

Montague County Appraisal District

2022 Mass Appraisal Report

INTRODUCTION

Scope of Responsibility

The Montague County Appraisal District has prepared and published a reappraisal plan and this appraisal report to provide our Board of Directors, citizens, taxing entities (Exhibit D) and taxpayers with a better understanding of the district's responsibilities and activities. This report has several parts: a general introduction and then, several sections describing the appraisal effort by the appraisal district.

The Montague County Appraisal District (CAD) is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A six member Board of Directors, appointed by the taxing units within the boundaries of Montague County, constitutes the district's governing body. The chief appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the appraisal district.

The appraisal district is responsible for local property tax appraisal and exemption administration for seventeen jurisdictions or taxing units in the county. (Exhibit D). Each taxing unit, such as the county, city, school district, water districts, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Property appraisals by the appraisal district allocate the year's tax burden on the basis of each taxable property's market value. The district also determines eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, charitable or religious organizations as well as special valuations such as agricultural productivity.

Except as otherwise provided by the Property Tax Code, Section 23.01 indicates that all taxable property is appraised at its "market value" as of January 1st. Section 1.04(7) defines "market value" as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- Both the seller and the buyer 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 buyer seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The Texas Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 21.03). The owner of property inventory may elect to have the inventory appraised at its market value as of September 1st of the year preceding the tax year to which the appraisal applies by filing an application with the chief appraiser requesting that the inventory be appraised as of September 1st.

The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. The district's current policy follows the reappraisal plan as approved by the Board of Directors.

The appraised value of real estate is calculated using specific information about each property. Using computer-assisted mass appraisal programs, and recognized appraisal methods and techniques, the district compares that information with the data for similar properties, with recent cost and market data. The district follows the standards of the International Association of Assessing Officers (IAAO) regarding its appraisal practices and procedures, and subscribes to the standards promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable.

Personnel Resources

The office of the Chief Appraiser is primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The administration department's function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. The appraisal department is responsible for the valuation of all real and personal property accounts. The property types appraised include commercial, residential, business personal, mineral, utilities, and industrial. The district's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Board of Tax Professional Examiners. Administrative support functions include records maintenance, information and assistance to property owners and ARB hearings and other activities as needed.

The appraisal district staff consists of 6 employees with the following classifications:

- 1 - Official/Administrator (executive level administration)
- 2 - Professional (supervisory and management)

- 5 - Technicians (appraisers and network support)
- 5 - Administrative Support (customer service, clerical and other)

Staff Education and Training

All personnel that are performing appraisal work are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Department of Licensing and Regulation. This agency is responsible for ensuring appraisers are professional, knowledgeable, competent and ethical. This is accomplished through a statewide program of registration, education, experience, testing and certification for all property tax professionals for the purpose of promoting an equitable tax system.

Appraisers registered with the Texas Department of Licensing & Regulation must successfully complete 182 hours of appraisal courses as prescribed by the TDLR administrative rule 94.21 and pass two additional comprehensive examinations within 60 months of registration in order to achieve certification as a Registered Professional Appraiser (RPA). During each subsequent 24 month period after certification, appraisers must complete 30 hours of continuing education that must include 2 hours of professional ethics, chief appraisers must have 2 hrs of ethics for chief appraisers and a state law & rules course, and 7 hours of USPAP Refresher.

Additionally, all appraisal personnel receive extensive training in data gathering processes including data entry and statistical analyses of all types of property to ensure equality and uniformity of appraisal of all types of property. On-the-job training is delivered by department managers for new appraisers and managers meet regularly with staff to introduce new procedures and regularly monitor appraisal activity to ensure that standardized appraisal procedures are being followed by all personnel.

Data

The district is responsible for establishing and maintaining data on approximately 106,234 real, mineral and personal property accounts covering 931 square miles within Montague County. This data includes property characteristics, ownership, and exemption information. Property characteristic data on new construction is updated through an annual field effort; existing property data is maintained through field review. Sales are routinely validated during a separate field effort; however, numerous sales are validated as part of the new construction and field inspections. General trends in employment, interest rates, new construction trends, cost and market data are acquired through various sources, including internally generated questionnaires to buyers and sellers, university research centers, and market data centers and vendors.

The district has a geographic information system (GIS) that maintains cadastral maps and various layers of data and aerial photography. The district's website makes a broad range of information available for public access, including information on the appraisal process, property characteristics data, certified values, protests and appeal procedures. Downloadable files of related tax information, including exemption applications and business personal property renditions are also available at <http://www.myswdata.com>.

Information Systems

The information technology and the computer mapping departments manage and maintain the district's data processing facility, software applications, Internet website, and geographical information system. The Mainframe hardware/system software is Dell Power Edge 2800 and Compaq NT server for GIS Mapping. The user base is networked through the mainframe using Windows XP Server. Southwest Data Solutions provides and updates software as necessary for appraisal and administrative applications.

INDEPENDENT PERFORMANCE TEST

According to Chapter 5 of the TPTC and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Division (PTD) conducts an annual property value study (PVS) of each Texas school district and each appraisal district. As part of this annual study, the code requires the Comptroller to: use sales and recognized auditing and sampling techniques; review each appraisal district's appraisal methods, standards and procedures to determine whether the district used recognized standards and practices (MSP review); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and, determine the level and uniformity of property tax appraisal in each appraisal district. The methodology used in the property value study includes stratified samples to improve sample representativeness and techniques or procedures of measuring uniformity. This study utilizes statistical analyses of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median and price-related differential (PRD) for properties overall and by state category.

Additionally, Tax Code Section 5.102 requires the Comptroller's office to perform a review of the governance, taxpayer assistance and operating and appraisal standards, procedures and methodology in each CAD at least once every two years. This review process-The Methods and Assistance Program (MAP)-has been designed to determine whether CADs are meeting minimum requirements for performing statutory and appraisal duties. Results of the most recent studies of the Montague County Appraisal Districts Result can be found on the Texas Comptroller's website.

There are nine independent school districts in Montague CAD for which appraisal rolls are annually developed. The preliminary results of this study are released February 1 in the year following the year of appraisal. The final results of this study are certified to the Education Commissioner of the Texas Education Agency (TEA) the following July of each year. This outside (third party) ratio study provides additional assistance to the CAD in determining areas of market activity or changing market conditions.

Appraisal Activities

INTRODUCTION

Appraisal Responsibilities

The field appraisal staff is responsible for collecting and maintaining property characteristic data for classification, valuation, and other purposes. Accurate valuation of real and personal property by any method requires a comprehensive physical description of personal property, land and improvement characteristics. This appraisal staff is responsible for administering, planning and coordinating all activities involving data collection and maintenance of all commercial, residential and personal property types located within the boundaries of Montague County and the jurisdictions of this appraisal district. The data collection effort involves the field inspection of real and personal property accounts, as well as data entry of all data collected into the existing information system.

Appraisal Resources

- **Personnel** - The appraisal activities are conducted by one appraiser
- **Data** - The data used by field appraisers includes the existing property characteristic information contained in CAMA (Computer Assisted Mass Appraisal System) from the district's computer system. The data is printed on a property card. Other data used includes maps, sales data, fire and damage reports, building permits, sales tax permits, assumed name filings, business publications, photos and actual cost and market information. Additional information is gathered using reciprocal relationships with other participants in the real estate market place. The district cultivates sources and gathers information from both buyers and sellers participating in the real estate market.

Appraisal Frequency and Method Summary

- **Residential Property**- Residential properties are appraised annually using the most current data on file. Every neighborhood is statistically analyzed to

determine if the sales that have occurred are within an acceptable range of the current year estimate of value using sales ratios. Appropriate adjustments are made to neighborhoods that fall outside the range using a process outlined in detail in the Residential Appraisal section of this report. Appraisers inspect approximately one-third of the residential properties through physical inspection or aerial photography each year to update file information on physical condition of the improvement and change in characteristic since the last field check. Exterior photographs of improvements are updated periodically. Additional methods used to review physical characteristics include photographs, property sketches, and other reliable means.

- Commercial Property- Commercial and Industrial real estate properties are appraised every other year unless market conditions indicate that a more frequent review is appropriate. Appraisers review approximately one-third of the properties each year to accomplish the goal to appraise all commercial properties. All properties receive an onsite inspection on a three-year cycle to update photographs and physical characteristics. Commercial property values are compared to sales of similar properties in Montague County as well as other cities and communities that have similar sales and economies. The income approach to value is utilized to appraise commercial properties such as shopping centers, apartment complexes, multi-tenant office buildings, restaurants, motels, hotels, and other property types that typically sell based on income.
- Business Personal Property- Business personal property accounts are field inspected and appraised every year to record quality and density information where situs is available. An additional review of the account occurs when the annual rendition is received. A rendition is mailed to all known businesses annually to be completed and returned by April 15st and accounts are reviewed when the rendition is received.
- Minerals- Annually the mineral valuation department of Pritchard & Abbott, Inc. develops values for mineral interest (full or fractional percentage ownership of oil and gas leasehold interest, the amount and type of which are legally and/or contractually created and specified through deeds and leases, etal.) associated with producing (or capable of producing) leases. Typically all the mineral interests that apply to a single producing lease are consolidated by type (working vs. royalty) with each type then appraised for full value which is then distributed to the various fractional decimal interest owners prorata to their individual type and percentage amount.
- Utilities and Pipelines- Utility companies and pipelines are appraised annually by Pritchard & Abbott, Inc., considering all three approaches to value. Where the utility/pipeline has assets in multiple counties or states a unit appraisal is considered. A unit or fractional method is utilized as appropriate.

PRELIMINARY ANALYSIS

Data Collection/Validation

Data collection of real property involves maintaining data characteristics of the property on the CAMA (Computer Assisted Mass Appraisal), developed and maintained by Southwest Data Solutions. A diligent effort is taken to make sure the characteristics accurately reflect the current status of the property. To effectively evaluate the quality of existing data, field studies are done during the reappraisal cycles. The information contained in the CAMA includes site characteristics, such as land size, and improvement data, square foot of improvement area, year built, quality of construction, and condition. Other characteristics include but are not restricted to the type of foundation, type of roof, type of heating and cooling system, number of baths, number of units, number of rooms, or leasable area. Characteristics are a direct reflection of the improvements. Field appraisers are required to use a property classification system and all properties are coded according to a specific classification. This classification system is similar to the classification system used by Marshall & Swift Valuation Service. References to the district's classifications are found in the Residential or Commercial Field Guides. The approaches to value are structured and calibrated on this coded system and the characteristics. These guides are used for both training and field inspections. In-office preparation, training of staff, entry and validation of data, and quality control is carefully planned.

The types of information recorded and maintained for Business Personal Property include situs, type, kind, quality and density of inventory, furniture and fixtures, machinery and equipment. Texas Department of Transportation records are obtained annually through a vendor who provides a list of potential commercial use vehicles within the district. The field appraisers conducting on site inspections use a personal property classification system as a guide to correctly list all personal property that is taxable.

Sources of Data

The sources of data collection are through inspections of newly constructed and existing improvements, sales validation and field effort, assignment of address from Nortex Regional Panning Commission, septic installations, appraisal review board hearings, property owner correspondence, newspapers and publications, and correspondence with other taxpayers and business owners. Another principal source of data comes from building permits received from tax jurisdictions that require property owners to take out a building permit. Permits (new construction, remodeling, and relocation of improvements, etc), demolition reports, fire reports, and mechanic liens are received on a regular basis and matched with the property identification

number for data entry. The Multiple Listing Service of the Greater Texoma Association of Realtors and area real estate brokers are another principal source of market and property information. In addition to the above, improvement cost data is gathered from Marshall & Swift Valuation Service and local building contractors.

Property managers and owners provide information on income and expense information as well as occupancy levels. This information is used in the appraisal of investment and income producing real property. Various publications and on-line sources are studied regularly in an effort to obtain knowledge of other aspects of these properties. These include but are not limited to: Texas Real Estate Market Reports, Source Strategies (a Hotel Performance Factbook), Times & Record News, Aircraft Blue Book, Marshall & Swift resources for commercial, residential, equipment, and inventory, N.A.D.A Auto/Truck/Mobile Home Guide, Assessment Journal-IAAO, USPAP-Appraisal Foundation. In addition, regular meetings are held with other appraisal districts to exchange sales information and discuss unique properties to assist the district in the valuation process.

Sources of data for business personal property are sales tax permits, assumed name filings, business publications, building permits, business licensing by the State of Texas, newspaper articles and other information provided by public and private interest.

Data review of entire neighborhoods and categories of business are generally a good source for data collection. In real estate, the sales validation effort involves on-site inspection by field appraisers to verify the accuracy of the property characteristics and confirmation of the sales price.

Property owners are one of the best sources for identifying incorrect data generating a field check. As the district has increased the amount of information available on the Internet, property owners have the opportunity to review information on their property. Accuracy in property details and characteristics data is one of the highest goals and is stressed throughout the appraisal process from year to year.

Data Collection Procedures

We are a small district we are assigned school districts for the 1/3 that is being reappraised. All appraiser help each other where ever needed. These areas of responsibility are maintained for several years to enable the appraiser assigned to that area or category to become knowledgeable of all the factors that drive values for that specific property type. Appraisers of

real estate and business personal property conduct field inspections and record information using a property card, when time allows for the entry of corrections and additions that the appraiser may find in his or her inspection.

The quality of the data is extremely important in determining market values of taxable property. While work performance standards are established and upheld for the various field activities, quality of data is emphasized as the goal and responsibility of each appraiser. New appraisers are trained in the specifics of data collection and classification system set forth and recognized as rules to follow. Experienced appraisers are routinely re-trained in listing procedures prior to major field projects such as new construction, sales validation or data review. A quality assurance process assists supervisory review of the work being performed by the field appraisers to ensure that appraisers follow listing procedures, to identify training issues and provide uniform training throughout the appraisal staff.

Field activity for all of the above is listed in the calendar of events and is monitored carefully. Property characteristics are continually updated during the field activity.

Data Maintenance

The field appraiser is responsible for the data entry of his/her fieldwork into the computer file. This responsibility includes not only data entry, but also quality assurance. Data updates, file modification for property descriptions, and input accuracy are the responsibility of the field appraiser and appraisal supervisors.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The date of last inspection and the CAD appraiser responsible are listed in the CAMA records. If a property owner or jurisdiction dispute the district's records concerning this data during a hearing, via a telephone call or other correspondence received, the record may be corrected based on the evidence provided or an on-site inspection may be conducted. Typically, a field inspection is performed to verify this information for the current year's valuation or for the next year's valuation.

Office Review

Office reviews are completed on properties where updated information has been received from the owner of the property and is considered accurate and correct. When the property data is verified in this manner, and considered accurate and correct, field inspections may not be

required. The personal property department mails property rendition forms in January of each year to assist in the annual review of the property.

PERFORMANCE TEST

Appraisers are responsible for conducting ratio studies and comparative analysis in their assigned market areas (neighborhoods) or property categories. The sale ratio and comparative analysis of sale property to appraised property forms the basis for determining the level of appraisal and market influences and factors for each assigned area. This information is the basis for updating property valuation for the entire area of property to be evaluated. Field appraisers, in many cases, may conduct field inspections to assure the accuracy of the property descriptions at the time of sale for this study. This inspection is to assure that the ratios produced are accurate for the property sold and that appraised values utilized in the study are based on accurate property data characteristics observed at the time of sale. Also, property inspections are performed to discover if property characteristics have changed as of the sale date or subsequent to the sale date. Sale ratios are based on the value of the property as of the date of sale not after a subsequent or substantial change was made to the property after the negotiation and agreement in price was concluded. Properly performed ratio studies are a good reflection of the level of appraisal for the district.

Residential Valuation Process

INTRODUCTION

Scope of Responsibility

The residential appraisers are responsible for estimating equal and uniform market values for residential improved and vacant property. There are approximately 16,304 residential improved single and multiple family parcels and 14,438 vacant residential properties in Montague County.

Appraisal Resources

- **Personnel** - The residential appraisal staff consists of three appraisers. The following appraisers are responsible for estimating the market value of residential property:
Kim Haralson, Chief Residential Appraiser
Tammie Messer, Residential Appraiser
- **Data** - An individualized set of data characteristics for each residential dwelling and multiple family units in this district are collected in the field and data entered into the computer system. The property characteristic data drives the application of computer-

assisted mass appraisal (CAMA) under the Cost, Market, and Income Approaches to property valuation.

VALUATION APPROACH

Land Analysis

Residential land valuation analysis is conducted prior to neighborhood sales analysis. The value of the land component to the property is estimated based on available market sales for comparable and competing land under similar usage. A comparison and analysis of comparable land sales is conducted based on a comparison of land characteristics found to influence the market price of land located in the neighborhood. Specific land influences are considered, where necessary, and depending on neighborhood and individual lot or tract characteristics, to adjust parcels outside the neighborhood norm for such factors as access, view, shape, size, and topography. The appraisers use abstraction and allocation methods to assure that estimated land values best reflect the contributory market value of the land to the overall property value. The land-to-property value ratio is used to determine market value and assure equity.

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. This information provided the field appraiser a current economic outlook on the real estate market.

Neighborhood and Market Analysis

Neighborhood analysis involves the examination of how physical, economic, governmental and social forces and other influences affect property values. The effects of these forces are used to identify, classify, and stratify comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. Residential valuation and neighborhood analysis are conducted on various market areas within each of the political entities known as Independent School Districts (ISD). Analysis of comparable market sales forms the basis of estimating market activity and the level of supply and demand affecting market prices for any given market area, neighborhood or district. Market sales indicate the effects of these market forces and are interpreted by the appraiser into an indication of market price ranges. Cost and Market Approaches to estimate value are the basic techniques utilized to interpret these sales. For multiple family properties the Income Approach to value is utilized to estimate an opinion of value for investment level residential property.

The first step in neighborhood analysis is the identification of a group of properties that share certain common traits. A "neighborhood" for analysis purposes is defined as the geographic

grouping of properties where the property's physical, economic, governmental and social forces are generally similar and uniform. Geographic stratification accommodates the local supply and demand factors that vary across a jurisdiction. Once a neighborhood with similar characteristics is identified, the next step was to define its boundaries. This process is known as delineation. Some factors used in neighborhood delineation include location, sales price range, lot size, age of dwelling, quality of construction and condition of dwellings, square footage of living area, and story height. Delineation can involve the physical drawing of neighborhood boundary lines on a map, but it can also involve statistical separation or stratification based on attribute analysis. Part of neighborhood analysis is the consideration of discernible patterns of growth that influence a neighborhood's individual market. Few neighborhoods are fixed in character. Each neighborhood may be characterized as being in a stage of growth, stability or decline. The growth period is a time of development and construction. As new neighborhoods in a community are developed, they compete with existing neighborhoods. An added supply of new homes tends to induce population shift from older homes to newer homes. In the period of stability, or equilibrium, the forces of supply and demand are about equal. Generally, in the stage of equilibrium, older neighborhoods can be more desirable due to the stability of residential character and proximity to the workplace and other community facilities. The period of decline reflects diminishing demand or desirability. During decline, general property use may change from residential to a mix of residential and commercial uses. Declining neighborhoods may also experience renewal, reorganization, rebuilding, or restoration, which promotes increased demand and economic desirability.

Neighborhood identification and delineation are the cornerstones of the residential valuation system at the district. All of the residential analysis work done in association with the residential valuation process is neighborhood specific. Neighborhoods are field inspected and delineated based on observable aspects of homogeneity. Neighborhoods are periodically reviewed to determine if further delineation is warranted. Neighborhoods involve similar properties in the same location; a neighborhood group is simply defined as similar neighborhoods in similar locations. Each residential neighborhood is assigned to a neighborhood group based on observable aspects of homogeneity between neighborhoods. Neighborhood grouping is highly beneficial in areas of limited or no sales, or use in direct sales comparison analysis. Neighborhood groups, or clustered neighborhoods, increase the available market data by linking comparable properties outside a given neighborhood. Sales ratio analysis, discussed below, is performed on a neighborhood basis, and in soft sale areas on a neighborhood group basis.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of residential property is normally its current use. This is due in part to the fact that residential development, in many areas, through use of deed restrictions and zoning, precludes other land uses. Residential valuation undertakes reassessment of highest and best use in

transition areas and areas of mixed residential and commercial use. In transition areas the appraiser reviews the existing residential property use and makes a determination regarding highest and best use. Once the conclusion is made that the highest and best use remains residential, further highest and best use analysis is done to decide the type of residential use on a neighborhood basis. As an example, it may be determined in a transition area that older, non-remodeled homes are economic misimprovements, and the highest and best use of such property is the construction of new dwellings. In areas of mixed residential and commercial use, the appraiser reviews properties in these areas on a periodic basis to determine if changes in the real estate market require reassessment of the highest and best use of a select population of properties.

VALUATION AND STATISTICAL ANALYSIS (Model Calibration)

Cost Schedules

All residential parcels in the district are valued with a replacement cost estimated from identical cost schedules based on the improvement classification system using a comparative unit method. The district's residential cost schedules are derived from Marshall & Swift, a nationally recognized cost estimator service. These cost estimates are compared to actual costs of similar improvements obtained from local builders. Adjustments were made as necessary to reflect local market costs.

