.97

(bhb/roll 20VER .xls/10-30-20209)

## TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2020 CERTIFIED TAX ROLL  
FOR: WALL I.S.D.

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>	<b>\$ 1,028,061,320</b>
Ag land @ market value	1,918	\$ 502,728,480		
Less Ag exemption	245,635	\$ (458,849,270)		
Ag land @ productivity		\$ 43,879,210		
All other real estate	2,713	\$ 465,697,790		
Less Cap Credit	102	\$ (4,026,260)		
TOTAL REAL ESTATE.....	4,631		\$ 505,550,740	
Local personal property	281	\$ 34,083,620		
Pickett personal property	28	\$ 22,409,480		
TOTAL PERS. PROP.....	309		\$ 56,493,100	
Minerals	245 (Leases = 40)		\$ 3,141,950	
TOTAL VALUES.....	5,185			\$ 565,185,790
Less freeport exemption	0			\$ -
Less pollution control	1			\$ (80,787)
Less minimum value	63			\$ (14,160)
Less historical abatement	0			\$ -
Less constitution exempt	6			\$ (85,210)
ADJUSTED TOTAL VALUES.....				\$ 565,005,633
<b>EXEMPTIONS:</b>				
Homestead - \$25,000	1,403	\$ (34,540,960)		
Over age 65 - \$10,000	440	\$ (4,343,340)		
Disabled - \$10,000	34	\$ (331,170)		
Veteran (24 @ 100%)	94	{ \$5,323,258 } \$ (7,447,540)		
TOTAL MANDATORY.....			\$ (46,663,010)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (46,663,010)
GROSS TAXABLE VALUE.....				\$ 518,342,623
<b>FREEZE LOSS:</b>	<b>NO. A/C</b>	<b>LEVY LOSS</b>	<b>TAX RATE</b>	
Less O/65 & DA value loss	465	\$393,233.51	\$1.22900 Effective Value =	\$ (31,996,217)
(O/65 & DA taxable value =		\$76,201,527	& actual tax amt. \$543,283.26	
NET TAXABLE VALUE.....				\$ 486,346,406

NET TAX LEVY..... **\$ 5,977,197.33**

<b>RECAP OF TAX LEVY:</b>	<b>TAX RATE</b>	<b>PERCENTAGE</b>	<b>TAX LEVY</b>
Maintenance & Operating Fund	\$ 0.96640	78.63303%	\$ 4,700,051.37
Interest & Sinking Fund	\$ 0.26260	21.36697%	\$ 1,277,145.96
TOTAL TAX LEVY.....	\$ 1.22900	100.00000%	\$ 5,977,197.33

(bhb/roll 20WALL .xls/10-30-2020)



TOM GREEN COUNTY APPRAISAL DISTRICT  
 RECAP OF 2020 CERTIFIED TAX ROLL  
 FOR: Water Valley I. S. D.

**COMBINED FUNDS - M & O AND I & S-- WITH RAMBLER SOLAR**

<b>VALUES:</b>	<b>NO. A/C</b>		<b>GROSS VALUE</b>
			<u>\$ 450,956,080</u>
Ag land @ market value	948	\$ 258,211,510	
Less Ag exemption	164,738	\$ (246,662,520)	
Ag land @ productivity		\$ 11,548,990	
All other real estate	1,452	\$ 101,677,070	
Less Cap Credit	107	\$ (3,564,060)	
TOTAL REAL ESTATE.....	2,400		\$ 109,662,000
Local personal property	70	\$ 10,701,030	
Pickett personal property	28	\$ 22,441,250	
Rambler Solar	1	\$ 35,060,000	
TOTAL PERS. PROP.....	99		\$ 68,202,280
Minerals	791 (Leases = 203 )		
TOTAL VALUES.....	3,290		\$ 200,729,500
Less constitutional exempt	7		\$ (13,030)
Less minimum value exmpt	157		\$ (27,900)
<b>ADJUSTED TOTAL VALUES .....</b>			<u><b>\$ 200,688,570</b></u>

**EXEMPTIONS:**

Homestead	456	\$ (10,986,710)	
Over age 65	198	\$ (1,931,550)	
Disabled	25	\$ (236,620)	
Veteran ( 10 @ 100%)	27	\$2,104,700 }	\$ (1,683,490)
TOTAL MANDATORY.....			
Optional homestead - N/A	0	\$ -	
Optional over age 65-N/A	0	\$ -	
Optional disabled-N/A	0	\$ -	
TOTAL OPTIONAL.....			
TOTAL ALL EXEMPTIONS.....			\$ (14,838,370)
ASSESSED TAXABLE VALUE.....			<u>\$ 185,850,200</u>

<b>FREEZE LOSS:</b>	<b>NO. A/C</b>	<b>LEVY LOSS</b>	<b>TAX RATE</b>	
Less O/65&D/A freeze loss	220	\$ 96,629.38	\$1.30000	\$ (7,433,029)
(O/65 & D/A taxable value=		\$ 16,047,270	& actual tax amt.	
<b>NET TAXABLE VALUE - POST FREEZE VALUE CREDIT I &amp; S FUND....</b>				<u><b>\$ 178,417,171</b></u>

CAPTER 313 VALUE LIMITATION - RAMBLER SOLAR =

M & O FUND VALUE LIMIT =	\$ (15,060,000)
<b>NET TAXABLE VALUE - POST FREEZE VALUE CREDIT M &amp; O FUND .</b>	<u><b>\$ 163,357,171</b></u>

**TAX LEVY PER TAX ROLL:**

	<b>I &amp; S FUND</b>	<b>M &amp; O FUND</b>	<b>COMBINED</b>
Net Tax Levy	\$ 601,265.87	\$ 1,573,129.55	<u>\$ 2,174,395.42</u>

**RECAP OF TAX RATES:**

	<b>TAX RATE</b>	<b>% OF LEVY</b>
Interest & Sinking Fund	\$ 0.33700	25.9231%
Maintenance & Operating Fund	\$ 0.96300	74.0769%
TOTAL TAX RATES.....	<u>\$ 1.30000</u>	<u>100.0000%</u>

(bhb/roll 20Water Valley-Combined withRambler.xls/10-30-2020)

## **VALUATION APPROACH**

### **MARKET VALUE**

The definition of market value as established by the Texas Property Tax Code differs from the definition established by USPAP; therefore a **JURISDICTIONAL EXCEPTION** applies.

The following definition of market value, 1.04 of the Texas Property Tax Code, is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

1. Exposed for sale in the open market with a reasonable time for the seller to find a purchaser.
2. Both the seller and the purchaser know all of 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 uses.
3. 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.

The effective date of appraisals is January 1 with the exception of inventory, which may be appraised at its market value as of September 1. To receive the September **is** appraisal date, a taxpayer must file an application by July 31.

The purpose of and intended use of the appraisal performed by the Tom Green County Appraisal District is to estimate market value for ad valorem tax purposes for the taxing entities located within the boundaries of the Tom Green County Appraisal District. It is the goal of the Tom Green County Appraisal District staff to provide the best possible service to the public and the taxing entities. The Tom Green County Appraisal District staff promotes and adheres to the professional standards and ethics as set forth by the Texas Association of Appraisal Districts and the Texas Association of Assessing Officers.

### **AREA ANALYSIS**

Data on regional economic forces such as demographic patterns, regional locational factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources. Information is obtained from real estate publications and sources such as local surveys, regional newspaper real estate articles, and the Real Estate Center at Texas A & M University.

Continuing education in the form of IAAO, Texas Association of Assessing Officers (TAAO), Texas Association of Appraisal Districts (TAAD) and Property Tax Education Collation (PTEC) courses, and real estate seminars provide appraisers a current economic outlook on the local real estate market. Strict adherence to these procedures ensures that appraisers consider pertinent

factors and trends about the forces within the governmental bodies and within the geographic boundaries of TGCAD.

### OVERVIEW OF TYPES OF PROPERTIES APPRAISED

There are four major categories of property appraised by the Tom Green County Appraisal District.

There categories are:

1. Real Properties: Residential, Multi-Family, commercial, Vacant Lots, Farm/Ranch land and Farm/Ranch improvements.
2. Personal Properties: Business Personal Properties and Industrial Personal Properties
3. Utilities: Telephone Companies, Television Cable, Gas Companies, Pipelines, etc.
4. Minerals: Oil and Gas Production.

The Property Tax Division of the State Comptroller's office requires properties to be identified by type by using a standard identification code. The codes are currently used by the Tom Green County Appraisal District are as follows:

<u>Code</u>	<u>Type of Property</u>
A1	Real Residential Single Family
A2	Real Residential Mobile Home-Land/Mobile Home owned by same person
C1	Vacant lot in town
C2	Business vacant lot
C3	Rural vacant lot
D1	Qualified Ag land
D1,D2	Ag land w/ Ag improvements
D1, E	Ag Land w/non-Ag improvements
D2	Non-qualified Ag land
F1	Commercial Real Property
F2	Industrial Real Property
G1	Minerals
J	Real & Tangible Personal Property: Utilities
I1	Personal Property: Commercial
L2	Personal Property: Industrial
M1	Mobile Home- Personal Property
X	Exempt

### HIGHEST AND BEST USE ANALYSIS

The highest and best use of real estate is defined as the most reasonable and profitable use of the land that will generate the highest return to the property owner over a period of time. This use must be legal, physically possible, economically feasible and most profitable of the

potential uses. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

In order to complete the highest and best use analysis of a property, an appraiser must estimate its highest and best use as if the land were vacant. This estimate ignores the value of improvements and the restrictions created by them. It is the highest value the land could have if it were available for any legal, physically possible and economically feasible kind of development.