A review of the residential cost schedule is performed annually. As part of this review and evaluation process of the estimated replacement cost, newly constructed sold properties representing various levels of quality of construction in district are considered. The property data characteristics of these properties are verified and photographs are taken of the samples. CAD replacement costs are compared against Marshall & Swift, a nationally recognized cost estimator, and the indicated replacement cost abstracted from the market sales of comparable structures. The results of this comparison are analyzed using statistical measures, including stratification by class, quality and reviewing of estimated building costs plus land to sales prices. As a result of this analysis, a locally adjusted multiplier or economic index factor is developed for use in the district's cost tables.

Sales Information

Sales data is maintained for real property in CAMA. Residential improved and vacant land sales are collected from a variety of sources, including: district questionnaires sent to buyers and sellers, field discovery, protest hearings, Board of Realtor's MLS, builders, and realtors. A system of type, source, validity and verification codes has been established to define salient facts related to a property's purchase or transfer and to help determine relevant market sale prices. The effect of time as an influence on price will be considered as indicated. Neighborhood sales reports are generated as an analysis tool for the appraiser in the

development and estimation of market price ranges and property component value estimates. Abstraction and allocation of property components based on sales of similar property is an important analysis tool to interpret market sales under the cost and market approaches to value. These analysis tools help determine and estimate the effects of change, with regard to price, as indicated by sale prices for similar property within the current market.

Monthly time adjustments are estimated based on comparative analysis using paired comparison of sold property. Sales of the same property are considered and analyzed for any indication of price change attributed to a time change or influence. Property characteristics, financing, and conditions of sale are compared for each property sold in the pairing of property to isolate only the time factor as an influence on price.

Statistical Analysis

The residential appraisers perform statistical analysis to evaluate whether estimated values are equitable and consistent with the market. Ratio studies are conducted on each of the residential neighborhoods in the district to judge the two primary aspects of mass appraisal accuracy level and uniformity of value. Appraisal statistics of central tendency generated from sales ratios are evaluated and analyzed for each neighborhood. The level of appraised values is determined by the weighted mean ratio or the median ratio for sales of individual properties within a neighborhood.

The appraiser, through the sales ratio analysis process, reviews every neighborhood. The first phase involved neighborhood ratio studies that compared 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, made a preliminary decision as to whether the value level in a neighborhood needed to be updated or whether the level of market value in a neighborhood is at an acceptable level.

Market and Cost Reconciliation and Valuation

Neighborhood analysis of market sales to achieve an acceptable sale ratio or level of appraisal is also the reconciliation of the market and cost approaches to valuation. Market factors are developed from appraisal statistics provided from market analyses and ratio studies and are used to assure that estimated values are consistent with the market and are also used to reconcile cost indicators. The district's primary approach to the valuation of residential properties uses a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences not particularly specified in a purely cost model.

The following equation denotes the basic hybrid model used:

$$MV = LV + (RCN - AD)$$

Whereas, in accordance with the cost approach, the estimated market value (MV) of the property equals the land value (LV) plus the replacement cost new of property improvements (RCN) less accrued depreciation (AD). As the cost approach separately estimates both land and building contributory values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values may be needed to bring the level of appraisal to an acceptable standard as indicated by market sales. Thus, demand side economic factors and influences are observed and considered. These market, or location adjustments, may be abstracted and applied uniformly within neighborhoods to account for locational variances between market areas or across a jurisdiction. This analysis for the hybrid model is based on both the cost and market approaches as a correlation of indications of property valuation.

When the appraiser reviews a neighborhood, the appraiser reviews and evaluates a ratio study that compares current sales prices of properties, within a delineated neighborhood, to the value of the properties' based on the estimated depreciated replacement cost of improvements plus land value. Other sales appropriately adjusted for the effects of time may also be considered within a delineated neighborhood. The measures of central tendency are reviewed with emphasis placed on the median to indicate the neighborhood level of appraisal based on sold properties. This ratio is compared to the acceptable appraisal ratio indicating market value to determine appropriate adjustments for each neighborhood. If the level of appraisal for the neighborhood is outside the acceptable range of ratios, adjustments to the neighborhood were made.

The following equation denotes the expanded hybrid model:

$$MV = (IUNIT \times ISIZE) + FEATURES \times \%GOOD + LV \times NADJ$$

MV = Market Value IUNIT = Replacement Cost New Per Square Foot ISIZE = Improvement Square Feet FEATURES = Improvement Amenities Contributory Value
%GOOD = Percent Good From Normal Depreciation Table LV = Land Value NADJ = Neighborhood (Market Area) Adjustment

If reappraisal of the neighborhood is indicated, the appraiser analyzed available market sales, appropriately adjusted for the apparent effects of time, using a ratio study. These studies develop the adjustments needed to bring the median within the acceptable range. Therefore, based on analysis of recent sales located within a given neighborhood, estimated property values reflect the market influences and conditions only for the specified neighborhood, thus producing more representative and supportable values. The estimated property values calculated for each updated neighborhood is based on market indicated factors applied uniformly to all properties within a neighborhood. Finally, with all the market-trend factors applied, a final ratio study is generated comparing recent sale prices with the proposed

appraised values for these sold properties. From this set of ratio studies, the appraiser judges the appraisal level and uniformity in both updated and non-updated neighborhoods and verified appraised values against overall trends as exhibited by the local market, and finally, for the school district as a whole.

TREATMENT OF RESIDENCE HOMESTEADS

Beginning in 1998, the State of Texas implemented a constitutional classification scheme concerning the appraisal of residential property that receives a residence homestead exemption. Under that law, beginning in the second year a property receives a homestead exemption; increases in the assessed value of that property are "capped." The value for tax purposes (assessed value) of a qualified residence homestead will be the LESSER of:

- The market value of the property for the most recent tax year that the market value was determined by the appraisal office; or
- The Sum of:
 - (A) 10 percent of the appraised value of the property for the preceding tax year;
 - (B) the market value of the property for the preceding tax year; and
 - (C) the market value of all new improvements to the property.

Assessed values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1st of the year following sale of the property and the property is appraised at its market value.

Residential Inventory

Section 23.12 of the Texas Property Tax Code provides the definition of market value for inventory. Inventory includes residential real property that has never been occupied as a residence and held for sale in the ordinary course of business, if the property is unoccupied, is not leased or rented, and produces no revenue.

While a developer owns them, unoccupied residences may be partially complete and appraised as part of an inventory. This valuation is estimated using the district's land value and the percentage of completion for the improvement contribution that usually is similar to the developer's construction costs as a basis of completion on the valuation date. However, in the year following changes in the occupancy or sale, they are appraised at market value.

Agricultural Appraisal

The Texas Constitution permits kinds of agricultural land to be appraised for tax purposes at productivity value, rather than at market value. This special appraisal value is based on the typical cash lease amount for similar land in Montague County. Property qualifying for agricultural appraisal will have a substantial reduction in taxes, based on the difference in

special agricultural appraisal and the market value of the property. At the time of use change, taxes are recaptured for up to three previous years, based on the difference in what was paid based on agricultural appraisal, and what would have been paid based on the market value of the property. Procedures for implementing this appraisal are based on the guidelines published in the Manual for the Appraisal of Agricultural Land printed 1990 and updated January 2017. A copy may be obtained from the State Comptroller of Public Accounts.

The State Property Tax Code requires an application before land is considered for agricultural valuation. The deadline for filing a timely application was before May 1. Late agricultural valuation applications may be filed up to the time the appraisal roll is certified, however a penalty is imposed for late filing. After an application was filed, the property was inspected to determine qualification.

INDIVIDUAL VALUE REVIEW PROCEDURES

The appraiser identifies individual properties in need of field review through sales ratio analysis. Sold properties received on-site inspections to verify physical characteristics or were reviewed using market data deemed reliable to update file information

Field Review

As the district's parcel count has increased through new home construction, and the homes constructed in the 40's and early 50's experience remodeling, the appraisers are required to perform the field activity associated with transitioning and high demand neighborhoods. Increased sales activity results in a more substantial field effort on the part of the appraisers to review and resolve sales outliers. Additionally, the appraiser frequently field reviews subjective data items such as quality of construction, condition, and physical, functional and economic obsolescence, and other factors contributing significantly to the market value of the property.

Office Review

Once field review is completed, the appraiser conducts a routine valuation review, of all properties as outlined in the discussion of ratio studies and market analysis. Valuation reports comparing previous values against proposed and final values are generated for residential improved and vacant properties. The percentage of value difference are noted for each property within a delineated neighborhood allowing the appraiser to identify, research and resolve value anomalies before final appraised values were released. Previous values resulting from a hearing protest are individually reviewed to determine if the value remains appropriate for the current year.

Once the appraiser is satisfied with the level and uniformity of value for each neighborhood within his area of responsibility, the estimates of value were sent to noticing.

PERFORMANCE TESTS

Sales Ratio Studies

The primary analytical tool used by the appraisers to measure and improve performance is the ratio study. The district ensures that the appraised values it produces meet the standards of accuracy in several ways. Overall sales ratios are generated for each neighborhood to allow the appraiser to review general market trends within their area of responsibility, and provide an indication of market appreciation or market depreciation over a specified period of time. The ratio studies are designed to emulate the findings of the state comptroller's annual property value study for category A property. A final ratio, a neighborhood summary and a gain loss report are compiled for each reappraised neighborhood.

Management Review Process

Once the proposed value estimates are finalized, the appraiser reviews the sales ratios by neighborhood and presented pertinent valuation data, such as median ratio, weighted mean ratio and pricing trends, to the appraisal supervisors and/or the Chief Appraiser for final review and approval. This review included comparison of level of value between related neighborhoods within and across jurisdiction lines. The primary objective of this review is to assure that the proposed values met preset appraisal guidelines appropriate for the tax year 2021. Once the values were approved, they were prepared for mailing the notice of appraised value.

See Exhibit "A" for example of documents used in establishing the appraisal value of Residential Properties.

Commercial And Industrial Property Valuation Process

INTRODUCTION

Appraisal Responsibility

This mass appraisal assignment includes all of the commercial real property which falls within the responsibility of the commercial valuation appraisers of the district. Commercial appraisers appraise the fee simple interest of properties according to statute and court decisions. However, the affect of easements, restrictions, encumbrances, leases, contracts or special assessments are considered on an individual basis, as is the appraisalment of any non-exempt taxable fractional interests in real property (i.e. certain multi-family housing projects). Fractional

interests or partial holdings of real property are appraised in fee simple for the whole property and divided programmatically based on their prorated interests.

Appraisal Resources

Personnel - The improved real property appraisal responsibilities are categorized according to major property types of multi-family or apartment, office, retail, warehouse and special use (i.e. hotels, hospitals and, nursing homes).

The following appraisers are responsible for estimating the market value of commercial and industrial property:

Kim Haralson, Chief Business Personal Property Appraiser
Tammie Messer Commercial Property Appraiser

Data - The data used by the commercial appraisers includes verified sales of vacant land and improved properties and the pertinent data obtained from each (sales price levels, capitalization rates, income multipliers, equity dividend rates, marketing period, etc.). Other data used by the appraisers included actual income and expense data, actual contract rental data, leasing information (lease rates, commissions, tenant finish, length of terms, etc.), and actual construction cost data. In addition to the actual data obtained from specific properties, market data publications are also reviewed to provide additional support for market trends.

PRELIMINARY ANALYSIS

Market Study

The district studies the market including the historical and potential forces of supply and demand that affect properties in Montague County and local conditions that affect specific areas and specific commercial and industrial property types.

Market information is gathered and recorded on improved property to determine current market level for rents and for sales prices of commercial and industrial real property. Comparable rent/sale studies and ratio studies on representative samples of sold properties are observed to determine the accuracy of the district models. Models are calibrated based on the findings of these studies to assure that values fall within an acceptable range. The appraiser uses generally accepted mass appraisal methods and techniques when developing cost approach, market approach, and income approach models.

Field trips, interviews and data exchanges with adjacent appraisal districts are conducted to assure compliance with state statutes. In addition, the district's administration and personnel interact with other assessment officials through professional trade organizations including the International Association of Assessing Officers, Texas Association of Appraisal Districts, Texas Association of Assessing Officers and Red River Chapter of Texas Association of Assessing

Officers. The District staff constantly develops appraisal skills and maintains a high degree of professionalism through participation in continuing education in the form of seminars and workshops that are offered by several professional associations such as International Association of Assessing Officers (IAAO), Texas Association of Assessing Officers (TAAO), Texas Association of Appraisal Districts (TAAD) and courses approved by the Texas Department of Licensing and Regulations (TDLR).

VALUATION APPROACH

Land Value

Commercial land is analyzed at least biennially to compare values generated by district models with recent sales of land in the market area. If the appraised value to sale price ratio is not within an acceptable range, adjustments are made to all land in that market area. If there is not a representative sample of vacant land sales, then additional land sales prices are estimated by the process of abstraction using sales of improved commercial properties. Commercial property is appraised on a price per square foot basis unless analysis of the market indicates a different unit of comparison is more appropriate. Additional adjustments are considered for individual properties based on corner influence, depth of site, shape of site, easements across site, and other factors that may influence value. The land is valued as though vacant at the highest and best use unless otherwise stipulated in The Tax Code.

Area Analysis

Area data on regional economic forces such as demographic patterns, regional location 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.

Market Area Analysis

The market areas include vacant commercial land and land with commercially classed improvements. These areas consist of a wide variety of property types including multiple-family residential, commercial and industrial. Market areas are identified by observing the differences in which market forces affect the rent levels and sales prices of properties located within the geographic boundaries of the appraisal district. Market area analysis involves the examination of how physical, economic, governmental and social forces and other influences affect property values within subgroups or property locations. The effects of these forces were used to identify, classify, and organize comparable properties into smaller, manageable subsets of the universe of properties known as market areas. In the mass appraisal of commercial and industrial properties these subsets of a universe of properties are generally referred to as market areas or economic areas.

The market areas are groupings of properties with similar rental rates, classification of

improvements (known as building class by area commercial market experts), date of construction, condition, overall market activity or other pertinent influences. Income model valuation (income approach to value estimates) groups properties with similar use into specific economic areas. Economic areas are periodically reviewed to determine if realignment is required. Geographic boundaries, occupancy levels, income and expense levels, age of the improvements, and capitalization rates were considered in identifying market areas of properties that were valued with weight given to the income approach to value.

Highest and Best Use Analysis

The highest and best use is the most reasonable and probable use that generates the highest net to land and present value of the real estate as of the date of valuation. The highest and best use of any given property must be physically possible, legally permissible, financially feasible, and maximally productive. For improved properties, highest and best use is tested as improved and as if the site were vacant. This perspective assists in determining if the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, speculative use, or a different optimum use if the site were vacant. In addition, land area in excess required for highest and best use can be identified. For vacant tracts of land within this jurisdiction, the highest and best use is considered speculative based on the surrounding land uses. Improved properties reflect a wide variety of highest and best uses which include, but are not limited to: office, retail, apartment, warehouse, light industrial, special purpose, or interim uses.

This analysis assures an accurate estimate of market value in exchange. Market value in exchange is the most probable sales price under the following assumptions: (i) no coercion of undue influence over the buyer or seller in an attempt to force the purchase or sale, (ii) well-informed buyers and sellers acting in their own best interests, (iii) a reasonable time for the transaction to take place, and (iv) payment in cash or its equivalent. Market value in use represents the value of a property to a specific user for a specific purpose. If the properties current use is it's highest and best use, then value in exchange and value in use are equivalent.

Market Analysis

A market analysis relates directly to examining market forces affecting supply and demand. This study involves the relationships between social, economic, environmental, governmental, and site conditions. Current market activity including sales of commercial properties, new construction, new leases, lease rates, absorption rates, vacancies, allowable expenses (inclusive of replacement reserves), expense ratio trends, capitalization rate studies is analyzed to determine market ranges in price, operating costs and investment return expectations.

VALUATION ANALYSIS

Model calibration involves the process of periodically adjusting the mass appraisal formulae, tables and schedules to reflect current local market conditions. Once the models have undergone the specification process, adjustments are made to reflect new construction procedures, materials and/or costs, which can vary from year to year. The basic structure of a mass appraisal model can be valid over an extended period of time, with trending factors utilized for updating the data to the current market conditions. However, at some point, if the adjustment process becomes too involved, the model calibration technique can mandate new model specifications or a revised model structure.

Cost Schedules

The cost approach to value is applied to improved real property utilizing the comparative unit method. This methodology involves the utilization of national cost data reporting services as well as actual cost information on local comparable properties whenever possible. Cost models are typically developed based on the Marshall Swift Valuation Service which indicate estimated hard or direct costs of various improvement types. Cost models estimate the replacement cost new (RCN) of all improvements located on a specific property. The RCN model uses comparative base rates, per unit adjustments and lump sum adjustments for variations in property description, design, and type of improvement construction to estimate a normal level of direct and indirect cost. Evaluating market sales of newly developed improved property is an important part of understanding total replacement cost of improvements. What total costs may be involved in the development of the property, as well as any portion of cost attributed to entrepreneurial profit can only be revealed by market analysis of pricing acceptance levels. In addition, market related land valuation for the underlying land value is important in understanding and analyzing improved sales for all development costs and for the abstraction of improvement costs for construction and development. Time and location modifiers are necessary to adjust cost data to reflect conditions in a specific market and changes in costs over a period of time. The national cost service information used as a basis for the cost models includes local multipliers that are necessary to adjust the base costs specifically for various types of improvements located in Montague County. Additional local modifiers are applied as necessary if the RCN developed from the cost service varies significantly from actual Montague County costs. Estimated replacement cost new reflects all costs of construction and development for various improvements located in the district as of the date of appraisal.

Appraisal depreciation is loss of value from all causes affecting the property. In relation to the improvements it is the measured loss against replacement cost new taken from all forms of physical deterioration, functional and economic obsolescence. Appraisal depreciation is estimated and developed based on losses typical for each property type at that specific age. Depreciation estimates are implemented for what is typical of each major class of commercial property by economic life categories. Estimates of appraisal depreciation are calculated for improvements using age/life ratio with consideration given to remaining economic life expectancy, condition, and actual and effective age. These estimates are continually tested to ensure they are reflective of current market conditions. The actual and effective ages of

improvements are noted in CAMA. Effective age estimates are based on the utility of the improvements relative to where the improvement lies on the scale of its total economic life and its competitive position in the marketplace. Effective age estimates are considered when effective age and actual age differ.

Additional forms of depreciation such as external and/or functional obsolescence are applied if observed. A depreciation calculation override can be used if the condition or effective age of a property varies from the norm by appropriately noting the physical condition and functional utility ratings on the property data characteristics. These adjustments are typically applied to a specific condition adequacy or deficiency, property type or location and can be developed via ratio studies or other market analyses.

The result of estimating appraisal depreciation and deducting that from the estimated replacement cost new of improvements indicates the estimated contributory value of the improvements. Adding the estimated land value, as if vacant, to the contributory value of the improvements indicates a property value by the cost approach. Given relevant cost estimates and market related measures of appraisal depreciation, the indicated value of the property by the cost approach becomes a very reliable valuation technique.

Income Models

The income approach to value is applied to those real properties which are typically viewed by market participants as "income producing", and for which the income methodology is considered a leading value indicator. The first step in the income approach pertains to the estimation of market rent on a per unit basis. This is derived primarily from actual rent data furnished by property owners and from local market surveys conducted by the district and by information from area rent study reviews. The annual per unit rental rate multiplied by the number of units results in the estimate of potential gross income.

A vacancy and collection loss allowance is the next item to consider in the income approach. The projected vacancy and collection loss allowance is established from actual data furnished by property owners and local market survey trends. This allowance accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. This feature may also provide for a reasonable lease-up period for multi-tenant properties, where applicable.

Next, secondary income is considered and, if applicable, can be calculated as a percentage of stabilized potential gross income. Secondary income represents parking income, escalations, reimbursements, and other miscellaneous income generated by the operations of real property. The secondary income estimate is derived from actual data collected and available market information. The annual potential gross rent estimate less market derived stabilized vacancy and collection loss allowance with the secondary income added (if present) gives a reliable estimate of effective gross income.

Allowable expenses and expense ratio estimates are based on a study of the local market, with the assumption of prudent management. An allowance for non-recoverable expenses such as leasing costs and tenant improvements may be included in the expenses. A non-recoverable expense represents costs that the owner pays to lease rental space. Relevant expense ratios are developed for different types of commercial property based on use and market experience. For instance, retail properties are most frequently leased on a triple-net basis, whereby the tenant is responsible for all operating expenses, such as ad valorem taxes, insurance, and common area and property maintenance. In comparison, a general office building is most often leased on a base year expense stop. This lease type stipulates that the owner is responsible for all expenses incurred during the term of the lease. As a result, expense ratios are implemented and estimated based on observed market experience in operating various types of commercial property.

Another form of allowable expense is the replacement of short-lived items (such as roof or floor coverings, air conditioning or major mechanical equipment or appliances) requiring expenditures of lump sum costs. When these capital expenditures are analyzed for consistency and adjusted, they are applied on an annualized basis as stabilized expenses. When performed according to local market practices by commercial property type, these expenses when annualized are known as replacement reserves. For some types of property, typical management does not reflect expensing reserves and is dependent on local and industry practices.

Subtracting the allowable expenses (inclusive of non-recoverable expenses and replacement reserves when applicable) from the annual effective gross income provides an estimate of annual net operating income to the property.

An appropriate capitalization rate or income multiplier is used to convert operating income expectations into an estimate of market value for the property under the income approach. Rates and multipliers may vary between property types, as well as by location, quality, condition, design, age, and other factors. Therefore, application of the various rates and multipliers must be based on a thorough analysis of the market for individual income property types and uses. These procedures are supported and documented based on analysis of market sales for these property types.

Capitalization analysis is used in the income approach models to form an indication of value. This methodology involves the direct capitalization of net operating income as an indication of market value for a specific property. Capitalization rates applicable for direct capitalization method and yield rates for estimating terminal cap rates for discounted cash flow analysis are derived from the market. Sales of improved properties from which actual income and expense data are obtained provide a very good indication of property return expectations a specific market participant is requiring from an investment at a specific point in time. In addition, overall capitalization rates can be derived and estimated from the built-up method (band-of-investment). This method relates to satisfying estimated market return requirements of both the

debt and equity positions in a real estate investment. This information is obtained from available sales of property, local lending sources, and from real estate and financial publications.

Rent loss concessions are estimated for specific properties with vacancy problems. A rent loss concession accounts for the impact of lost rental income while the building is moving toward stabilized occupancy. The rent loss is calculated by multiplying the rental rate by the percent difference of the property's stabilized occupancy and its actual occupancy. Build out allowances (for first generation space or retrofit/second generation space as appropriate) and leasing expenses are added to the rent loss estimate. The total adjusted loss from these real property operations is discounted using an acceptable risk rate. The discounted value (inclusive of rent loss due to extraordinary vacancy, build out allowances and leasing commissions) becomes the rent loss concession and is deducted from the value indication of the property at stabilized occupancy. A variation of this technique allows a rent loss deduction to be estimated for every year that the property's actual occupancy is less than stabilized market occupancy.

Sales Comparison (Market) Approach

Although all three of the approaches to value are based on market data, the Sales Comparison Approach is most frequently referred to as the Market Approach. This approach is utilized not only for estimating land value but also in comparing sales of similarly improved properties to parcels on the appraisal roll. As previously discussed in the Data Collection / Validation section of this report, pertinent data from actual sales of properties, both vacant and improved, is gathered and recorded throughout the year in order to obtain relevant information which can be used in all aspects of valuation. Sales of similarly improved properties can provide a basis for the depreciation schedules in the Cost Approach, rates and multipliers used in the Income Approach, and as a direct comparison in the Sales Comparison Approach. Improved sales are also used in ratio studies, which afford the appraiser an excellent means of judging the present level and uniformity of the appraised values.

Market and Cost Reconciliation and Valuation

Market area analysis and/or category analysis of market sales to achieve an acceptable sale ratio or level of appraisal is also the reconciliation of the sales comparison and cost approaches to valuation. Market factors are developed from appraisal statistics provided from market analyses and ratio studies and are used to assure that estimated values are consistent with the market and are also used to reconcile cost indicators. The district's primary approach to the valuation of commercial properties uses a hybrid cost-sales comparison approach. This type of approach accounts for local area market influences not particularly specified in a purely cost model.

The following equation denotes the basic hybrid model used:

$$MV = LV + (RCN - AD)$$

Whereas, in accordance with the cost approach, the estimated market value (MV) of the property equals the land value (LV) plus the replacement cost new of property improvements (RCN) less appraisal depreciation (AD). As the cost approach separately estimates both land and building contributory values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values may be needed to bring the level of appraisal to an acceptable standard as indicated by market sales. Thus, demand side economic factors and influences are considered if observed. These adjustments may be abstracted and applied uniformly within market areas or categories to account for variances such as condition, construction class, location or other market influences. This analysis for the hybrid model is based on both the cost and market approaches as a correlation of indications of property valuation.

When the appraiser reviews a market area or category, the appraiser will review and evaluate a ratio study that compares current sales prices of properties to the value of the properties based on the estimated depreciated replacement cost of improvements plus land value. If there is not a sufficient number of comparable sales within the market area or category then the appraiser will use sales from other areas with similar market influences. The calculated ratio derived from the sold properties' appraised value divided by the sales prices will indicate the level of appraisal based on sold properties. This ratio will be compared to the acceptable appraisal ratio to determine the level of appraisal for each market area or category. If the level of appraisal for the market area or area is outside the acceptable range of ratios, adjustments to the market area or category will be made.

The following equation denotes the expanded hybrid model:

$$MV = (IUNIT \times ISIZE) + FEATURES \times \%GOOD + LV \times NADJ$$

MV = Market Value IUNIT = Replacement Cost New Per Square Foot ISIZE = Square Feet of Improvement Area FEATURES = Improvement Amenities Contributory Value %GOOD = Percent Good From Normal Depreciation Table LV = Land Value NADJ = Category/Market Area Adjustment

If reappraisal of the market area or category is indicated, the appraiser will analyze available market sales using a ratio study. These studies will develop the adjustments needed to bring the median within the acceptable range. Therefore, based on analysis of recent sales located within a given market area or category, estimated property values will reflect the market influences and conditions only for the specified market area or category, thus producing more representative and supportable values. The estimated property values calculated for each updated market area or category will be based on market indicated factors applied uniformly to all properties within a market area or category. Finally, with all the market-trend factors applied, a final ratio study will be generated comparing recent sale prices with the proposed appraised values for these sold properties. From this set of ratio studies, the appraiser will judge the appraisal level and uniformity in both updated and non-updated market areas and categories

and will verify appraised values against overall trends as exhibited by the local market, and finally, for the school district as a whole.

Final Valuation Schedules

Based on the market data analysis and review discussed previously in the cost, income and sales approaches, the cost and income models are calibrated and finalized. The calibration results are keyed to the schedules and models in the CAMA system for utilization on all commercial properties in the district. Market factors reflected within the cost and income approaches are evaluated and confirmed based on market sales of commercial and industrial properties. The appraisers review the cost, income, and sales comparison approaches to value for each of the types of properties with available sales information. The final valuation of a property is estimated based on reconciling these indications of value considering the weight of the market information available for evaluation and analysis in these approaches to value. Exhibit "C" attached hereto references the results of the 2009 Reappraisal Plan and where the detailed report can be located.

Statistical and Capitalization Analysis

Statistical analysis of final values is an essential component of quality control. This methodology represents a comparison of the final value against the standard and provides a concise measurement of the appraisal performance. Statistical comparisons of many different standards are used including sales of similar properties, the previous year's appraised value, audit trails, value change analysis and sales ratio analysis.

Appraisal statistics of central tendency and dispersion generated from sales ratios are calculated for each property type with available sales data. These summary statistics including, but not limited to, the weighted mean and median, provide the appraisers an analytical tool by which to determine both the level and uniformity of appraised value. If a sufficient sample of sales exists within a given category of property, the level of appraised values can be determined by the median for individual properties within a specific type, and a comparison of medians can reflect the general level of appraised value.

Potential gross income estimates, occupancy levels, secondary income, allowable expenses (inclusive of non-recoverable and replacement reserves), net operating income and capitalization rate and multipliers are continuously reviewed. Income model estimates and conclusions are compared to actual information obtained on individual commercial and industrial income properties during the protest hearings process, as well as with information from published sources and area property managers and owners.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The date of last inspection, extent of that inspection, and the Montague CAD appraiser's responsible are listed in the CAMA system. If a property owner disputes the district's records, a field check is performed to verify this information for the current year's valuation or for the next year's valuation. In addition, if a building permit is filed for a particular property indicating a change in characteristics, a field inspection is performed.

In property types or economic areas experiencing large numbers of remodels, renovations, or retrofits, changes in occupancy levels or rental rates, new leasing activity, new construction, or wide variations in sale prices, appraisers review these properties annually. Field review of real property accounts may be accomplished in conjunction with business personal property inspections. Additionally, the appraisers frequently field review subjective data items such as building class, quality of construction, condition, and physical, functional and economic obsolescence factors contributing significantly to the market value of the property. In some cases, field reviews are warranted when sharp changes in occupancy or rental rate levels occur between building classes or between economic areas. With preliminary estimates of value in these targeted areas, the appraisers test computer assisted values against their own appraisal judgment. While in the field, the appraisers physically inspect sold and unsold properties for comparability and consistency of values.

Office Review

Office reviews and field inspections are performed in compliance with the guidelines required by the existing classification system. Office reviews are typically limited by the available market data presented for final value analysis. These reviews summarize the pertinent data of each property as well as compare the previous value to the proposed value conclusions of the various approaches to value. These evaluations and reviews show proposed value changes; income model attributes or overrides, economic factor (cost overrides) and special factors affecting the property valuation such as new construction status. The appraisers review methodology for appropriateness to ascertain that it is completed in accordance with USPAP or more stringent statutory and district policies. This review is performed after preliminary ratio statistics are applied. If the ratio statistics are generally acceptable overall, the review process is focused primarily on locating skewed results on an individual basis. Previous values resulting from protest hearings are individually reviewed to determine if the value remains appropriate for the current year based on market conditions.

Once the appraiser is satisfied with the level and uniformity of value for each commercial property, the estimates of value go to noticing. Each parcel is subjected to the value parameters appropriate for its use type.

PERFORMANCE TESTS

The primary tool used to measure mass appraisal performance is the ratio study. A ratio study

compares appraised values to market prices. In a ratio study, market values (value in exchange) are typically represented with the range of sale prices, i.e. a sales ratio study. Independent, expert appraisals may also be used to represent market values in a ratio study, i.e. an appraisal ratio study. If there are not enough examples of market price in any one category to provide necessary representation then similar market areas or categories may be combined. This can be particularly useful for commercial or industrial real property for which sales are limited. In addition, appraisal ratio studies can be used for properties statutorily not appraised at market value, but reflect the use-value requirement. An example of this are multi-family housing projects subject to subsidized rent provisions or other governmental guarantees as provided by legislative statutes (affordable housing) or agricultural lands to be appraised on the basis of productivity or use value.

Sales Ratio Studies

Sales ratio studies are an integral part of estimating equitable and accurate market values, and ultimately property assessments for these taxing jurisdictions. The primary uses of sale ratio studies include the determination of a need for general reappraisal; prioritizing selected groups of property types for reappraisal; identification of potential problems with appraisal procedures; assist in market analyses; and, to calibrate models used to estimate appraised values during valuation or reappraisal cycles. However, these studies cannot be used to judge the accuracy of an individual property appraised value.

Overall sales ratios are generated at least annually (or more often in specific areas) to allow appraisers to review general market trends in their area of responsibility and for the Property Study from the Property Tax Division of the Comptroller's Office. The appraisers utilize the application EXCEL to evaluate subsets of data by economic area or a specific and unique data item. This may be customized and performed by building class, age, condition, etc. In many cases, field checks are conducted to assure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics. These ratio studies aid the appraisers by providing an indication of market activity by economic area or changing market conditions (appreciation or depreciation).

Comparative Appraisal Analysis

The commercial appraiser may perform an average unit value comparison in addition to a traditional ratio study. These studies are performed on commercially classed properties by property use type (such as apartment, office, retail and warehouse usage or special use). The objective to this evaluation is to determine appraisal performance of sold and unsold properties. Appraisers will average unit prices of sales and average unit appraised values of the same parcels and the comparison of average value changes of sold and unsold properties. These studies are conducted on substrata such as building class and on properties located within various economic areas. In this way, overall appraisal performance is evaluated geographically, by specific property type to discern whether sold parcels have been selectively appraised.

When sold parcels and unsold parcels are appraised equally, the average unit values are similar. These sales and equity studies will be performed prior to final appraisal and to annual noticing.

See Exhibit "B" for example of documents used in establishing appraisal value for Commercial Properties.

Business Personal Property Valuation Process

INTRODUCTION

Appraisal Responsibility

There are four different personal property types appraised by the district's personal property section: Business Personal Property accounts; leased assets; vehicles and aircraft; and multi-location assets.

- Personnel - The personal property staff consists of one appraiser.

Kim Haralson, Business Personal Property

- Data - A common set of data characteristics for each personal property account in the district is collected in the field and data entered using a pen pad or on a property card. The property characteristic data drives the computer-assisted personal property appraisal (CAPPA) system. The personal property appraisers collect the field data and maintain electronic property files making updates and changes gathered from field inspections, newspapers, property renditions, sales tax permit listing and interviews with property owners.

VALUATION APPROACH

SIC Code Analysis

Business personal property is classified utilizing a four digit numeric code, called Standard Industrial Classification (SIC) codes that were developed by the federal government to describe property. Personal property is classified by business type and SIC codes.

SIC and business type code identification are the cornerstone of the personal property valuation system at the district. SIC codes are delineated based on observable aspects of homogeneity and business use.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the greatest income and the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of personal property is normally its current use.

DATA COLLECTION/VALIDATION

Data Collection Procedures

Personal property data collection procedures are published and distributed to all appraisers involved in the appraisal and valuation of personal property. The appraisal procedures are reviewed and revised to meet the changing requirements of field data collection.

Sources of Data

Business Personal Property

The district's property characteristic data has been collected over a period of years through field inspections, property owner renditions and other available data sources. Every year field inspections allow the appraiser to record changes and gather additional data.

Leased and Multi-Location Assets

The primary source of leased and multi-location assets is the property owner renditions of property. Other sources of data include lessee renditions and field inspections.

VALUATION AND STATISTICAL ANALYSIS (model calibration)

Cost Schedules

Cost data from property owner renditions, hearings, and published cost guides are used to develop the district's cost schedules. The cost schedules are reviewed as necessary to conform to changing market conditions. The schedules are typically in a price per square foot format, but some exception SIC's are in an alternate price per unit format, such as per room for hotels.

Statistical Analysis

The value indicated by a property owner's rendition is compared to the typical value per unit of the appropriate SIC code and/or business type code to determine uniformity and equity.

Depreciation Schedule and Trending Factors:

Business Personal Property

The district's primary approach to the valuation of business personal property is the cost approach. The replacement cost new (RCN) is developed from property owner reported historical cost or from CAD developed valuation models. The trending factors used by the CAD to develop RCN are based on published valuation guides. The percent good depreciation factors used by the district are also based on published valuation guides. The index factors and percent good depreciation factors are used to develop present value factors (PVF), by year of acquisition, as follows:

$$\text{PVF} = \text{INDEX FACTOR} \times \text{PERCENT GOOD FACTOR}$$

The PVF is used as an express calculation in the cost approach. The PVF is applied to reported historical cost as follows:

$$\text{MARKET VALUE ESTIMATE} = \text{PVF} \times \text{HISTORICAL COST}$$

This mass appraisal PVF schedule is used to ensure that estimated values are uniform and consistent within the market and reflect current economic pressures of supply and demand. See attached Exhibit "D" for the 2022 Business Personal Property Reappraisal Summary along with the 2022 Business Personal Property Appraisal Schedule; a density schedule used in appraising inventory and furniture, fixtures, and equipment; a personal property worksheet; description of equipment used to establish the life of each class; and the depreciation table for each classification.

Computer Assisted Personal Property Appraisal (CAPPA)

The CAPPA valuation process has two main objectives: 1) Analyze and adjust estimated asset cost with existing SIC models. 2) Develop new models for business classifications not previously integrated into CAPPA. The delineated sample is reviewed for accuracy of SIC code, square footage, field data, and original cost information. Models are created and refined using actual original cost data to derive a typical replacement cost new (RCN) per square foot for a specific category of assets. The RCN per square foot is depreciated by the estimated age using the depreciation table adopted for the tax year.

The data sampling process is conducted in the following order: 1) Prioritizing Standard Industrial Classification (SIC) codes for model analysis. 2) Compiling the data and developing the reports. 3) Field checking the selected samples. The models are then tested against the previous year's data. The typical RCN per square foot (or applicable unit) is determined by a statistical analysis of the available data.

CAPPA model values are used in the general business personal property valuation program to estimate the value of new accounts for which no property owner's rendition is filed. Model values are also used to establish tolerance parameters for testing the valuation of property for

which prior data years' data exist or for which current year rendered information is available. The calculated current year value or the prior year's value is compared to the indicated model value by the valuation program. If the value being tested is within an established acceptable percentage tolerance range of the model value, the account passes that range check and moves to the next valuation step. If the account fails the tolerance range check, it is flagged for individual review. Allowable tolerance ranges may be adjusted from year to year depending on the analysis of the results of the prior year.

Vehicles

Value estimates for vehicles are based on published book values or depreciated cost, and there are also considerations available for high mileage.

Leased and Multi-Location Assets

Leased and multi-location assets are valued using the PVF schedules mentioned above or published book values.

INDIVIDUAL VALUE REVIEW PROCEDURES

Office Review

Business Personal Property

Accounts with changes in location, size, or business volume are reviewed and updated as needed. Renditions from property owners, information recorded during field inspections, information provided at hearings and Marshall & Swift cost guides are compared to the district's density schedules. Accounts are established for new businesses and accounts for closed business with no assets are set inactive.

Utility Property Valuation Process

INTRODUCTION

Appraisal Responsibility

Utility properties are the tangible assets of various businesses including electric production, transmission, and distribution companies, railroads, petroleum product gathering and delivery pipelines, telephone and communication providers and others and are appraised by Pritchard & Abbott, Inc. The valuation of these properties is considered to be complex due to the involvement of both tangible and intangible property elements that comprise these businesses and due to the size of some of the utilities that are regional and national companies. The appraisal of these companies becomes complex when considering the valuation of the property as a unit in place, evaluating the property by the approaches to value at the company level.

Once the estimated value of the unit is completed, the estimated market value is allocated based on the tangible property assets that are located within Montague CAD.

Appraisal Resources

- **Personnel – Pritchard & Abbott, Inc.**

Data - A common set of data characteristics for each utility property account in the district is collected from the various government regulatory agency records, field inspections, and property owner renditions. This data is entered to the district's computer system. Individual company financial information is gather through industry specific governmental filings such as Federal Energy Regulatory Commission Reports, Securities and Exchange Commission 10-k filings, and Public Utility Commission publications. Other company information is gathered from annual reports, internal appraisals, and other in-house and industry publications. Property owner renditions are requested to document and list property owned and located in the district's jurisdiction (i.e.: track mileage, number of meters, pipeline size and mileage, substation and transmission capacity, etc.). The property characteristic data drives the computer-assisted appraisal of the property.

The appraisal of utility property considers the three-approach analysis to form an opinion of value for the property.

VALUATION AND STATISTICAL ANALYSIS (model calibration)

Approaches to Valuation, Reconciliation

Valuation of tangible assets for utility companies relies primarily on indications of value based on the cost and income approaches to value. The quantity and quality of the available information is considered to determine the weight given to the results of the approaches.

Value Review Procedures

Review of the valuation of utility property is based on verifying economic and financial factors as well as physical plant. Value estimates for each company are developed and then compared on a per unit basis to similar companies to ensure uniformity. The PTD estimates the value of utility properties and the results, when compared to the appraisal valuation estimated by the district for these properties yield ratios. This ratio study of certain utility properties indicates the level and uniformity of appraisal for this category of property.

Minerals (Oil and Gas Reserves) Valuation Process

Montague Appraisal District contracts with Pritchard & Abbott, Inc. of Fort Worth, Texas for the valuation of minerals within the boundaries of the appraisal district. Please refer to the 2023 and 2024 Biennial Reappraisal Plan that was developed by Pritchard & Abbott, Inc.



LIMITING CONDITIONS

The appraised value estimates provided by the district are subject to the following conditions:

1. The appraisals were prepared exclusively for ad valorem tax purposes.
2. The property characteristic data upon which the appraisals were based is assumed to be correct. Exterior inspections of the property appraised were performed as staff resources and time allowed. Some interior inspections of property appraised were performed at the request of the property owner and required by the district for clarification purposes and to correct property descriptions.
3. Sales data was obtained from vendors and considered reliable. Validation of sales transactions was also attempted through questionnaires to buyer and seller, telephone survey and field review.
4. I have attached a list of staff providing significant mass appraisal assistance to the person signing this certification.

Certification Statement:

"I, Kim Haralson, Chief Appraiser for the Montague County Appraisal District, solemnly swear that I made or caused to be made a diligent effort to ascertain all property in the district subject to appraisal by me. I included in the records all property of which I am aware at an appraised value which, to the best of my knowledge and belief, was determined as required by law."


Chief Appraiser
Kim Haralson

STAFF PROVIDING SIGNIFICANT MASS APPRAISAL ASSISTANCE

<u>NAME</u>	<u>TITLE</u>	<u>BTPE NUMBER</u>	<u>TYPE OF ASSISTANCE</u>
Kim Haralson, RPA	Chief Appraiser Business Personal Property	64178	Supervise and Performs Data Collection and Valuation Correlation
Tammie Messer, RPA	Senior Appraiser	69821	Data Collection and Valuation Correlation

EXHIBIT A

Document Examples for Residential Appraisal

- Map of Neighborhood
- Summary of Neighborhood
- Field Cards Before and After Changes With Schedules For Class
- Recap of Ratio Study Report – Before Adjustments
- Recap of Ratio Study Report – After Report
- Ratio for Class
- Gain or Loss History Comparison For Neighborhood
- Equality Report

EXHIBIT B

Document Examples for Commercial Appraisal

- Commercial Summary Report by Property Type See Appraisal Manual
- Market Adjustments from Sales Analysis
- Market Adjustment Study
- Market Analysis by Age, Use, Condition
- Sales Ratio Study(Only two Sales on Report No Adjustments)
- Income Model
- Cost Hybrid Model

EXHIBIT C

Business Personal Property Reappraisal Summary – 2022

The District field inspected 968 accounts of Business Personal Property accounts. In addition, Business Personal Property appraisers reviewed 625 renditions submitted by taxpayers.