In determining highest and best use, preliminary judgements are made in the field by appraisers. The appraisers are normally aware of zoning regulations within the physical boundaries of the city.

The Tom Green County Appraisal District property cards contain information regarding lot size and square footage; therefore, appraisers normally make judgements on physically possible uses of sites in the field. Economically feasible and most profitable uses are determined by observing surrounding property. However, changes in property use require a more detailed and technical highest and best use analysis. These studies are usually performed in the office.

## **MARKET ANALYSIS**

Economic trends, national, regional and local trends affect the universe of property appraised in Tom Green County. An awareness of social, economic, governmental and environmental conditions is essential in understanding, analyzing and identifying local trends that affect the real estate market.

Market analysis is performed throughout the year. Both general and specific data is collected and analyzed.

Examples of sources of general data include "Trends" issued by The Real Estate Center at Texas A&M University, "The Statement" published by the State Comptroller's Office, and "The Appraiser" published by The Texas Association of Appraisal Districts. When possible local sources such as lending institutions and the Chamber of Commerce are used to obtain financing information, demographics and labor statistics.

Sales information is received from various sources. Asking prices are gathered from the local paper and realtor listings. Information is also gathered from conversations with local real estate appraisers, agents and brokers.

The Tom Green County Appraisal District office will check all property transactions recorded in the Tom Green County Clerk's office on a monthly basis. From this information, sales letters are mailed to both the seller & purchaser to obtain information on the sale. The Property Tax Division also sends out sales letters and that data is made available to Tom Green County Appraisal District at least once a year.



The Tom Green County Appraisal District currently does revaluation on a yearly basis by property classification. The revaluation includes the inspection of properties and the updating of all information on the properties. Sales and market analysis are performed each year on residential properties, as information is available. Each year new properties are inspected, measured and added to the roll. Individual properties are also re-appraised with changes to the condition as the property warrants; for example, fire, remodeling, or an addition or demolition of a portion of the improvement. Appraisers will perform detailed field inspections of properties if requested by the owner.

The appraisers performing revaluation in the field have property record cards that contain specific information regarding the property being appraised. These cards contain brief legal descriptions, ownership interest, property use codes, property addresses, land size, sketches of improvements as well as any available detailed information of the improvements.

Revaluation field inspections require the appraiser to check all information on the property record cards and to update if necessary. If physical inspection of the property indicates changes to improvements, the appraiser notes these changes in the field. Examples of types of changes may be condition or effective age of the improvements as well as additions to the improvements. The classification of residential properties is also reviewed during the revaluation process. New improvements are also added at this time.

## **DATA COLLECTION/VALIDATION**

### **DATA COLLECTION AND SOURCES**

The Tom Green County Appraisal District's cost and valuation schedules include land and residential improvements. Commercial schedules come from Marshall and Swift Valuation Service and personal property schedules come from the Property Tax Division Appraisal Manual or Marshall and Swift. Personal property renditions provided by property owners are also used in the valuation of business personal and personal property. Marshall and Swift Valuation Service is a national based cost manual and is generally accepted throughout the nation by the real estate industry. The cost manual is based on cost per square foot and also the unit in place method. The unit in place involved the estimated cost by using actual building components. This nation-based cost information service provides the base price of buildings as per classification with modifications for equipment and additional items. The schedule is then modified for time and location.

Renditions are confidential sources and cannot be used for specific information. However, data from renditions may be compared with data from cost manuals and used to test their accuracy.

The Tom Green County Appraisal District's schedules are then formulated from a combination of each of these sources. Schedules may also be modified by use of local market data (sales information) to further insure the accuracy of the cost and value schedules.

Data on individual properties is also collected from the field, compiled and analyzed. Buildings and other improvements are inspected in the field, measured and classified. The appraiser estimates the age of improvements and determines the condition of the improvements. This data is used to compile depreciation (loss of value) tables, and any notes pertaining to the improvements are made at this time.