See attached:

- Exhibit C-1 See Montague County Appraisal Manual For Schedules
- Exhibit C-2 Density Schedules for Inventory and Furniture, Fixtures & Equipment (Sample)
We use the Comptrollers Density Schedules
- Exhibit C-3 Personal Property Field Card
- Exhibit C-4 Depreciation Test For Depreciation Table
- Exhibit C-5 Depreciation Definitions
- Exhibit C-6 Real Estate Depreciation Table
- Exhibit C-7 Mobile Depreciation Guide
- Exhibit C-8 Personal Property Guide

EXHIBIT D

Intended Users

Jurisdictions

Montague County

Alvord ISD

Bowie ISD

Forestburg ISD

Gold-burg ISD

Montague ISD

Nocona ISD

Prairie Valley ISD

Saint Jo ISD

Slidell ISD

City of Bowie

City of Nocona

City of Saint JO

City of Sunset

Clear Creek Watershed

Farmers Creek Watershed

Nocona Hospital District

All Property Owners

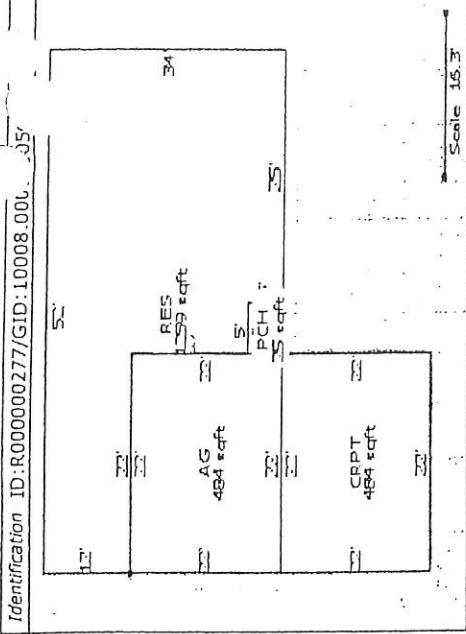
Governmental Entities – open record – anyone could be the user

Legal Informant

GILBREATH ...HARD SR
1300 BELLAIRE ST
BOWIE, TX 76230

LEGAL: LOT 50, ALJO
SITUS: 1300 BELAIR

WESTEAD
VOL: 446
PAGE: 108
DATE: 6/27/2008



Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantor
6/27/08	D-14	446	108		6/27/08	90,200		BARTHOLD ROGER
2/1/06	344	302			2/1/06	90,200		BARTHOLD ROGER
12/5/01	20	146			9/30/93	55,000		SPIKES GABE P & ** NO PREVIOUS

Geo Quad	Aerial	Map Id	Use	Agent	Mortgage	FAR
0						

Grp #	Imp Cls	Year/EF Yr	Sqft	Cpsf	Buildings	Features	Cn Cd	Cn %	Dp Cd	Dp %	Ec %	Cpl %	Loc %	Total
1/1	GM1	1977/NA	1,259.00	63.76	103,817	5,666	1	-24	1	83,207				83,207

Code/Description	Hs	Year/EF Yr	Class	Sqft	Cpsf	Buildings	Features	Cn %	Dp Cd	Dp %	Ec %	Cpl %	Ptd	Value
RES-RESIDENCE				1,259	63.76	80,274							1	80,274
AG-GARAGE				484	31.88	15,430							1	15,430
CRPT-CARPORIT				484	15.94	7,715							1	7,715
PCH-PORCH				25	15.94	398							1	398

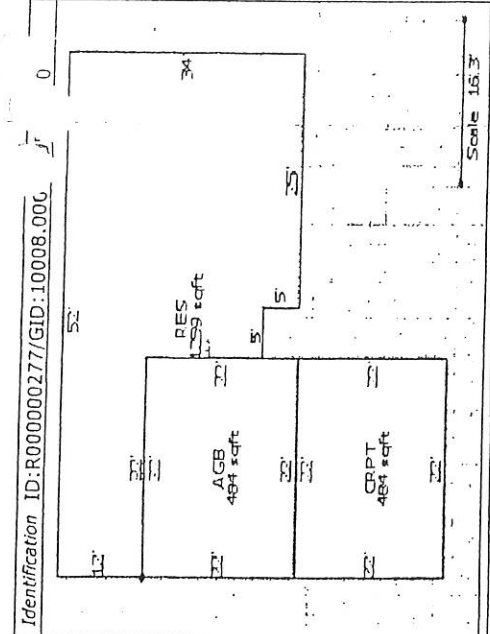
Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj Amt	Hs	Mkt Value	Ptd	Prd	Spec Value
10008P	67.2 FF/88.8 RF/131 DF	75		87.05	5,850	5,850			

Features EWS-BRICK,FD1-SLAB FOUNDATION,BD1-PAVED,RD,REL-COMP SHINGLES,RT2-GABLE,AC-AC CONVERSION,2,0-2 BATHS,
MONTAGUE CAD
Appr By Appr Dt Chkd By Chkd Dt
User 1/1/00 1/1/00
Print Date / Time
KIM 2/26/2010 10:15:53 AM

Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
MG MONTAGUE COUNTY	17,812	.004379		311.99
BO BOWIE ISD	15,000	.012877		953.67
BC CITY OF BOWIE	89,060	.0034		302.8
RZ ROAD DISTRICT 2-A	89,060			
** ESTIMATED TOTAL				1,568.46

2010	Ptd	Change +/-	Cert	2009	Ptd
Impr Hs	83,210	A1	-1,130	84,340	A1
Impr Non Hs	0		0	0	
Land Hs	5,850	A1	1,950	3,900	A1
Land Non Hs	0		0	0	
Prod Mkt	0		0	0	
Per / Min	0		0	0	
Total Market	89,060		820	88,240	
Prod Loss	0		0	0	
Cap Loss	0		0	0	
Assessed	89,060		820	88,240	

Prod Code / Prod Units / Prod Cpu
Misc
Nbh
EXRME2009
Quick Link: [Barcode]



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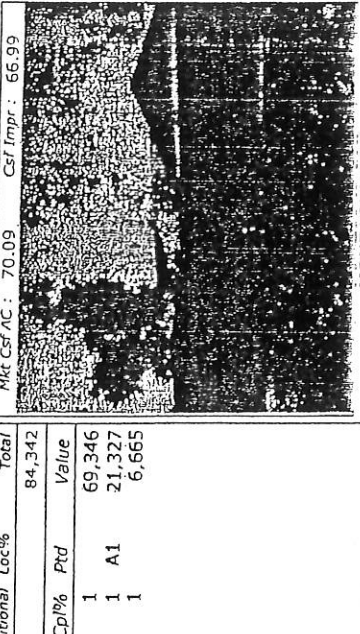
Exemptions/Deed
 JIMESTEAD
 VOL: 446
 PAGE: 108
 DATE: 6/27/2008

Legal Information
 LEGAL: LOT 50, ALSO
 SITUUS: 1300 BELAIR

Ownership
 GILBREATH RICHARD SR
 1300 BELLAIRE ST
 BOWIE, TX 76230

OWNER INTEREST 1.0

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantor	Grantee
6/27/08	D-14	446	108		6/27/08	90,200		GILBREATH RICHARD	BARTHOLD ROGER
2/1/06		344	302		2/1/06	90,200		BARTHOLD ROGER	WALKER RANDAL & SPIKES GABE P &
12/5/01		20	146		9/30/93	55,000		** NO PREVIOUS	



Geo Quad	Aerial	Map Id	Use	Agent	Mortgage	FAR
0						

Grp#	Imp Cls	Year/Eff Yr	Sqft	Cpsf	Buildings	Features	Cn Cd	Cn%	Dp Cd	Dp%	Fn%	Ec%	Cpl%	Adjusted	Additional Loc%	Total
1/1	GM1	1977/NA	1,259.00	55.08	97,338	1,888								1	84,342	84,342

Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Cn% Dp Cd	Dp%	Fn%	Ec%	Cpl%	Ptd	Value
RES-RESIDENCE				1,259	55.08	69,346							1	69,346
AGB-GARAGE				484	44.06	21,327							1	21,327
CRPT-CARPORT				484	13.77	6,665							1	6,665

Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj%	Adj Amt	Hs	Mkt Value	Ptd	Ptd Spec Value
10008P	67.2 FF/88.8 RF/131 DF	50	58.04		3,900		3,900		

Entity / Description	Txbl Value	Tax Rate	Fz Yr	Ext. Tax Levy
MG MONTAGUE COUNTY	17,648	.004379		309.12
BO BOWIE ISD	15,000	.012877		943.11
BC CITY OF BOWIE	88,240	.0034		300.02
R2 ROAD DISTRICT 2-A	88,240			
** ESTIMATED TOTAL				1,552.25

Standard Report

Account #	R277
Property Owner:	GILBREATH RICHARD
Address:	1300 BELAIR
City:	BOWIE
State/Province:	Texas
ZIP/Postal Code:	76230
Surveyed By:	Kim Haralson
Study Year	1/1/2010

Single-family Residence	
Effective Age:	28
Cost as of:	December, 2008
Style:	One Story
Exterior Wall:	Masonry, Common Brick 100%
Plumbing Fixtures:	6

Floor Area:	1,259 Square Feet
Quality:	3 Average
Condition:	3 Average

	Units	Cost	Total
Base Cost	1,259	59.86	75,364
Plumbing Fixtures	6	1,056.00	6,336
Comp. Shingle or Built-up Rock	1,259	1.98	2,493
Slab on Grade	1,259	4.24	5,338
Floor Cover Allowance	1,259	3.01	3,790
Warmed & Cooled Air	1,259	4.87	6,131
Plumbing Rough-ins	1	418.00	418
Appliance Allowance	1	2,442.00	2,442
Basic Structure Total Cost	1,259	81.26	102,312
Attached Garage	484	19.77	9,859
Carport, Shed Roof	484	10.10	4,888
Subtotal Garage			14,747
Raised Slab Porch with Roof	25	29.30	733
Subtotal Extras			733
Replacement Cost New	1,259	93.56	117,792
Physical + Functional Depreciation 28.0%			32,983
Total Depreciated Cost			84,809
Land			5,040
Non Building			5,040
Total			\$89,849

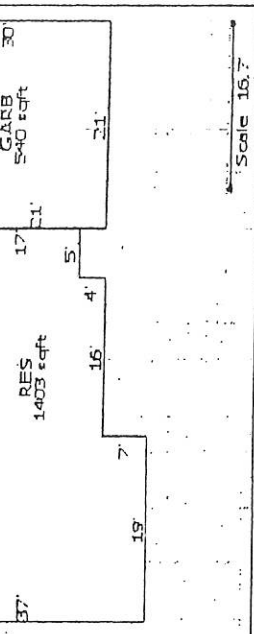
Cost data by Marshall & Swift, L.P.

Remarks

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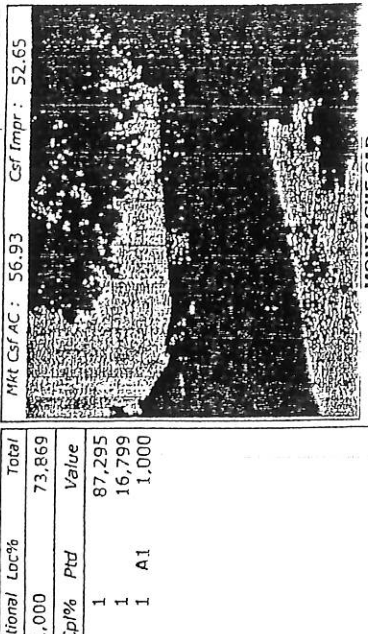
Legal Information
 LEGAL: LOT 126, ALJO
 SITUS: 1302 DALLAS

MEIER PETER MICHELLE
 1302 DALLAS ST
 BOWIE, TX 76230



Legal Information
 VOL: 477
 PAGE: 68
 DATE: 3/25/2009

Year/Deed	Page	Inst	Price	Value@Sale	Grantor
3/25/09	68		81,000		MEIER PETER & STEVENS EVELYN
12/19/00	338				STEVENS EVELYN
1/1/00					STEVENS P W



Mkt Csf AC: 56.93 Csf Impr: 52.65

Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Cn Cd	Cn%	Dp Cd	Dp%	Fm%	Ec%	Cpl%	Dp%	Fr%	Ec%	Cpl%	Ptd	Value	Total
RES-RESIDENCE				1,403	62.22	1	87,295								1					87,295	73,869
GARB-GARAGE				540	31.11	1	16,799								1					16,799	
MOB-METAL BUILD				1	1,000	1	1,000								1					1,000	

MONTAGUE CAD
 Appr By: 1/1/00
 Appr Dt: 1/1/00
 User: KIM
 Print Date: 2/26/2010 10:49:42 AM

Features: ED1-SLAB FOUNDATION, RT1-HIP, RT2-GABLE, REL-COMP SHINGLES, RD1-PAVED, RD, AC-AC CONVERSION, 2, 0-2 BATHS.

Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj Amt	Hs	Mkt Value	Ptd	Spec Value
80 FF/80 RF/130 DF	75	75		6,000	6,000	6,000		

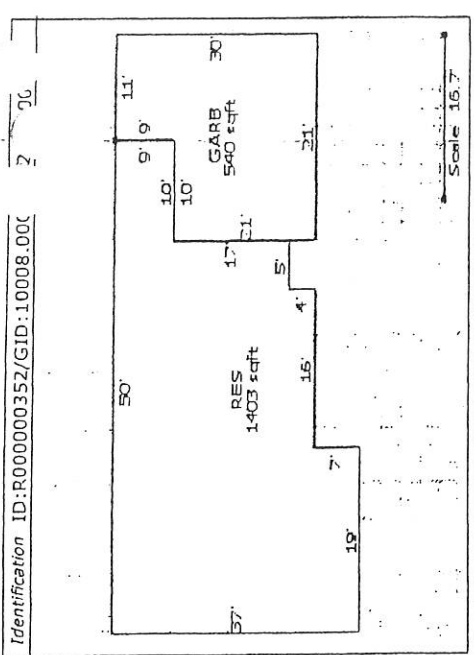
Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
MG MONTAGUE COUNTY	79,870	.004379		349.75
BO BOWIE ISD	79,870	.012877		1,028.49
BC CITY OF BOWIE	79,870	.0034		271.56
R2 ROAD DISTRICT 2-A	79,870			1,649.8
** ESTIMATED TOTAL				

2010 Ptd	Change +/-	Cert	2009 Ptd
73,870 A1	-8,880		82,750 A1
6,000 A1	2,000		4,000 A1
79,870	-6,880		86,750
79,870	-6,880		86,750

Imp/Non Hs	Units	Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj Amt	Hs	Mkt Value	Ptd	Spec Value
80 FF/80 RF/130 DF	75	75		6,000	6,000	6,000				

Misc: EXRME2009

Quick Link: [Barcode]



Identification ID: R000000352/GID: 10008.00C

Options/Deed
VOL: 477
PAGE: 68
DATE: 3/25/2009

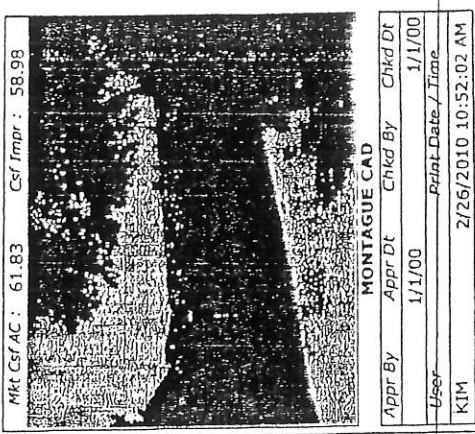
LEGAL: LOT 126, ALJO
SITUS: 1302 DALLAS

OWNER INTEREST 1.0

ALT:
MIN:
XREF:

Sale Dt	Type	Vol	Page	Inst	Price	Value@Sale	Grantor	Grantee
3/25/09	D-13	477	68		81,000		MEIER PETER & STEVENS EVELYN	STEVENS EVELYN
12/19/00		178	338				STEVENS EVELYN	STEVENS P W
1/1/00								

Geo Quad Aerial Map Id Use Agent
0



Mkt Csf AC: 61.83 Csf Impr: 58.98

Grp#	Imp Cfs	Year/Eff Yr	Sqft	Cpsf	Buildings	Features	Cn Cd	Cn%	Dp Cd	Dp%	Fn%	Ec%	Cp%	Additional Loc%	Total
1/1	GM1	1973/NA	1,403.00	53.75	100,083	2,104		-2	1	81,750	1,000				82,750

Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Cn% Dp Cd	Dp%	Fn%	Ec%	Cp%	Ptd	Value
RES-RESIDENCE			FLT	1,403	53.75	75,411			1					75,411
GARB-GARAGE				540	45.69	24,672			1					24,672
MOB-METAL BUILD				1	1,000	1,000			1				A1	1,000

Features: FD1-SLAB FOUNDATION,B11-HIP,R12-GABLE REL-COMP SHINGLES,RD1-PAVED RD,AC-AC CONVERSION,2.0-2 BATHS,

Appr By: MONTAGUE CAD
Appr Dt: 1/1/00
Chkd By: 1/1/00
User: KIM
Print Date / Time: 2/26/2010 10:52:02 AM

Prod Code / Prod Units / Prod Cpu

LnD Cd	Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj%	Adj Amt	Hs	Mkt Value	Ptd	Spec Value	Txbl Value	Tax Rate	Fz Yr	Ext. Tax Levy
10008P	80 FF/80 RF/130 DF	50	50			4,000		4,000		4,000	86,750	.004379		379.88

2009	Ptd	Change +/-	Cert	2008	Ptd
Impr Hs	82,750	A1	0	82,750	A1
Impr Non Hs	0		0	0	
Land Hs	4,000	A1	0	4,000	A1
Land Non Hs	0		0	0	
Prod Mkt	0		0	0	
Per / Min	0		0	0	
Total Market	86,750		0	86,750	
Prod Loss	0		0	0	
Cap Loss	0		0	0	
Assessed	86,750		0	86,750	

Entity / Description
MG MONTAGUE COUNTY
BO BOWIE ISD
BC CITY OF BOWIE
R2 ROAD DISTRICT 2-A
** ESTIMATED TOTAL

Nbh: EXRME2009

Quick Link: [Barcode]

Standard Report

Account #
 Property Owner:
 Address:
 City:
 State/Province:
 ZIP/Postal Code:
 Surveyed By:
 Study Year

R352
 MEIER PETER
 1302 DALLAS
 BOWIE
 Texas
 76230

10/1/2010

Single-family Residence
 Effective Age: 32
 Cost as of: December, 2008
 Style: One Story
 Exterior Wall: Masonry, Common Brick 100%
 Plumbing Fixtures: 6

Floor Area: 1,403 Square Feet
 Quality: 2.5 Fair/Average
 Condition: 2.5 Badly Worn/Average

	Units	Cost	Total
Base Cost	1,403	55.50	77,867
Plumbing Fixtures	6	943.80	5,663
Comp. Shingle or Built-up Rock	1,403	1.82	2,553
Slab on Grade	1,403	4.14	5,808
Floor Cover Allowance	1,403	2.56	3,592
Warmed & Cooled Air	1,403	4.93	6,917
Plumbing Rough-ins	1	398.20	398
Appliance Allowance	1	2,178.00	2,178
Basic Structure Total Cost	1,403	74.82	104,976
Attached Garage	540	18.78	10,141
Subtotal Garage			10,141
Open Slab Porch	20	5.79	116
Subtotal Extras			116
Replacement Cost New	1,403	82.13	115,233
Physical + Functional Depreciation 37.0%			42,636
Total Depreciated Cost			72,597
Land			6,000
Non Building			6,000
Total			\$78,597

Cost data by Marshall & Swift, L.P.

Remarks

Find a Property

[F6] Switch Tabs

Property Search (R23133) | (P640)

Next [F12] Exit

Improvement Class Table Maintenance for 2012

Class Code	Min Value	Max Value	Rate	Min Value	Max Value	Rate
0	0-0	67.84				
1000	1-1000	67.84				
Description: GOOD MASONRY SINGLE STORY	1200	1001-1200	67.65			
	1400	1201-1400	63.76			
Standard Number of Baths: 2.0	1600	1401-1600	62.22			
Full Bath Variance: 2000	1800	1601-1800	60.88			
Half Bath Variance: 1500	2000	1801-2000	59.73			
	2200	2001-2200	56.70			
Flat Valuation Table: N	2400	2201-2400	57.74			
Percent to Apply for (+/-) Adjustment: 0.00	2600	2401-2600	56.90			
Amount to Apply for (+/-) Adjustment: 0.00	2800	2601-2800	56.11			
Local Multiplier Percent to Adjust Value: 0.000	999999999	2800-End...	56.11			
Default Depreciation Code:						
Interpolate Cost Per Square Foot: N						
Adjust CSF Amounts (+/-) by Percent: .00						
Bld Code: (Default)						

Taxes Due	Mail
10.00	RR
172.33*	36
1485.23	36
11,306.62*	36

Search for 'REAVES JODY' returned 4 Property(s) listed for selection.

Tools
Functions
Reporting

Property Search (R23133) | (P640)

[F11] Next [F12] Exit

Property Improvement Class Table Maintenance for 2010

Class Code	Min Value	Max Value	Rate	Rate	Rate	Rate	Rate
0	0-0		67.84				
1000	1-1000		67.84				
Description	GOOD MASONRY SINGLE STORY	1200	1001-1200	67.65			
1400	1201-1400		63.76				
Standard Number of Baths	2.0	1600	1401-1600	62.22			
Full Bath Variance	2000	1800	1601-1800	60.88			
Half Bath Variance	1500	2000	1801-2000	59.73			
2200	2001-2200		58.70				
Flat Valuation Table	N	2400	2201-2400	57.74			
Percent to Apply for (+ /-) Adjustment	0.000	2600	2401-2600	56.90			
Amount to Apply for (+ /-) Adjustment	0.00	2800	2601-2800	56.11			
Local Multiplier-Percent to Adjust Value	0.000	999999999	2800-End...	56.11			
Default Depreciation Code							
Interpolate Cost Per Square Foot	N						
Adjust CSF Amounts (+ /-) by Percent	.00						
Adjust by %							
Bld Code (Default)							

Taxes Due	Mall
\$0.00	RR
\$72.33*	36
\$425.29	36
\$1,306.62*	36

Update Analyze Class Appraisal Standards (MAPS) Print Print All

Search for 'REAVES JODY' returned 4 Property(s) listed for selection.

[F8] Find a Property

[F6] Switch Tabs

Property Search (R23133) | (P640)

Project Improvement Class Table Maintenance for 2009

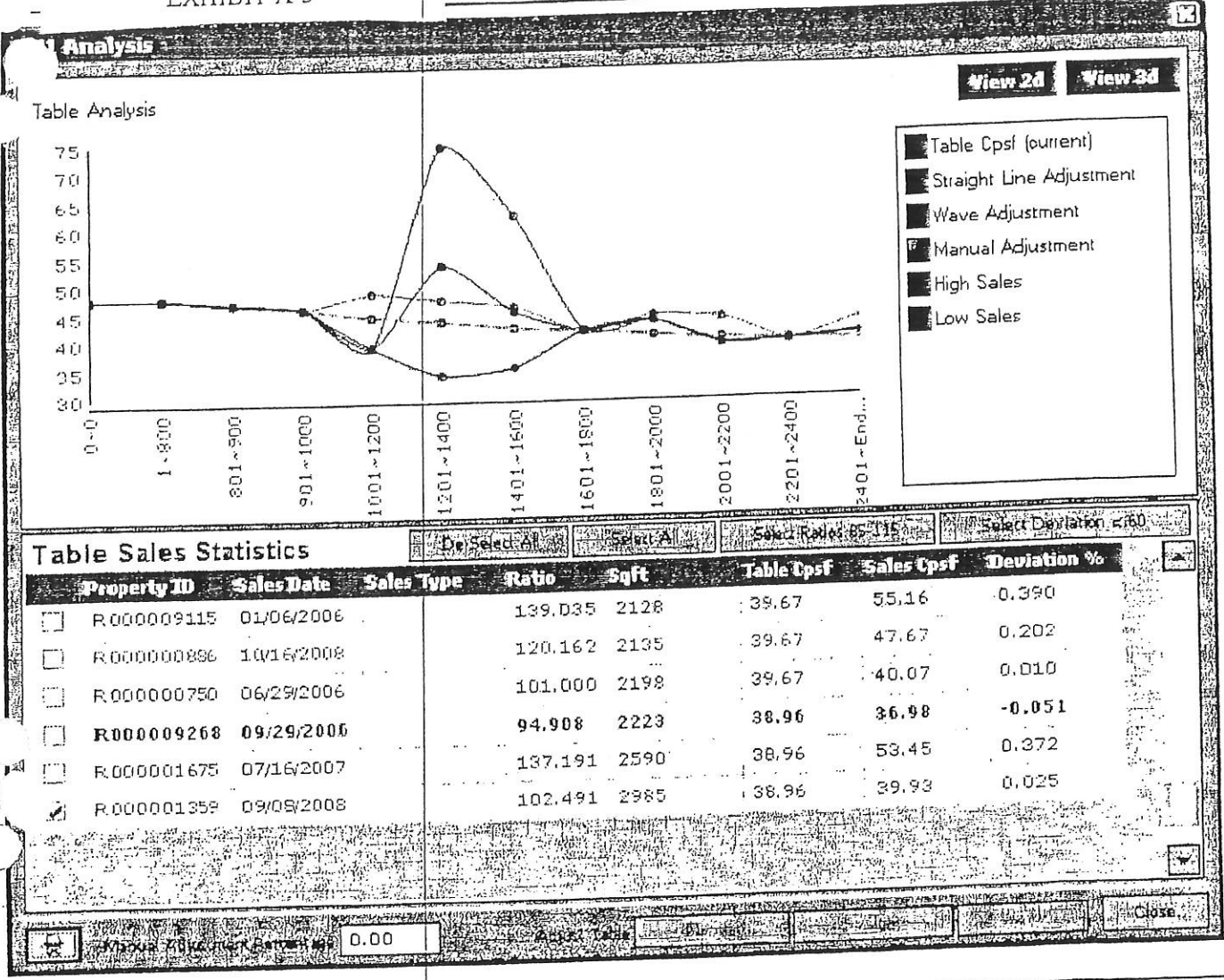
Class Code	Class Name	Min Value	Max Value	Rate	Rate Type
0	0-0			58.60	
1000	1-1000			58.60	
Description	GOOD MASONRY SINGLE STORY	1200	1001-1200	58.44	
		1400	1201-1400	55.08	
Standard Number of Baths	2.0	1600	1401-1600	53.75	
Full Bath Variance	2000	1800	1601-1800	52.59	
Half Bath Variance	1500	2000	1801-2000	51.60	
		2200	2001-2200	50.70	
Flat Valuation Table	N	2400	2201-2400	49.88	
Percent to Apply for (+ / -) Adjustment	0.000	2600	2401-2600	49.15	
Amount to Apply for (+ / -) Adjustment	0.00	2800	2601-2800	48.48	
Local Multiplier Percent to Adjust Value	0.000	999999999	2800-End...	48.48	
Default Depreciation Code					
Interpolate Cost Per Square Foot	N				
Adjust CSF Amounts (+/-) by Percent	.00				
Bid Code (Default)					

Taxes Due	Mall
10.00	RR
472.33*	36
1485.29	36
11,806.62*	36

Jobs Functions Reporting

Search for 'REAVES JODY' returned 4 Property(s) listed for selection.

Sample Class Analysis



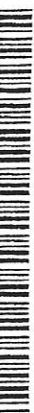
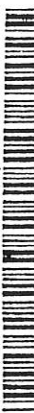
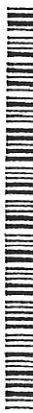


Notes

2/26/2010 3:50 PM

EXHIBIT A-4

Est. Before Charges to Aljo

Sale No	Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Sales Price/Date	Sales Ratio
(1)	ID:R000000313 / 2010 GEO:10008.0000.0087.0000 VOL: 485 PAGE: 833 DATE: 6/17/2009	OWNER INTEREST 1.0 LEAVY ELEANOR GRANTEE: MOSS STANLEY & REBECCA GRANTOR: LEAVY JAMES & OWEN VIVIAN	LOT 87, ALJO, **ELEANOR LEAVY RES LIFE EST** SITUS: 1300 CARRIZO	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRMEZ010 MISC: LIF	116,600 IMP MKT 6,880 LND MKT 123,480 TOTAL MKT 85.77 CFSF(SALES) 78.45 CFSF(APPR) 74.08 CFSF(IMPR) GM1 IMP CLS 1574 SOFT 1978 EFF YR	A1 A1	135,000 6/17/2009	91.5
Quick Link: 								
(2)	ID:R000000352 / 2010 GEO:10008.0000.0126.0000 VOL: 477 PAGE: 68 DATE: 3/25/2009	OWNER INTEREST 1.0 MEIER PETER & MICHELLE GRANTEE: MEIER PETER & MICHELLE GRANTOR: STEVENS EVELYN (DECD)	LOT 126, ALJO SITUS: 1302 DALLAS	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRMEZ009	73,870 IMP MKT 6,000 LND MKT 79,870 TOTAL MKT 57.73 CFSF(SALES) 56.93 CFSF(APPR) 52.65 CFSF(IMPR) GM1 IMP CLS 1403 SOFT 1973 EFF YR	A1 A1	81,000 3/25/2009	98.6
Quick Link: 								
(3)	ID:R000000358 / 2010 GEO:10008.0000.0132.0000 VOL: 495 PAGE: 302 DATE: 9/22/2009	OWNER INTEREST 1.0 HICKS JIM GRANTEE: HICKS JIM GRANTOR: SHOEMAKER R L (DECD) & FRANCES	LOT 132, ALJO SITUS: 1301 DALLAS	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRMEZ010	93,860 IMP MKT 9,100 LND MKT 102,960 TOTAL MKT 57.54 CFSF(SALES) 64.39 CFSF(APPR) 58.70 CFSF(IMPR) GM1 IMP CLS 1599 SOFT 1977 EFF YR	A1 A1	92,000 9/22/2009	111.9
Quick Link: 								
(4)	ID:R000000372 / 2010 GEO:10008.0000.0146.0000 VOL: 483 PAGE: 245 DATE: 5/29/2009	OWNER INTEREST 1.0 NELSON RONALD & SHERRY GRANTEE: NELSON RONALD & SHERRY GRANTOR: THORNE TRAVIS LEE & LORI KAY	LOT 146, ALJO SITUS: 1100 DANA	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRMEZ010	123,180 IMP MKT 6,570 LND MKT 129,750 TOTAL MKT 90.45 CFSF(SALES) 78.64 CFSF(APPR) 74.65 CFSF(IMPR) GM1 IMP CLS 1650 SOFT 2003 EFF YR	A1 A1	149,350 5/29/2009	86.9
Quick Link:  <i>Rebeck</i>								
(5)	ID:R000000385 / 2010 GEO:10008.0000.0161.0000 VOL: 495 PAGE: 854 DATE: 9/29/2009	OWNER INTEREST 1.0 GARNER JOSHUA GRANTEE: GARNER JOSHUA GRANTOR: BLANTON ELANA	LOT 161, ALJO SITUS: 1105 HIDALGO	ENTITIES: MG,BO,BC,R2 COMMENTS: SP 72,000 LESS 2,000 CONCESSIONS	67,010 IMP MKT 4,300 LND MKT 71,310 TOTAL MKT 64.70 CFSF(SALES) 65.91 CFSF(APPR) 56.28 CFSF(IMPR) FM1 IMP CLS 1082 SOFT 1983 EFF YR	A1 A1	70,000 9/29/2009	101.9
Quick Link: 								

2/26/2010 3:50 PM

Sale No	Parcel ID	Ratio	Arith-Mean Deviation (1)	Wegh-Mean Deviation (2)	Median Deviation (3)	Price	Market	Taxable	Sqft	Class
4	R000000372	86.9	11.3	9.3	11.7	149,250	129,750	129,750	1,650	GMI
1	R000000313	91.5	6.7	4.7	7.1	135,000	123,480	123,480	1,574	GMI
2	R000000352	98.6	0.4	2.4	0.0	81,000	79,870	79,870	1,403	GMI
5	R000000385	101.9	3.7	5.7	3.3	70,000	71,310	71,310	1,082	FMI
3	R000000358	111.9	13.7	15.7	13.3	92,000	102,960	102,960	1,599	GMI
Totals:		490.8	35.8	37.8	35.4	527,250	507,370	507,370	7,308	

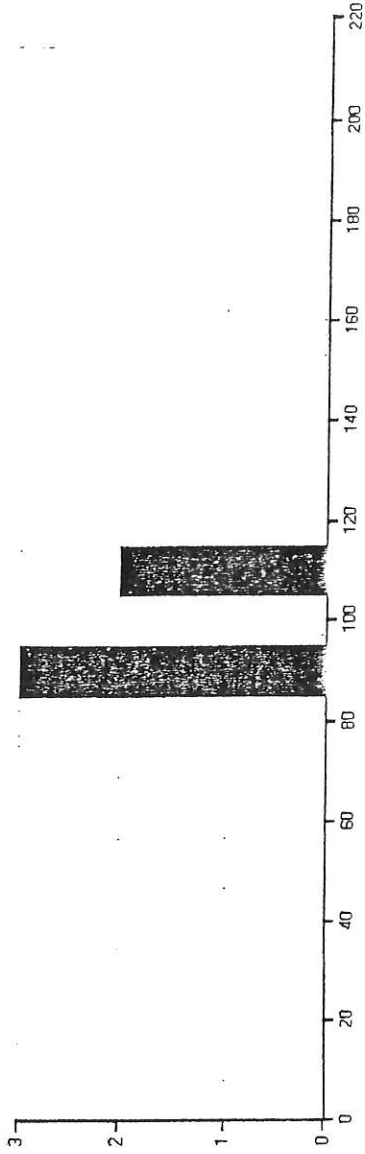
Statistics

	0-20	21-40	41-60	61-80	81-100	101-120	121-140	141-160	161-180	181-200	201-220+
Frequency of Ratio:	0	0	0	0	3	2	0	0	0	0	b
Distribution:											

Dispersion Coefficient
 Arith-Mean 7.30
 Weigh-Mean 7.70
 Median 7.21


Arithmetic Mean 98.16
 Weighted Mean 96.23
 Median 98.60


Avg Csf (Sales): 72.15
 Avg Csf (Appr): 69.43





File Account Information Ownership Legal Entities/Comments/Coding Appraised Value Ptd Pr. Date Sales Ratio

ID: R000000313 / 2011
 LEAVY ELEANOR
 GRANTEE: MOSS STANLEY & REBECCA
 GRANTOR: LEAVY JAMES & OWEN VIVIAN
 (GE: 833
 ATE: 6/17/2009
 LOT 87, ALJO, **ELEANOR LEAVY RES LIFE EST**
 SITUS: 1300 CARRIZO
 ENTITIES: MG,BO,BC,R2
 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED
 NBH: EXRME2010,NOT10
 MISC: LIF
 116,600 IMP MKT A1 135,000
 6,990 LND MKT A1 6/17/2009
 123,480 TOTAL MKT
 85.77 CPSF(SALES)
 78.45 CPSF(APPR)
 74.08 CPSF(IMPR)
 GM1 IMP CLS
 1574 SQFT
 1978 EFF YR


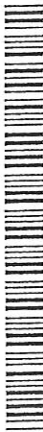
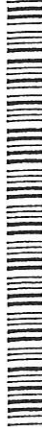
Quick Link: 
 ID: R000000352 / 2011
 MEIER PETER & MICHELLE
 GRANTEE: MEIER PETER & MICHELLE
 GRANTOR: STEVENS EVELYN (DECD)
 (OL: 477
 AGE: 68
 ATE: 3/25/2009
 LOT 126, ALJO
 SITUS: 1302 DALLAS
 ENTITIES: MG,BO,BC,R2
 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED
 NBH: EXRME2009,NOT10
 74,080 IMP MKT A1 81,000
 6,000 LND MKT A1 3/25/2009
 80,080 TOTAL MKT
 57.73 CPSF(SALES)
 57.08 CPSF(APPR)
 52.80 CPSF(IMPR)
 GM1 IMP CLS
 1403 SQFT
 1973 EFF YR

Quick Link: 
 ID: R000000358 / 2011
 HICKS JIM
 GRANTEE: HICKS JIM
 GRANTOR: SHOEMAKER R L (DECD) & FRANCES
 (VOL: 495
 PAGE: 302
 DATE: 9/22/2009
 LOT 132, ALJO
 SITUS: 1301 DALLAS
 ENTITIES: MG,BO,BC,R2
 COMMENTS: SLR PAID 5,5520
 NBH: EXRME2010,NOT10
 89,050 IMP MKT A1 92,000
 9,100 LND MKT A1 9/22/2009
 98,150 TOTAL MKT
 57.54 CPSF(SALES)
 61.38 CPSF(APPR)
 55.69 CPSF(IMPR)
 GM1 IMP CLS
 1599 SQFT
 1977 EFF YR

Quick Link: 
 ID: R000000372 / 2011
 NELSON RONALD & SHERRY
 GRANTEE: NELSON RONALD & SHERRY
 GRANTOR: THORNE TRAVIS LEE & LORI KAY
 (VOL: 483
 PAGE: 245
 DATE: 5/29/2009
 LOT 146, ALJO
 SITUS: 1100 DANA
 ENTITIES: MG,BO,BC,R2
 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED
 NBH: EXRME2010,NOT10
 125,760 IMP MKT A1 149,250
 6,570 LND MKT A1 5/29/2009
 132,330 TOTAL MKT
 90.45 CPSF(SALES)
 80.20 CPSF(APPR)
 76.22 CPSF(IMPR)
 GM1 IMP CLS
 1650 SQFT
 2003 EFF YR

Quick Link: 
 ID: R000000373 / 2011
 EDWARDS DAVID RUSSELL
 GRANTEE: EDWARDS DAVID RUSSELL
 GRANTOR: CORNSTUBBLE SHERMAN V
 (VOL: 505
 PAGE: 453
 DATE: 1/7/2010
 LOT 147 & 150, ALJO
 SITUS: 1103 DANA
 ENTITIES: MG,BO,BC,R2
 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED
 NBH: NOT10, EXRME2011
 77,140 IMP MKT A1 90,000
 12,380 LND MKT A1 1/7/2010
 89,520 TOTAL MKT
 73.29 CPSF(SALES)
 72.90 CPSF(APPR)
 62.81 CPSF(IMPR)
 AM1 IMP CLS
 1228 SQFT
 1985 EFF YR

Quick Link: 

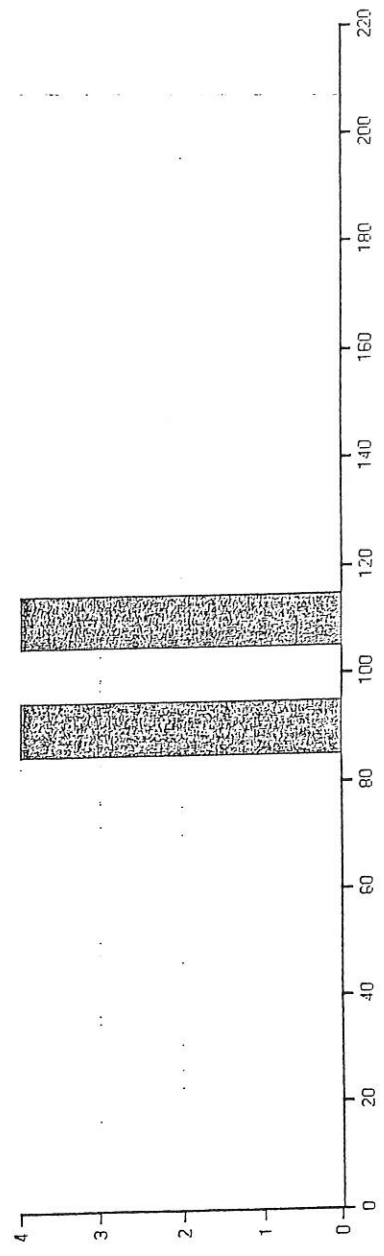
Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	S Date	Sales Ratio
ID: R000000384 / 2011 EO: 10008.0000.0160.0000 OL: 538 AGE: 217 DATE: 10/18/2010 Quick Link: 	OWNER INTEREST 1.0 DAVIS COLBY Q GRANTEE: DAVIS COLBY Q GRANTOR: HUDSON KENNY & KERRI	LOT 160, ALJO SITUS: 1106 DANA	ENTITIES: MG,BO,BC,R2 COMMENTS: 132,000 CONCESSIONS 6,000 NBH: NOT10,EXRME2011 MISC: SLT	121,950 IMP MKT A1 6,190 LND MKT A1 128,140 TOTAL MKT 86.36 CPSF(SALES) 87.83 CPSF(APPR) 83.58 CPSF(IMPR) AM1 IMP CLS 1459 SQFT 1983 EFF YR	A1	126,000 10/18/2010	101.7
ID: R000000395 / 2011 EO: 10008.0000.0161.0000 OL: 495 AGE: 854 DATE: 9/29/2009 Quick Link: 	OWNER INTEREST 1.0 GARNER JOSHUA GRANTEE: GARNER JOSHUA GRANTOR: BLANTON ELANA	LOT 161, ALJO SITUS: 1105 HIDALGO	ENTITIES: MG,BO,BC,R2 COMMENTS: SP 72,000 LESS 2,000 CONCESSIONS NBH: NOT10	67,540 IMP MKT A1 6,450 LND MKT A1 73,990 TOTAL MKT 47.98 CPSF(SALES) 50.71 CPSF(APPR) 46.29 CPSF(IMPR) FM1 IMP CLS 1459 SQFT 1983 EFF YR	A1	70,000 9/29/2009	105.7
ID: R000000386 / 2011 EO: 10008.0000.0162.0000 OL: 524 AGE: 356 DATE: 6/28/2010 Quick Link: 	OWNER INTEREST 1.0 MCLENNON GEORGE GRANTEE: MCLENNON GEORGE GRANTOR: ENLOW J DWAYNE	LOT 162, ALJO SITUS: 1107 HIDALGO	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: NOT10	66,460 IMP MKT A1 5,410 LND MKT A1 72,870 TOTAL MKT 51.10 CPSF(SALES) 57.29 CPSF(APPR) 52.24 CPSF(IMPR) FM1 IMP CLS 1272 SQFT 1983 EFF YR	A1	65,000 6/28/2010	112.1