Currently, single family dwellings are classified for quality and type of construction, whether frame or brick veneer. Age of buildings is used to estimate depreciation and based on effective age of improvements. Effective age is the age the property appears to be due to maintenance and upkeep. Effective age for a house that is properly maintained may be actual or chronological age. However, if a structure suffers from deferred maintenance due to neglect, its effective age may be older than the actual age. In contrast, if a house is an older structure and has been remodeled or updated, its effective age may be less than its actual age.

Depreciation is also estimated by condition of the improvements. Condition ranges from unsound to excellent. Appraisers in the field usually inspect structures from the exterior perspectives. The interior condition is assumed to be similar to the exterior. However, if the taxpayer requests, an interior inspection will be made by appointment.

Foundation failure may occur in varying degrees and may also result in loss of value. The Tom Green County Appraisal District makes allowances for foundation problems on a case-by-case basis.

Additional depreciation may be estimated for a variety of reasons including functional obsolescence resulting from bad floor plans or out of date construction methods. Economic obsolescence results from a loss of value to a property due to adverse influences from outside the physical boundaries of the property. Examples on economic obsolescence may be proximity to correction facilities, location of residential outside city limits with no access to city amenities, residence located on farm and ranch land, etc.

### **VALUATION ANALYSIS**

Tom Green County Appraisal District's valuation schedules are divided into three main classifications, residential, commercial and personal property. These schedules are based on the most appropriate data available. Miscellaneous special categories such as mobile homes, special inventory and agricultural land are appraised using different techniques, which will be discussed later in the report. Depreciation tables/schedules (loss of value schedules) are also included within these schedules. These tables are calibrated from cost as well as sales data and updated as needed.

## RESIDENTIAL SCHEDULES

Residential valuation schedules are cost based tables modified by actual sales data from the county. That is, the cost reflects actual replacement cost new of the subject property. Market research indicates that the common unit of comparison for new residential construction as well as sales of existing housing is the price paid per square foot. The value of extra items is based on their contributory value to the property. This value may be estimated by the price per square foot or a value of the item as a whole. This data is extracted from the market by paired sales analysis and conversations with local appraisers and brokers.

The residential schedule is based on the size, age and condition of structure, quality of construction, contributory value of extra items and land value. Each of these variables has a direct impact on the cost as well as the property. The following is an example of each of the variables and how they may effect market value.

1. **Quality of construction:** Residential construction may vary greatly in quality of construction. The type of construction effects the quality and cost of material used, the quality of the workmanship as well as the attention paid to detail. The cost and value of residential property will vary greatly depending on the quality of the construction. As stated above, the Tom Green County Appraisal District residential schedules currently class houses based on quality of construction. This classification schedule is based on the Property Tax Division's definitions of residential classes of dwelling with modifications for local markets.
2. **Size of structure:** The size of a structure also has a direct impact on its cost as well as value. The larger the structure, the less the cost per square foot. The Tom Green County Appraisal District's schedules are graduated in square feet, depending on market conditions. The property Tax Division and Marshall and Swift also support the size factor.
3. **Condition of improvements:** The Tom Green County Appraisal District rates conditions from unsound to excellent. Properties that in the opinion of the appraiser are unlivable may be taken off schedule and given a fair market value or salvage value.
4. **Age of structure:** The Tom Green County Appraisal District residential depreciation schedule groups age categories from 0 to 4, 4 to 8 and in increments of 5 years up to 38 years and 39 to 50 in increments of 10 years. Age 51 and over is given the maximum amount of depreciation. As stated above, effective age and chronological age may be the same or different depending on the condition of the structure.
5. **Extra items:** As stated above, extra items are valued according to their contributory value to the whole. Examples of extra items include storage buildings, swimming pools, fireplaces, etc.



6. **Land value:** The Tom Green County Appraisal District values land based on market transactions when possible. As there is not always market transactions available, other recognized methods of land valuation may be used. The two most common methods are the land residual method and the land ratio method. Land schedules are available at the Appraisal District Office.

### **COMMERCIAL SCHEDULES**

Commercial properties are value suing Marshall and Swift Valuation schedules for commercial property. Replacement cost new is determined and then adjusted for location. Depreciation is applied using physical observation of the property.

### **PERSONAL PROPERTY SCHEDULES**

Business personal property value are derived from several sources. Business owners are required by Texas Law to render their business personal property each year. Effective 9/1/05, law was passed to apply a 10% penalty if a rendition is not rendered . Therefore, beginning with the 2005 tax year the District started receiving around 97% of business renditions each year. Rendered values are used on business personal property if the value is reasonable for the type of business and is within acceptable ranges when compared to the PTD or Marshall and Swift personal property schedules for the type of business rendered. Should the rendered values not be acceptable then PTD or Marshall and Swift schedules are applied to establish a value. Value on all business personal property not rendered is established using PTD or Marshall and Swift schedules for the type of business being valued. Depreciation is determined by the age of the property and its expected life. Schedules are available in the Appraisal District Office.

Both business and personal vehicles are valued based on N.A.D.A. Used Car Guide trade-in value for the particular make, model and age of the vehicle. The Appraisal District uses a report obtained from Just Texas Commercial Vehicle Guide which list vehicles registered in Tom Green County on January 1, of each year. This report uses the vehicle identification number to determine make, model, and vehicle characteristics to determine N.A.D.A. trade in value. This report along with renditions, and physical observations are used to discover and list vehicles that are taxable within the county and city. When adverse factors such as high mileage are known, then the appropriate adjustments are made to value.

### **STATISTICAL ANALYSIS**

Statistics is a way to analyze data and study characteristics of a collection of properties. In general, it is not feasible to study the entire population, therefore, statistics are introduced into the process.



The Tom Green County Appraisal District's statistical analysis of real estate is based on measure of central tendency and measures of dispersion. The measure of central tendency determines the center of a distribution. The measure of central tendency utilized with the aid of computer-based programs are the mean, median, mode and weighted mean.

The measure of dispersion calculated is the coefficient of dispersion. This analysis is used to indicate the spread from the measure of central tendency. Statistical bias is measured by the Price Related Differential (PRD). The PRD indicates how high price properties are appraised in relation to low price properties.

### **INDIVIDUAL VALUE REVIEW PROCEDURES**

In order for comparable sales data to be considered reliable it must contain a sales date, sales price, financing information, tract size, and details of the improvements. Sales data is gathered by sending sales letters to both the buyer and seller of properties that the District knows changed ownership. Commercial sales are confirmed from the direct parties involved whenever possible. Confirmation of sales from local real estate appraiser is also considered a reliable source.

Sales data is compiled and the improved properties are physically inspected and photographed. All data listed on the property record card is verified and updated as needed including classification, building size, additions or added out buildings, condition of structure and any type of change in data or characteristics that would affect the value of the property.

Individual sales are analyzed to meet the test of market value. Only arms-length transactions are considered. Examples of reasons why sales may be deleted or not considered are:

1. Properties are acquired through foreclosure or auction.
2. Properties are sold between relatives.
3. The buyer or seller is under duress and may be compelled to sell or purchase.
4. Financing may be non-typical or below or above prevailing market sales.
5. Considerable improvements or remodeling have been done since the date of the sale and the appraiser is unable to make judgement on the property's condition at the time of the transaction.
6. Sales may be unusually high or low when compared with typical sales located in the market area. Some sales may be due to relocation or through divorce proceedings.
7. The property is purchased through an estate sale.
8. The sale involves personal property that is difficult to value.
9. There are value-related data problems associated with the sale, i.e., incorrect land size or square footage of living area.
10. Property use changes occurring after the sale.

## PERFORMANCE TESTS

Sales ratio studies are used to evaluate the District's mass appraisal performance. These studies not only provide a measure of performance but also are an excellent means of improving mass appraisal performance. The Tom Green County Appraisal District uses ratio studies not only to aid in the evaluation of properties, but also to test the Comptroller's Property Tax Division annual value study results.

The Property Tax Division of the Comptroller's office performs statistical analysis annually to evaluate whether values are equitable and consistent with the market. Ratio studies are conducted on each of the approximately 625 residential valuation neighborhoods in the district to judge the two primary aspects of mass appraisal accuracy--level and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each stratified neighborhood within an ISO and summarized by year.

These summary statistics including, but not limited to, the weighted mean, median, standard deviation, coefficient of variation, and coefficient of dispersion provide the appraisers a tool by which to determine both the level and uniformity of appraised value on a stratified neighborhood basis. The level of appraised values is determined by the weighted mean for individual properties within a neighborhood, and a comparison of neighborhood weighted means reflect the general level of appraised value between comparable neighborhoods. Review of the standard deviation, coefficient of variation, and coefficient of dispersion discerns appraisal uniformity within and between stratified neighborhoods.

Those neighborhoods which have sufficient information are reviewed annually by the PVS through the sales ratio analysis process. The first phase involves neighborhood ratio studies that compare the recent sales prices of neighborhood properties to the appraised values of these sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales. The appraiser, based on the sales ratio statistics and designated parameters for valuation update, makes a preliminary decision as to whether the value level in a neighborhood needs to be updated in an upcoming reappraisal, or whether the level of market value in a neighborhood is at an acceptable level.

Prepared by:  
Bill Benson, RPA  
Chief Appraiser