ALL JURISDICTIONS

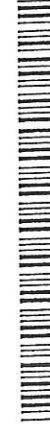
Parcel ID	Ratio	Arith-Mean Deviation (1)	Weight-Mean Deviation (2)	Median Deviation (3)	Price	Market	Taxable	Sqft	Class
R000000372	88.7	11.9	10.1	11.9	149,250	132,330	132,330	1,650	GM1
R000000313	91.5	9.1	7.3	9.1	135,000	123,480	123,480	1,574	GM1
R000000352	98.9	1.7	0.1	1.7	81,000	80,080	80,080	1,403	GM1
R000000373	99.5	1.1	0.7	1.1	90,000	89,520	89,520	1,228	AM1
R000000384	101.7	1.1	2.9	1.1	126,000	128,140	128,140	1,459	AM1
R000000385	105.7	5.1	6.9	5.1	70,000	73,990	73,990	1,459	FMI
R000000358	106.7	6.1	7.9	6.1	92,000	98,150	98,150	1,599	GM1
R000000386	112.1	11.5	13.3	11.5	65,000	72,870	72,870	1,272	FMI
Totals:	804.8	47.6	49.2	47.6	808,250	798,560	798,360	11,644	

Statistics

	0-20	21-40	41-60	61-80	81-100	101-120	121-140	141-160	161-180	181-200	201-220+
Frequency of Ratio:	0	0	0	0	4	4	0	0	0	0	0
Distribution:											
Dispersion Coefficient	5.91										
High-Mean	6.11										
Median	5.91										
Arithmetic Mean	100.60										
Weighted Mean	98.80										
Median	100.60										
Avg Csf (Sales):	69.41										
Avg Csf (Appr):	68.58										





Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	S	Price/Date	Files Ratio
ID: R000000373 / 2011 : 10008.0000.0147.0000 : 505 E: 453 E: 1/7/2010	OWNER INTEREST 1.0 EDWARDS DAVID RUSSELL GRANTEE: EDWARDS DAVID RUSSELL GRANTOR: CORNSTUBBLE SHERMAN V	LOT 147 & 150, ALJO SITUS: 1103 DANA	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: NOT10,EXRME2011	77,140 IMP MKT A1 12,380 LND MKT A1 89,520 TOTAL MKT 73.29 CPSF(SALES) 72.90 CPSF(APPR) 62.81 CPSF(IMPR) AM1 IMP CLS 1228 SQFT 1985 EFF YR	A1 A1	90,000 1/7/2010		99.5
ID: R000000384 / 2011 : 10008.0000.0160.0000 : 538 E: 217 E: 10/18/2010	OWNER INTEREST 1.0 DAVIS COLBY Q GRANTEE: DAVIS COLBY Q GRANTOR: HUDSON KENNY & KERRI	LOT 160, ALJO SITUS: 1106 DANA	ENTITIES: MG,BO,BC,R2 COMMENTS: 132,000 CONCESSIONS 6,000 NBH: NOT10,EXRME2011 MISC: SLT	121,950 IMP MKT A1 6,190 LND MKT A1 128,140 TOTAL MKT 86.36 CPSF(SALES) 87.83 CPSF(APPR) 83.58 CPSF(IMPR) AM1 IMP CLS 1459 SQFT 1983 EFF YR	A1 A1	126,000 10/18/2010		101.7
ID: R000000516 / 2011 : 10024.0003.0002.0000 : 504 E: 215 E: 12/31/2009	OWNER INTEREST 1.0 GOLDEN EUGENE GRANTEE: GOLDEN EUGENE GRANTOR: OLIVER GREGORY PAUL	LOT 2, BLK 3, BOWIE HEIGHTS SITUS: 1403 SANDERS	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2010,NOT10	65,200 IMP MKT A1 3,500 LND MKT A1 68,700 TOTAL MKT 57.26 CPSF(SALES) 55.40 CPSF(APPR) 52.58 CPSF(IMPR) AM1 IMP CLS 1240 SQFT 1978 EFF YR	A1 A1	71,000 12/31/2009		96.8
ID: R000000619 / 2011 : 10040.0001.0002.0000 : 541 E: 84 E: 10/26/2010	OWNER INTEREST 1.0 ENLOW J DWAYNE GRANTEE: ENLOW J DWAYNE GRANTOR: MARR OPAL IRENE TRUST (DECD)	LOT 2, BLK 1, WELDON CLARK SITUS: 1103 N MILL	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: NOT10 MISC: SLT	93,620 IMP MKT B1 4,000 LND MKT B1 97,620 TOTAL MKT 39.16 CPSF(SALES) 40.24 CPSF(APPR) 38.59 CPSF(IMPR) AM1 IMP CLS 2426 SQFT 1980 EFF YR	B1 B1	95,000 10/26/2010		102.8
ID: R000000937 / 2011 : 10060.0005.0005.0000 : 520 E: 513 E: 5/27/2010	OWNER INTEREST 1.0 ERFURT PAMELA & JONES RICHARD GRANTEE: ERFURT PAMELA & JONES RICHARD GRANTOR: WALTERS LLOYD E (BOTH DECD)	LOT 5, BLK 5, EDWARDS SITUS: 270 EDWARDS DR	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2010	66,270 IMP MKT A1 4,000 LND MKT A1 70,270 TOTAL MKT 39.37 CPSF(SALES) 38.95 CPSF(APPR) 36.74 CPSF(IMPR) AM1 IMP CLS 1804 SQFT 1965 EFF YR	A1 A1	71,070 5/27/2010		98.9




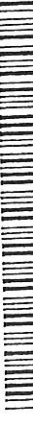
Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Price/Date	Ratio
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ID: R00000986 / 2011 10064.0003.002D.0000 : 533 E: 12/17/2009	OWNER INTEREST 1.0 SAUCEDO JESUS & MARICELA GRANTEE: SAUCEDO JESUS & MARICELA GRANTOR: WOLSEY RICKY	LOT 2-D, BLK 3, GLENN HILLS S/D SITUS: 807 E CLAY	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: NOT10	64,860 IMP MKT A1 3,150 LND MKT A1 68,010 TOTAL MKT 31.33 CPSF(SALES) 42.61 CPSF(APPR) 40.64 CPSF(IMPR) AM1 IMP CLS 1596 SQFT 1968 EFF YR		50,000 12/17/2009	136.0
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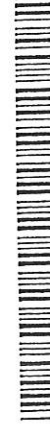
 ID: R00001079 / 2011 10072.0003.0011.0000 : 538 E: 115 E: 10/13/2010	OWNER INTEREST 1.0 CUNNINGHAM CRAIG & AMY JO GRANTEE: CUNNINGHAM CRAIG & AMY JO GRANTOR: KILLEN LYNFORD R	LOT 11, BLK 3, HAMILTON & ROBERTS SITUS: 1402 JACKSON	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2011	67,720 IMP MKT A1 4,200 LND MKT A1 71,920 TOTAL MKT 39.71 CPSF(SALES) 47.60 CPSF(APPR) 44.82 CPSF(IMPR) AM1 IMP CLS 1511 SQFT 1977 EFF YR		60,000 10/13/2010	119.9
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 ID: R00001157 / 2011 10078.0004.0002.0000 : L: 501 SE: 510 TE: 12/3/2009	OWNER INTEREST 1.0 GILLASPIA PAUL & JUDY GRANTEE: GILLASPIA PAUL & JUDY GRANTOR: GILLASPIA TRENT	LOT 2, BLK 4, HILLCREST SITUS: 808 ELBA	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2010,NOT10	74,080 IMP MKT A1 4,500 LND MKT A1 78,580 TOTAL MKT 47.17 CPSF(SALES) 46.33 CPSF(APPR) 43.68 CPSF(IMPR) AM1 IMP CLS 1696 SQFT		80,000 12/3/2009	98.2
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 ID: R00001355 / 2011 10094.0007.0016.0000 : OL: 541 AGE: 171 DATE: 11/5/2010	OWNER INTEREST 1.0 VINING TAVIE GRANTEE: VINING TAVIE GRANTOR: HUTSON DALLAS	PT OF LOT 16 & ALL 17-18, BLK 7, LAMB SITUS: 709 SMALL	ENTITIES: MG,BO,BC,R2 NBH: EXRME2009,NOT10 MISC: SLT	53,820 IMP MKT A1 5,000 LND MKT A1 58,820 TOTAL MKT 33.02 CPSF(SALES) 38.12 CPSF(APPR) 45.86 CPSF(IMPR) AM1 IMP CLS 1543 SQFT 1964 EFF YR		50,950 9/7/2009	115.4
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 ID: R00001355 / 2011 10094.0007.0016.0000 : OL: 541 AGE: 171 DATE: 11/5/2010	OWNER INTEREST 1.0 VINING TAVIE GRANTEE: VINING TAVIE GRANTOR: HUTSON DALLAS	PT OF LOT 16 & ALL 17-18, BLK 7, LAMB SITUS: 709 SMALL	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2009,NOT10 MISC: SLT	53,820 IMP MKT A1 5,000 LND MKT A1 58,820 TOTAL MKT 38.00 CPSF(SALES) 38.12 CPSF(APPR) 45.86 CPSF(IMPR) AM1 IMP CLS 1543 SQFT 1964 EFF YR		89,500 11/5/2010	65.7
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Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Pri., Date	Les ratio
ID: R000001386 / 2011 : 10096.0004.0027.0000 : 520 E: 136 E: 5/10/2010	OWNER INTEREST 1.0 BRICKEY GEORGE GRANTEE: STEVENS AND TULL OPPORTUNITY FUND II LP GRANTOR: SWARTZ & BROUGH INC	PT OF LOTS 27-32, BLK 4-C, LAMB & HULME SITUS: 803 LAMB	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: NOT10 MISC: SLT	59,040 IMP MKT A1 3,600 LND MKT A1 62,640 TOTAL MKT 31.17 CPSF(SALES) 38.67 CPSF(APPR) 35.44 CPSF(IMPR) AM1 IMP CLS 1620 SQFT 1955 EFF YR		5/10/2010	124.0
 ID: R000001694 / 2011 : 10118.0004.0003.0000 : 485 E: 872 E: 6/18/2009	OWNER INTEREST 1.0 WEBB MALLORY GRANTEE: EVANS BRENDA & ROBERT GRANTOR: SAVAGE DELOUCE (DECD)	LOT 3, BLK 4, LYNWOOD ESTATES SITUS: 223 TANGLEWOOD	ENTITIES: MG,BO,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2010,NOT10 MISC: SLT	73,280 IMP MKT A1 6,030 LND MKT A1 79,310 TOTAL MKT 64.21 CPSF(SALES) 63.65 CPSF(APPR) 58.81 CPSF(IMPR) AM1 IMP CLS 1246 SQFT 1971 EFF YR		6/18/2009	99.1
 ID: R000001694 / 2011 : 10118.0004.0003.0000 : 485 E: 154 E: 12/3/2010	OWNER INTEREST 1.0 WEBB MALLORY GRANTEE: WEBB MALLORY GRANTOR: EVANS BRENDA & ROBERT	LOT 3, BLK 4, LYNWOOD ESTATES SITUS: 223 TANGLEWOOD	ENTITIES: MG,BO,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2010,NOT10 MISC: SLT	73,280 IMP MKT A1 6,030 LND MKT A1 79,310 TOTAL MKT 64.21 CPSF(SALES) 63.65 CPSF(APPR) 58.81 CPSF(IMPR) AM1 IMP CLS 1246 SQFT 1971 EFF YR		12/3/2010	99.1
 ID: R000001839 / 2011 : 10140.0003.0003.0000 : 490 E: 285 E: 7/28/2009	OWNER INTEREST 1.0 DAVIS PHILLIP & GLENDA GRANTEE: DAVIS, PHILLIP & GLENDA GRANTOR: GARRETT, MATT & COURTNEY	LOT 3, BLK 3, NORTH PARK S/D SITUS: 1503 LINDA	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2010,NOT10	97,020 IMP MKT A1 7,500 LND MKT A1 104,520 TOTAL MKT 55.67 CPSF(SALES) 55.42 CPSF(APPR) 51.44 CPSF(IMPR) AM1 IMP CLS 1886 SQFT 1978 EFF YR		7/28/2009	99.5
 ID: R000001842 / 2011 : 10140.0003.0006.0000 : 491 E: 378 E: 8/14/2009	OWNER INTEREST 1.0 DUNNAM GLEN & JAMIE GRANTEE: DUNNAM GLEN & JAMIE GRANTOR: CRUMPLER JOYCE	LOT 6, BLK 3, NORTH PARK S/D SITUS: 1509 LINDA	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2010,NOT10	111,230 IMP MKT A1 7,500 LND MKT A1 118,730 TOTAL MKT 62.18 CPSF(SALES) 61.52 CPSF(APPR) 57.63 CPSF(IMPR) AM1 IMP CLS 1930 SQFT 1979 EFF YR		8/14/2009	98.9

Link:

Link:

Link:

Link:

Link:

Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Price/Date	Sales Ratio
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ID: R000001848 / 2011 : 10140.0004.0001.0000 : 492 E: 341 E: 8/19/2009	OWNER INTEREST 1.0 OWNER: REED KAREN GRANTEE: REED KAREN GRANTOR: BOWMAN JACKIE L ET UX KAMI LEIGH	LOT 1, BLK 4, NORTH PARK S/D SITUS: 1502 LINDA	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2010,NOT10	99,610 IMP MKT A1 7,500 LND MKT A1 107,110 TOTAL MKT 57.22 CPSF(SALES) 55.21 CPSF(APPR) 51.35 CPSF(IMPR) AM1 IMP CLS 1940 SQFT 1983 EFF YR	A1 A1	111,000 8/19/2009	96.5
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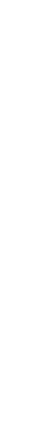
ick Link:

ID: R000002047 / 2011 : 10144.0018.0005.0000 : 494 E: 512 E: 9/8/2009	OWNER INTEREST 1.0 MINNICK STORHY GRANTEE: MINNICK STORHY GRANTOR: BALL JERRY & BOBBIE	LOTS 5 & 6, BLK 18, OAKLAWN SITUS: 801 N MATTHEWS	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: EXRME2010,NOT10	65,870 IMP MKT A1 5,600 LND MKT A1 71,470 TOTAL MKT 39.05 CPSF(SALES) 39.93 CPSF(APPR) 36.80 CPSF(IMPR) AM1 IMP CLS 1790 SQFT 1940 EFF YR	A1 A1	69,000 9/8/2009	102.2
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ick Link:

ID: R000002250 / 2011 : 10166.0001.0010.0637 L: 516 E: 489 E: 4/23/2010	OWNER INTEREST 1.0 BLACKBURN RANDALL GRANTEE: BLACKBURN RANDALL GRANTOR: FANNIE MAE	LOT 10, BLK 1, ROACH SITUS: 1407 NUGENT	ENTITIES: MG,BO,BC,R2 COMMENTS: SP 78,000 \$ 4,000 CONCESSIONS DOM 62 NBH: NOT10	64,940 IMP MKT A1 3,230 LND MKT A1 68,170 TOTAL MKT 47.80 CPSF(SALES) 44.04 CPSF(APPR) 42.52 CPSF(IMPR) AM1 IMP CLS 1548 SQFT 1965 EFF YR	A1 A1	74,000 4/23/2010	92.1
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ick Link:

ID: R000002254 / 2011 : 10166.0002.0001.0000 L: 493 E: 38 E: 8/31/2009	OWNER INTEREST 1.0 HAMLIN CURTIS JR GRANTEE: HAMLIN CURTIS JR GRANTOR: HENLEY ROGER & NANCY	LOT 1, BLK 2, ROACH BOWIE SITUS: 1400 NUGENT	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: NOT10	65,980 IMP MKT A1 3,230 LND MKT A1 70,210 TOTAL MKT 60.34 CPSF(SALES) 60.53 CPSF(APPR) 57.74 CPSF(IMPR) AM1 IMP CLS 1160 SQFT 1975 EFF YR	A1 A1	70,000 8/31/2009	100.3
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ick Link:

ID: R000002730 / 2011 : 10198.0001.0006.0000 L: 503 E: 147 E: 12/15/2009	OWNER INTEREST 1.0 MORSE GARDNER GRANTEE: MORSE GARDNER GRANTOR: STONECREST INCOME AND OPPORTUNITY FUND 1 LLC	LOT 6, BLK 1, TERRY LEE SITUS: 502 W GREENWOOD AVE	ENTITIES: MG,BO,BC,R2 COMMENTS: *****FORECLOSURE***** NBH: EXRME2010,NOT10	58,640 IMP MKT A1 4,250 LND MKT A1 62,890 TOTAL MKT 20.33 CPSF(SALES) 51.13 CPSF(APPR) 47.68 CPSF(IMPR) AM1 IMP CLS 1230 SQFT 1968 EFF YR	A1 A1	25,000 12/15/2009	251.6
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ick Link:

BOWIE CM1 CLASS

5/20/2011 4:17 PM

Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Price/Date	Files Ratio
ID: R000023823 / 2011 20587.0108 0000.0026 HOLMES REBECCA NETTIE GRANTOR: INDIAMAC FEDERAL BANK GRANTOR: SMITH CHRISTOPHER & GRIT : 236 : 234 E: 1/6/2009	OWNER INTEREST 1.0 HOLMES REBECCA NETTIE GRANTOR: INDIAMAC FEDERAL BANK GRANTOR: SMITH CHRISTOPHER & GRIT	AB 587, BLK 108, PANOLA CSL SITU: 125 PINK WILSON RD ACRES: 6.350	ENTITIES: MG,BO,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: NOT10	88,330 IMP MKT E1 30,480 LND MKT E1 118,810 TOTAL MKT 19.79 CPSF(SALES) 30.94 CPSF(APPR) 23.00 CPSF(IMPR) AM1 IMP CLS 3840 SQFT 1951 EFF YR		76,000 1/6/2009	156.3
ID: R000013475 / 2011 20767.2829 0000.0250 JONES JAMEY GRANTOR: WARREN JOSEPH ALEX (DECD)	OWNER INTEREST 1.0 JONES JAMEY GRANTOR: WARREN JOSEPH ALEX (DECD)	AB 767, BLK 2829, TE8L CO SURVEY SITU: 717 THEATER RD ACRES: 1.266	ENTITIES: MG,BO,BC,R2 COMMENTS: ****\$4,000 SELLER CONCESSIONS SP 89,000 NBH: NOT10,EXRME2011	77,640 IMP MKT A1 7,600 LND MKT A1 85,240 TOTAL MKT 45.87 CPSF(SALES) 46.00 CPSF(APPR) 41.90 CPSF(IMPR) AM1 IMP CLS 1853 SQFT		85,000 10/7/2010	100.3
ID: R000014579 / 2011 20955.0000 0000.0000 REEVES KEITH & PATRICIA E: 1/1/1900	OWNER INTEREST 1.0 REEVES KEITH & PATRICIA	AB 955, W B DOOLEY SITU: 2396 S HWY 59 ACRES: 1.720	ENTITIES: MG,BO,R2 NBH: NOT10	50,670 IMP MKT A1 10,320 LND MKT A1 60,990 TOTAL MKT 27.32 CPSF(SALES) 33.33 CPSF(APPR) 27.69 CPSF(IMPR) AM1 IMP CLS 1830 SQFT 1960 EFF YR		50,000 9/28/2009	122.0
ID: R000016544 / 2011 31875.0000 0003.0000 CORMIER FAYE GRANTOR: WELLS FARGO BANK GRANTOR: TIPPY JAMES E: 12/1/2009	OWNER INTEREST 1.0 CORMIER FAYE GRANTOR: WELLS FARGO BANK GRANTOR: TIPPY JAMES	TRACT 3, HIDDEN OAKS S/D SITU: 311 HIDDEN OAKS CT ACRES: 5.654	ENTITIES: MG,BO,R2 COMMENTS: FORECLOSURE NBH: EXRME2010,NOT10	86,110 IMP MKT A1 28,270 LND MKT A1 114,380 TOTAL MKT 60.61 CPSF(SALES) 86.65 CPSF(APPR) 65.24 CPSF(IMPR) AM1 IMP CLS 1320 SQFT 2006 EFF YR		80,000 12/1/2009	143.0

Link: [Barcode]

Link: [Barcode]

Link: [Barcode]

Link: [Barcode]

BOWIE C M1 CLASS

Parcel ID	Ratio	Arith-Mean Deviation (1)	Weight-Mean Deviation (2)	Median Deviation (3)	Price	Market	Taxable	Sqft	Class
R000001355	65.7	47.6	41.5	34.6	89,500	58,820	58,820	1,543	AM1
R000002250	92.1	21.2	15.1	8.2	74,000	68,170	68,170	1,548	AM1
R000001848	96.5	16.8	10.7	3.8	111,000	107,110	107,110	1,940	AM1
R000000516	96.8	16.5	10.4	3.5	71,000	68,700	68,700	1,240	AM1
R000001157	98.2	15.1	9.0	2.1	80,000	78,580	78,580	1,696	AM1
R000000937	98.9	14.4	8.3	1.4	71,020	70,270	70,270	1,804	AM1
R000001842	98.9	14.4	8.3	1.4	120,000	118,730	118,730	1,930	AM1
R000001694	99.1	14.2	8.1	1.2	80,000	79,310	79,310	1,246	AM1
R000001694	99.1	14.2	8.1	1.2	80,000	79,310	79,310	1,246	AM1
R000000373	99.5	13.8	7.7	0.8	90,000	89,520	89,520	1,228	AM1
R000001839	99.5	13.8	7.7	0.8	105,000	104,520	104,520	1,886	AM1
R000002254	100.3	13.0	6.9	0.0	70,000	70,210	70,210	1,160	AM1
R000013475	100.3	13.0	6.9	0.0	85,000	85,240	85,240	1,853	AM1
R000000384	101.7	11.6	5.5	1.4	126,000	128,140	128,140	1,459	AM1
R000002047	102.2	11.1	5.0	1.9	69,900	71,470	71,470	1,790	AM1
R000000619	102.8	10.5	4.4	2.5	95,000	97,620	97,620	2,426	AM1
R000001355	115.4	2.1	8.2	15.1	50,950	58,820	58,820	1,543	AM1
R000001079	119.9	6.6	12.7	19.6	60,000	71,920	71,920	1,511	AM1
R000014579	122.0	8.7	14.8	21.7	50,000	60,990	60,990	1,830	AM1
R000001386	124.0	10.7	16.8	23.7	50,500	62,640	62,640	1,620	AM1
R000000986	136.0	22.7	28.8	35.7	50,000	68,010	68,010	1,596	AM1
R000016544	143.0	29.7	35.8	42.7	80,000	114,380	114,380	1,320	AM1
R000023823	156.3	43.0	49.1	56.0	76,000	118,810	118,810	3,840	AM1
R000002730	251.6	138.3	144.4	151.3	25,000	62,890	62,890	1,230	AM1
Totals:	2,719.8	523.2	474.4	430.6	1,859,870	1,994,180	1,994,180	40,485	

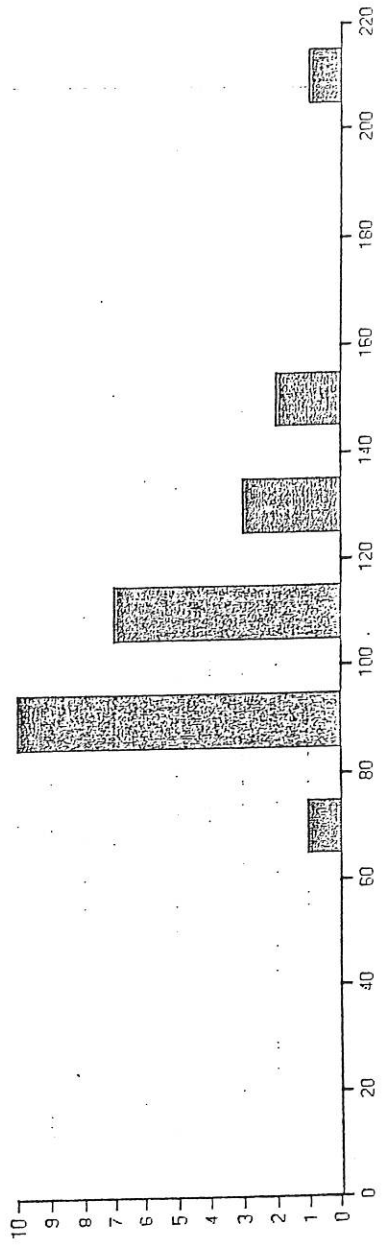
Statistics

Frequency of Ratio:	0-20	21-40	41-60	61-80	81-100	101-120	121-140	141-160	161-180	181-200	201-220+
Distribution:	0	0	0	1	10	7	3	2	0	0	1






Dispersion Coefficient
 19.24
 17.44
 15.83

Arithmetic Mean
 113.32
 Weighted Mean
 107.22
 Median
 100.30





Avg Csf (Sales): 45.94
 Avg Csf (Appr): 49.26



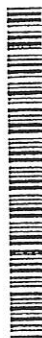
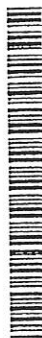
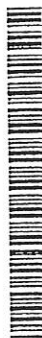
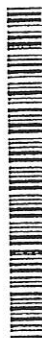
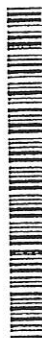
Account Number / Situs	Ownership Information	Legal Information	Ptd	2010	Change +/-	2009
ID:R000000352 / 2010 GEO:10008.0000.0126.0000 SITUS: 1302 DALLAS	MEIER PETER & MICHELLE 1302 DALLAS ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 126, ALJO	IMP: A1 LND: A1	Imp Hs Imp NonHs Lnd Hs Lnd NonHs Prd Mkt Per Mkt Min Mkt Total Mkt Prd Loss Cap Loss Taxable	-8,880 0 2,000 0 0 0 0 -6,880 0 0 -6,880	87,750 0 4,000 0 0 0 0 86,750 0 0 86,750
Quick Link:						
ID:R000000282 / 2010 GEO:10008.0000.0055.0000 SITUS: 1301 BELAIR	FELTON CARROLL 1301 BELAIR ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 55, ALJO	IMP: A1 LND: A1	Imp Hs Imp NonHs Lnd Hs Lnd NonHs Prd Mkt Per Mkt Min Mkt Total Mkt Prd Loss Cap Loss Taxable	-2,900 0 2,030 0 0 0 0 -870 0 0 -870	87,560 0 4,070 0 0 0 0 91,630 0 0 91,630
Quick Link:						
ID:R000000321 / 2010 GEO:10008.0000.0095.0000 SITUS: 1305 CARRIZO	ANTHONY WOODROW WILLARD 1305 CARRIZO BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 95, ALJO	IMP: A1 LND: A1	Imp Hs Imp NonHs Lnd Hs Lnd NonHs Prd Mkt Per Mkt Min Mkt Total Mkt Prd Loss Cap Loss Taxable	-2,890 0 2,250 0 0 0 0 -640 0 0 -640	88,840 0 4,500 0 0 0 0 93,340 0 0 93,340
Quick Link:						
ID:R000000319 / 2010 GEO:10008.0000.0093.0000 SITUS: 1301 CARRIZO	GUNTER TERRY 200 SMYTHE ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 93, ALJO	IMP: A1 LND: A1	Imp Hs Imp NonHs Lnd Hs Lnd NonHs Prd Mkt Per Mkt Min Mkt Total Mkt Prd Loss Cap Loss Taxable	-3,180 0 2,860 0 0 0 0 -640 0 0 -640	85,200 0 5,740 0 0 0 0 93,340 0 0 93,340
Quick Link:						
ID:R000000254 / 2010 GEO:10008.0000.0027.0000 SITUS: 1302 AUSTIN	BELLOWS ELBERT & SANDRA 1302 AUSTIN ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 27, ALJO	IMP: A1 LND: A1	Imp Hs Imp NonHs Lnd Hs Lnd NonHs Prd Mkt Per Mkt Min Mkt Total Mkt Prd Loss Cap Loss Taxable	-2,300 0 2,000 0 0 0 0 -300 0 0 -300	88,640 0 4,000 0 0 0 0 92,640 0 0 92,640
Quick Link:						

Account Number / Situs	Ownership Information	Legal Information	Ptd	2010	Change +/-	2009
ID:R000000354 / 2010 GEO:10008.0000.0128.0000 SITUS: 1004 ZAHARA	ROBERTSON MISTY 1004 ZAHARA DRIVE BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 128, ALJO	IMP: A1 LND: A1	90,790	-4,880	95,670
						
Quick Link:						
ID:R000000260 / 2010 GEO:10008.0000.0033.0000 SITUS: 1301 AUSTIN	LUNRUH RUSSELL 1301 AUSTIN ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 33, ALJO	IMP: A1 LND: A1	77,080	-2,710	79,790
						
Quick Link:						
ID:R000000395 / 2010 GEO:10008.0000.0171.0000 SITUS: 1304 ELDORADO	BRADY SCOTT ET UX JACKIE ROBIN 1304 ELDORADO ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 171, ALJO	IMP: A1 LND: A1	95,320	-2,210	97,530
						
Quick Link:						
ID:R000000253 / 2010 GEO:10008.0000.0026.0000 SITUS: 1304 AUSTIN	ARINGTON JASON & ROBERTSON DEANNA 1304 AUSTIN ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 26, ALJO	IMP: A1 LND: A1	93,350	-1,910	95,260
						
Quick Link:						
ID:R000000353 / 2010 GEO:10008.0000.0127.0000 SITUS: 1300 DALLAS	FORD FLOYD L APT 3101 2000 S MUSTANG RD YUKON, OK 73099 OWNER INTEREST 1.0	LOT 127, ALJO	IMP: A1 LND: A1	82,070	-2,610	84,680
						
Quick Link:						
				90,790	-4,880	95,670
				14,380	4,790	9,590
				0	0	0
				0	0	0
				0	0	0
				105,170	-90	105,260
				0	0	0
				0	0	0
				105,170	-90	105,260
				77,080	-2,710	79,790
				0	0	0
				8,110	2,700	5,410
				0	0	0
				0	0	0
				0	0	0
				85,190	-10	85,200
				0	0	0
				85,190	-10	85,200
				95,320	-2,210	97,530
				0	0	0
				6,750	2,250	4,500
				0	0	0
				0	0	0
				0	0	0
				102,070	40	102,030
				0	0	0
				102,070	40	102,030
				93,350	-1,910	95,260
				0	0	0
				6,000	2,000	4,000
				0	0	0
				0	0	0
				0	0	0
				95,350	90	99,250
				0	0	0
				99,350	90	99,250
				82,070	-2,610	84,680
				0	0	0
				9,080	3,020	6,060
				0	0	0
				0	0	0
				0	0	0
				91,150	410	90,740
				0	0	0
				91,150	410	90,740






HISTORY CUM JSC REPORT






Account Number / Situs	Ownership Information	Legal Information	Ptd	2010	Change +/-	2009
ID:R000000393 / 2010 GEO:10008.0000.0169.0000 SITUS: 1308 ELDORADO Quick Link: 	MC CASH JAMES H 1308 ELDORADO ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 169, ALJO	IMP: A1	Imp Hs	-1,550	110,870
			LND: A1	Imp NonHs	0	0
				Lnd Hs	2,000	4,000
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	450	114,870
				Prd Loss	0	0
				Cap Loss	0	0
				Taxable	450	114,870
				IMP: A1	93,960	96,410
				LND: A1	0	0
				Lnd Hs	9,100	6,070
				Lnd NonHs	0	0
	Prd Mkt	0	0			
	Per Mkt	0	0			
	Min Mkt	0	0			
	Total Mkt	480	107,480			
	Prd Loss	0	0			
	Cap Loss	0	0			
	Taxable	480	107,480			
ID:R000000396 / 2010 GEO:10008.0000.0172.0000 SITUS: 1103 ZAHARA Quick Link: 	WOLSEY VICKI 1103 ZAHARA DRIVE BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 172, ALJO	IMP: A1	Imp Hs	-3,230	94,040
			LND: A1	Imp NonHs	0	0
				Lnd Hs	3,980	7,960
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	750	107,000
				Prd Loss	0	0
				Cap Loss	0	0
				Taxable	750	107,000
				IMP: A1	90,810	94,040
				LND: A1	0	0
				Lnd Hs	11,940	3,980
				Lnd NonHs	0	0
	Prd Mkt	0	0			
	Per Mkt	0	0			
	Min Mkt	0	0			
	Total Mkt	750	107,000			
	Prd Loss	0	0			
	Cap Loss	0	0			
	Taxable	750	107,000			
ID:R000000323 / 2010 GEO:10008.0000.0097.0000 SITUS: 1309 CARRIZO Quick Link: 	BROWN RANDI 1309 CARRIZO ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 97, ALJO	IMP: A1	Imp Hs	-1,320	104,020
			LND: A1	Imp NonHs	0	0
				Lnd Hs	2,080	4,150
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	260	108,170
				Prd Loss	0	0
				Cap Loss	0	0
				Taxable	260	108,170
				IMP: A1	102,700	104,020
				LND: A1	0	0
				Lnd Hs	6,230	2,080
				Lnd NonHs	0	0
	Prd Mkt	0	0			
	Per Mkt	0	0			
	Min Mkt	0	0			
	Total Mkt	260	108,170			
	Prd Loss	0	0			
	Cap Loss	0	0			
	Taxable	260	108,170			
ID:R000000392 / 2010 GEO:10008.0000.0168.0000 SITUS: 1310 ELDORADO Quick Link: 	LACKEY WILLIAM E 1310 ELDORADO ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 168, ALJO	IMP: A1	Imp Hs	-1,240	94,220
			LND: A1	Imp NonHs	0	0
				Lnd Hs	2,000	4,000
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	760	98,220
				Prd Loss	0	0
				Cap Loss	0	0
				Taxable	760	98,220
				IMP: A1	92,980	94,220
				LND: A1	0	0
				Lnd Hs	6,000	2,000
				Lnd NonHs	0	0
	Prd Mkt	0	0			
	Per Mkt	0	0			
	Min Mkt	0	0			
	Total Mkt	760	98,220			
	Prd Loss	0	0			
	Cap Loss	0	0			
	Taxable	760	98,220			

HISTORY COMPARISON REPORT

Account Number / Situs	Ownership Information	Legal Information	Ptd	2010	Change +/-	2009
ID:R000000277 / 2010 GEO:10008.0000.0050.0000 SITUS: 1300 BELAIR  Quick Link:	GILBREATH RICHARD SR 1300 BELLAIRE ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 50, ALJO	IMP: A1 LND: A1	Imp Hs	-1,130	84,340
				Imp NonHs	0	0
				Lnd Hs	1,950	1,900
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	820	85,240
				Prd Loss	0	0
				Cap Loss	820	85,240
Taxable	0	0				
ID:R000000360 / 2010 GEO:10008.0000.0134.0000 SITUS: 1305 DALLAS  Quick Link:	SHAW LEONA W & MARVIN T 1305 DALLAS BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 134, ALJO	IMP: A1 LND: A1	Imp Hs	-1,340	91,200
				Imp NonHs	0	0
				Lnd Hs	2,250	4,500
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	910	95,700
				Prd Loss	0	0
				Cap Loss	910	95,700
Taxable	0	0				
ID:R000000322 / 2010 GEO:10008.0000.0096.0022 SITUS: 1307 CARRIZO  Quick Link:	HAMILTON ANTHONY R & CYNTHIA J 1307 CARRIZO ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 96, ALJO	IMP: A1 LND: A1	Imp Hs	-1,310	95,870
				Imp NonHs	0	0
				Lnd Hs	2,250	4,500
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	940	100,370
				Prd Loss	0	0
				Cap Loss	940	100,370
Taxable	0	0				
ID:R000000357 / 2010 GEO:10008.0000.0131.0000 SITUS: 1102 ZAHARA  Quick Link:	JAMES WAYNE E & ALVONDA L 1102 ZAHARA DR BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 131, ALJO	IMP: A1 LND: A1	Imp Hs	-5,120	95,460
				Imp NonHs	0	3,600
				Lnd Hs	6,090	12,180
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	970	111,250
				Prd Loss	0	0
				Cap Loss	970	111,250
Taxable	0	0				
ID:R000000381 / 2010 GEO:10008.0000.0156.0000 SITUS: 1510 ELDORADO  Quick Link:	WILLS JUDITH 1510 ELDORADO BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 156 & 157, ALJO	IMP: A1 LND: A1	Imp Hs	1,430	112,260
				Imp NonHs	0	0
				Lnd Hs	5,040	5,040
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	1,430	117,300
				Prd Loss	0	0
				Cap Loss	1,430	117,300
Taxable	0	0				

HISTORY CUM JSC REPORT

Account Number / Situs	Ownership Information	Legal Information	Ptd	2010	Change +/-	2009
ID:R000000320 / 2010 GEO:10008.0000.0094.0000 SITUS: 1303 CARRIZO	BAKER, SEAN 1303 CARRIZO ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 94, ALJO	IMP: A1 LND: A1	85,840	-710	86,550
Quick Link: 				Imp Hs Imp NonHs Lnd Hs Lnd NonHs Prd Mkt Per Mkt Min Mkt Total Mkt Prd Loss Cap Loss Taxable	0 0 2,250 0 0 0 0 1,540 0 0 1,540	0 0 4,500 0 0 0 0 91,050 0 0 91,050
ID:R000000283 / 2010 GEO:10008.0000.0056.0000 SITUS: 1303 BELAIR	WALLACE CHARLES E P O BOX 801 BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 56, ALJO	IMP: A1 LND: A1	91,240	-580	91,820
Quick Link: 				Imp Hs Imp NonHs Lnd Hs Lnd NonHs Prd Mkt Per Mkt Min Mkt Total Mkt Prd Loss Cap Loss Taxable	0 0 2,250 0 0 0 0 1,670 0 0 1,670	0 0 4,500 0 0 0 0 95,320 0 0 95,320
ID:R000000276 / 2010 GEO:10008.0000.0049.0000 SITUS: 1302 BELAIR	GUNTER TERRY 200 SMYTHE ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 49, ALJO	IMP: A1 LND: A1	79,900	220	79,680
Quick Link: 				Imp Hs Imp NonHs Lnd Hs Lnd NonHs Prd Mkt Per Mkt Min Mkt Total Mkt Prd Loss Cap Loss Taxable	0 0 1,880 0 0 0 0 2,100 0 0 2,100	0 0 3,750 0 0 0 0 83,430 0 0 83,430
ID:R000000317 / 2010 GEO:10008.0000.0091.0000 SITUS: 1000 ZAHARA	POWELL LORRAINE 4104 SAVANNAH CT COLLEYSVILLE, TX 76034 OWNER INTEREST 1.0	LOT 91, ALJO	IMP: A1 LND: A1	78,600	-3,820	82,420
Quick Link: 				Imp Hs Imp NonHs Lnd Hs Lnd NonHs Prd Mkt Per Mkt Min Mkt Total Mkt Prd Loss Cap Loss Taxable	0 0 6,180 0 0 0 0 2,360 0 0 2,360	0 0 12,380 0 0 0 0 94,800 0 0 94,800
ID:R000000278 / 2010 GEO:10008.0000.0051.0000 SITUS: 804 ZAHARA	CONYERS CLINTON D & EVA R 804 ZAHARA DR BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 51, ALJO	IMP: A1 LND: A1	71,120	-390	71,510
Quick Link: 				Imp Hs Imp NonHs Lnd Hs Lnd NonHs Prd Mkt Per Mkt Min Mkt Total Mkt Prd Loss Cap Loss Taxable	0 0 2,910 0 0 0 0 2,520 0 0 2,520	0 0 5,840 0 0 0 0 77,350 0 0 77,350

Account Number / Situs	Ownership Information	Legal Information	Ptd	2010	Change +/-	2009
ID:R00000281 / 2010 GEO:10008.0000.0054.0000 SITUS: 900 ZAHARA	HOLLAND BETTY JEAN 900 ZAHARA DR BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 54, ALJO	IMP: A1 LND: A1	82,610	2,390	80,220
Quick Link: 				Imp Hs		
				Imp NonHs		
				Lnd Hs		
				Lnd NonHs		
				Prd Mkt		
				Per Mkt		
				Min Mkt		
				Total Mkt		
				Prd Loss		
				Cap Loss		
				Taxable		
ID:R00000316 / 2010 GEO:10008.0000.0090.0000 SITUS: 906 ZAHARA	JOHNSON TROY C & BERTIE S 906 ZAHARA DR BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 90, ALJO	IMP: A1 LND: A1	73,330	-470	73,800
Quick Link: 				Imp Hs		
				Imp NonHs		
				Lnd Hs		
				Lnd NonHs		
				Prd Mkt		
				Per Mkt		
				Min Mkt		
				Total Mkt		
				Prd Loss		
				Cap Loss		
				Taxable		
ID:R00000280 / 2010 GEO:10008.0000.0053.0000 SITUS: 808 ZAHARA	NORED MELINDA COX P O BOX 105 BOWIE, TX 76230 OWNER INTEREST 1.0	LDT 53, ALJO	IMP: A1 LND: A1	73,030	2,590	70,440
Quick Link: 				Imp Hs		
				Imp NonHs		
				Lnd Hs		
				Lnd NonHs		
				Prd Mkt		
				Per Mkt		
				Min Mkt		
				Total Mkt		
				Prd Loss		
				Cap Loss		
				Taxable		
ID:R00000351 / 2010 GEO:10008.0000.0125.0000 SITUS: 1304 DALLAS	TETLETON STEVEN 1107 LADY AMBER CT GRANBURY, TX 76049-8020 OWNER INTEREST 1.0	LOT 125, ALJO	IMP: A1 LND: A1	153,510	3,920	149,590
Quick Link: 				Imp Hs		
				Imp NonHs		
				Lnd Hs		
				Lnd NonHs		
				Prd Mkt		
				Per Mkt		
				Min Mkt		
				Total Mkt		
				Prd Loss		
				Cap Loss		
				Taxable		
ID:R00000314 / 2010 GEO:10008.0000.0088.0000 SITUS: 902 ZAHARA	NATIONS RONALD 902 ZAHARA DR BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 88, ALJO	IMP: A1 LND: A1	77,160	1,950	75,200
Quick Link: 				Imp Hs		
				Imp NonHs		
				Lnd Hs		
				Lnd NonHs		
				Prd Mkt		
				Per Mkt		
				Min Mkt		
				Total Mkt		
				Prd Loss		
				Cap Loss		
				Taxable		






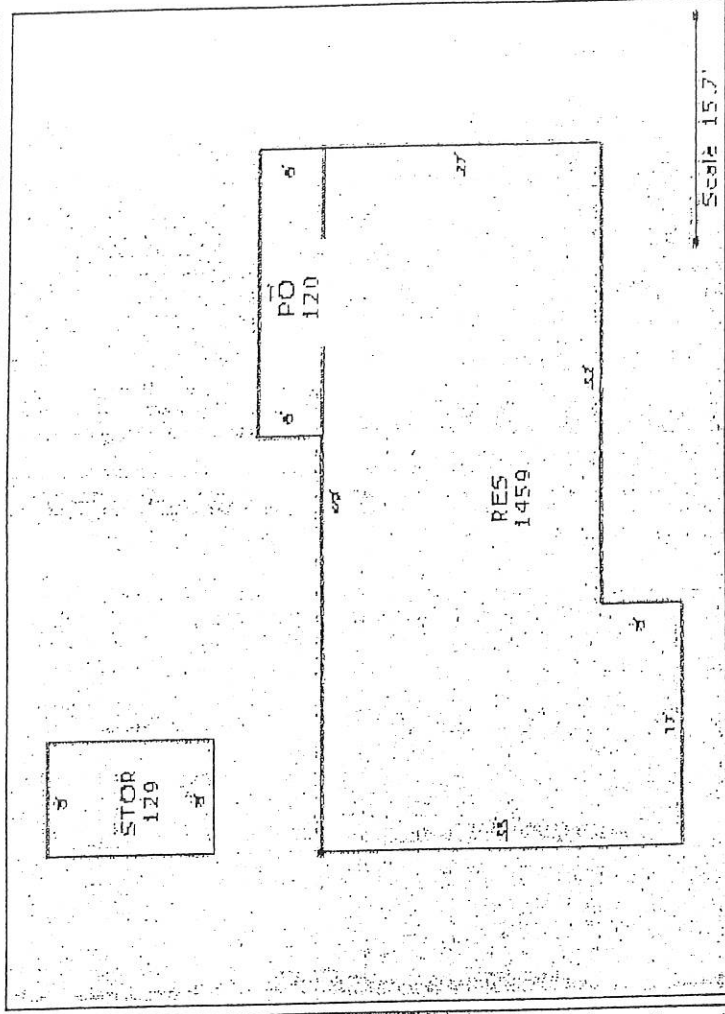
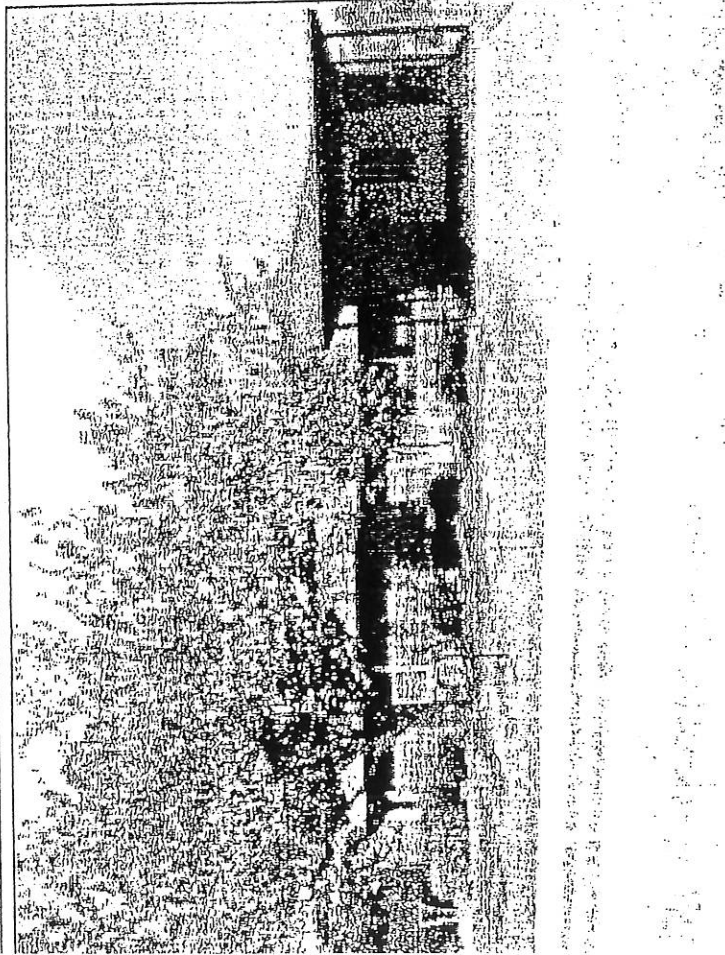
Account Number / Situs	Ownership Information	Legal Information	Ptd	2010	Change +/-	2009
ID:R000000312 / 2010 GEO:10008.0000.0086.0000 SITUS: 1302 CARRIZO	HICKS MICHAEL 1302 CARRIZO BOWIE, TX 76230 OWNER INTEREST 1.0	LOTS 86, ALJO	IMP: A1 LND: A1	84,320	4,290	80,030
Quick Link: 						
				Imp Hs	0	0
				Imp NonHs	0	0
				Lnd Hs	2,000	4,000
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	0	0
				Prd Loss	6,290	84,030
				Cap Loss	0	0
				Taxable	6,290	84,030
ID:R000000355 / 2010 GEO:10008.0000.0129.0000 SITUS: 1006 ZAHARA	CROUCH BARBARA 1006 ZAHARA DR BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 129, ALJO	IMP: A1 LND: A1	63,270	7,960	55,310
Quick Link: 						
				Imp Hs	0	0
				Imp NonHs	0	0
				Lnd Hs	4,530	9,060
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	0	0
				Prd Loss	12,490	64,370
				Cap Loss	0	0
				Taxable	6,050	64,370
ID:R000000371 / 2010 GEO:10008.0000.0145.0000 SITUS: 1102 DANA	PITTMAN DUSTIN 1102 DANA ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 145, ALJO	IMP: A1 LND: A1	73,340	4,570	68,770
Quick Link: 						
				Imp Hs	0	0
				Imp NonHs	0	0
				Lnd Hs	2,060	4,130
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	0	0
				Prd Loss	6,630	72,900
				Cap Loss	0	0
				Taxable	6,630	72,900
ID:R000000315 / 2010 GEO:10008.0000.0069.0000 SITUS: 904 ZAHARA	MC NUTT CHRIS G ET UK KAREN H 904 ZAHARA ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 89, ALJO	IMP: A1 LND: A1	105,840	2,600	103,340
Quick Link: 						
				Imp Hs	0	0
				Imp NonHs	0	0
				Lnd Hs	4,120	6,400
				Lnd NonHs	0	8,240
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	0	0
				Prd Loss	6,720	117,980
				Cap Loss	0	0
				Taxable	6,720	117,980
ID:R000000285 / 2010 GEO:10008.0000.0058.0000 SITUS: 1307 BELAIR	GOSSETT JOHN C 22975 STATE HWY 59 BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 58, ALJO	IMP: A1 LND: A1	65,500	4,500	61,000
Quick Link: 						
				Imp Hs	0	0
				Imp NonHs	0	0
				Lnd Hs	2,280	4,560
				Lnd NonHs	0	0
				Prd Mkt	0	0
				Per Mkt	0	0
				Min Mkt	0	0
				Total Mkt	0	0
				Prd Loss	6,780	65,560
				Cap Loss	0	0
				Taxable	6,780	65,560

Exhibit A-8

Subject Property ID R000000384 - DAVIS COLBY Q



Prop ID R000000384

Geo Id 10008.0000.0160.0000

Name DAVIS COLBY Q

Legal: LOT 160, ALJO

Acres: 0

Status: 1106 DANA

Class AM1

Year 1983

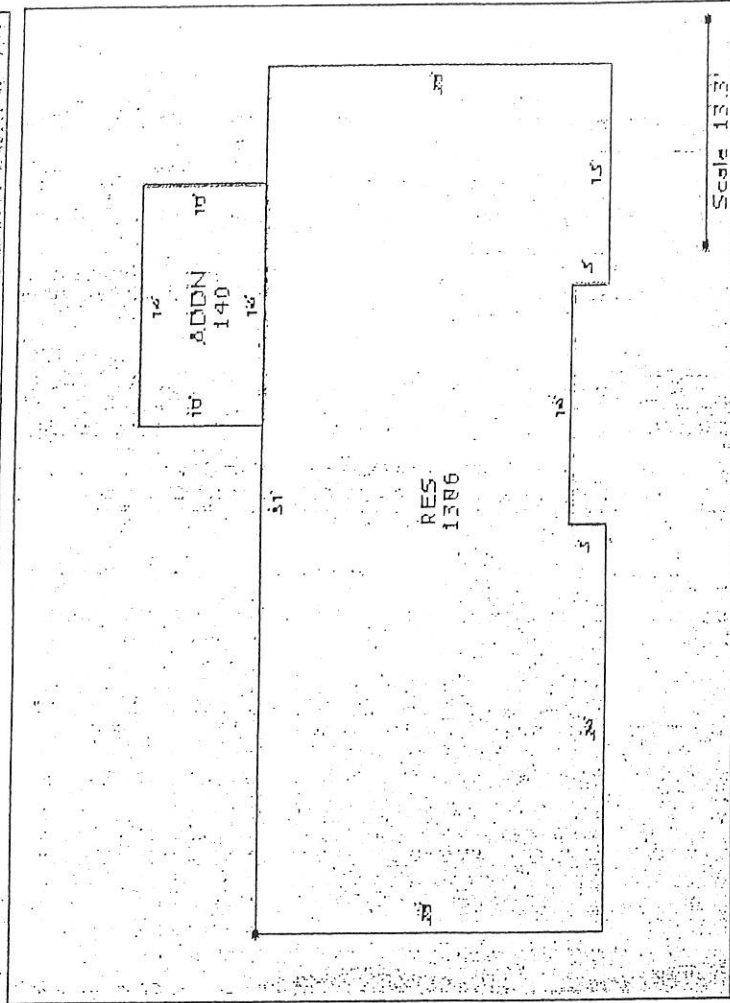
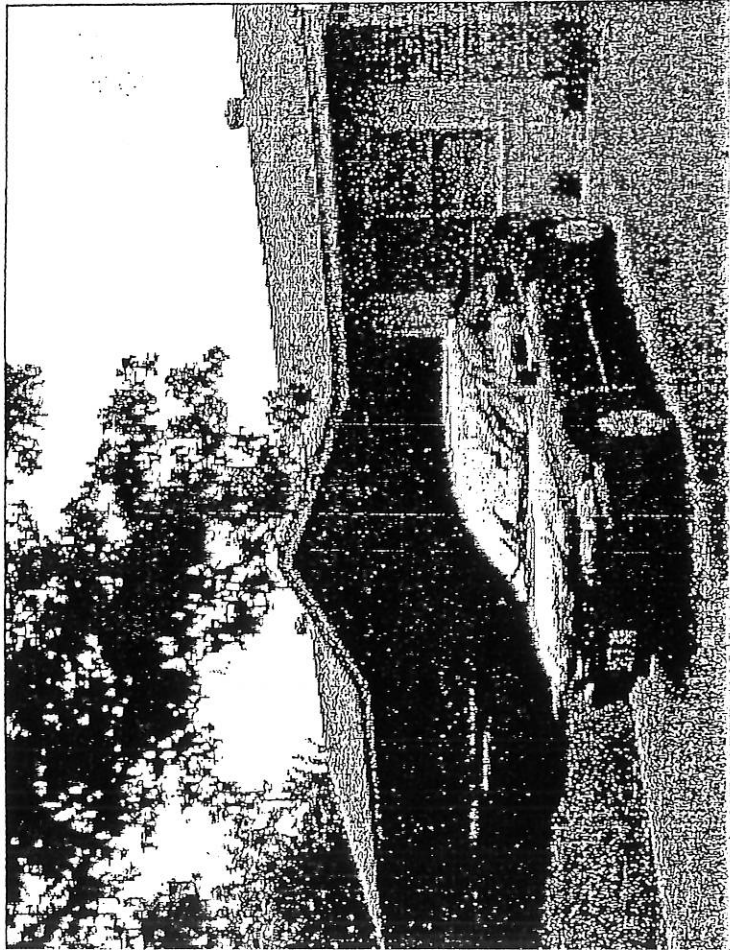
Sqft 1,459

CpsfMkt 53.53

Mkt Value 128,140



Quality Comparable #1 for Property ID R000000384



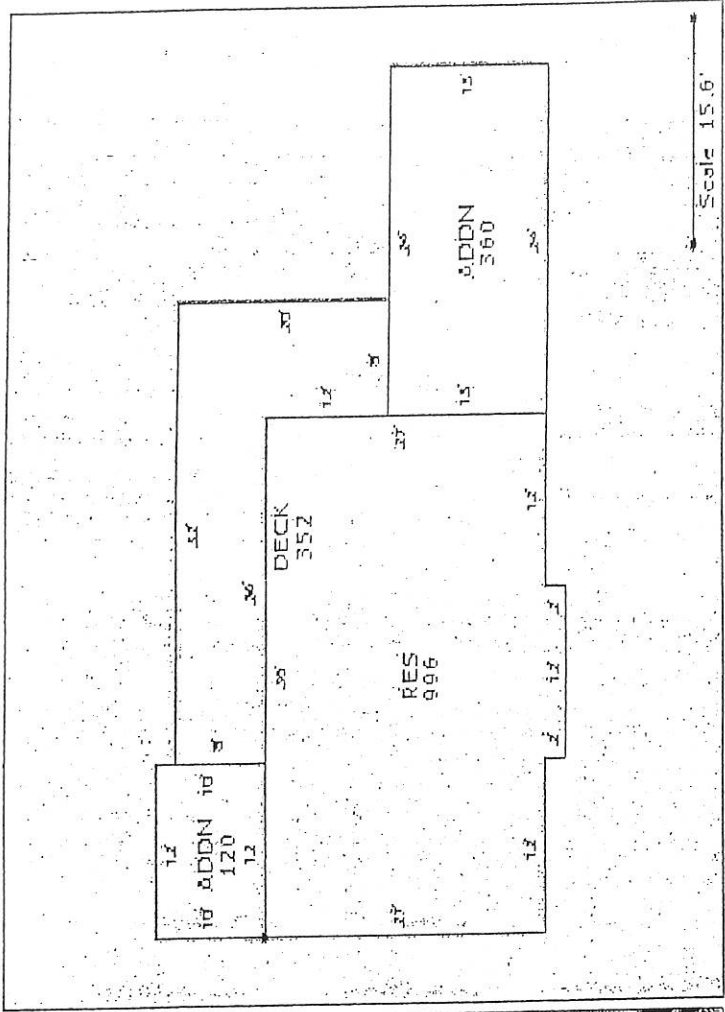
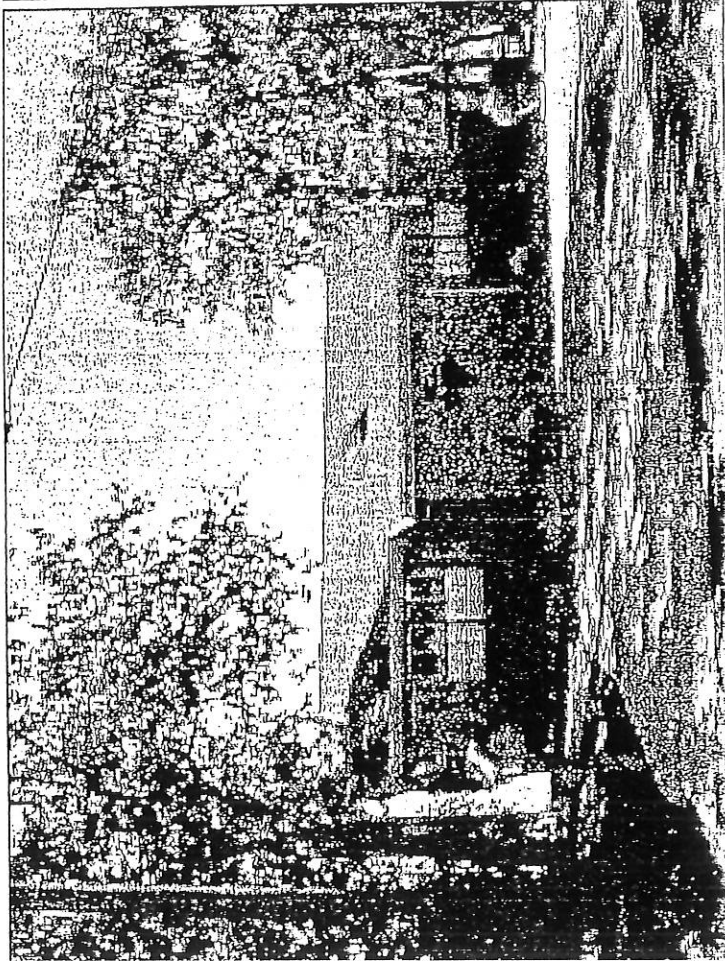
Prop ID: R000004329
 Geo ID: 10320.0006.0006.0000
 Name: HAYES HEATHER

Legal: LOT 6 & SW 20 OF LOT 7, BLK 6, MEADOWBROOK
 DITION
 Acres: 0
 Acres: 236 HILLCREST

Class: AM1
 Year: 1978
 Sqft: 1,526
 CpsfMkt: 45.33

Mkt Value: 69,180

Quality Comparable #2 for Property ID R000000384



Prop ID: R000017044
 Geo ID: 52012.0001.0001.0004
 Name: CAMPBELL CLYDE & SYLVIA

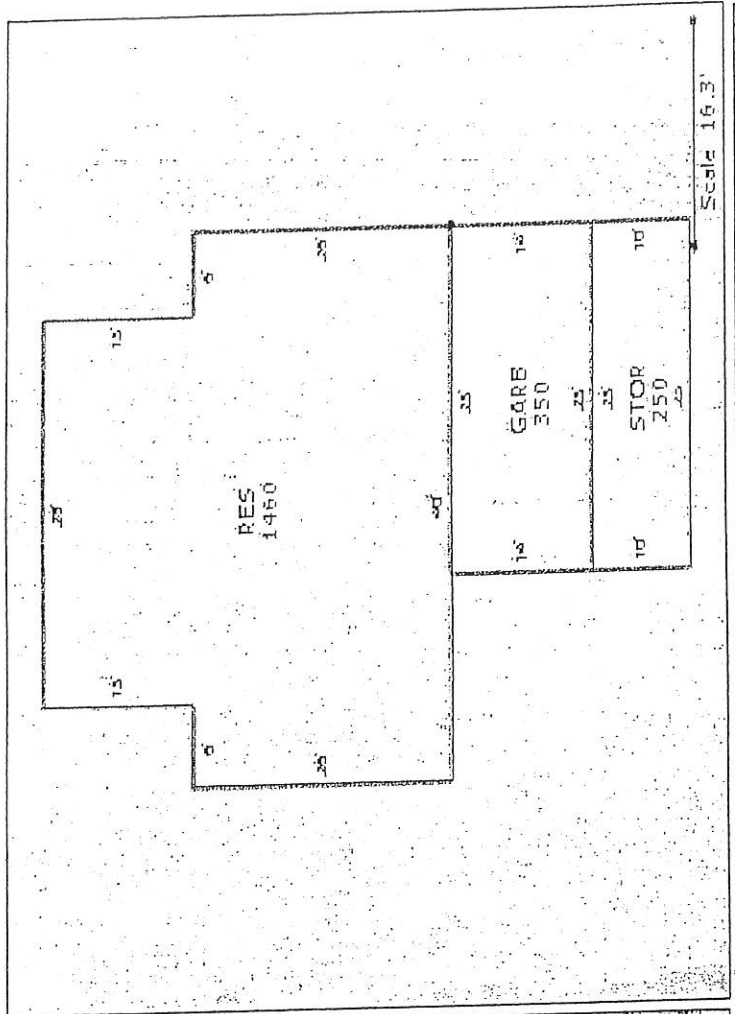
Legal: LOT 4, BLK 1, UN I, FLYNN STEWART LAKESIDE
 Acres: 0
 Situs: 647 COUNTRY CLUB RD

Class: AM1
 Year: 1989
 Sqft: 1,476
 CpsfMkt: 95.17

Mkt Value: 140,470



Quality Comparable #3 for Property ID R000000384

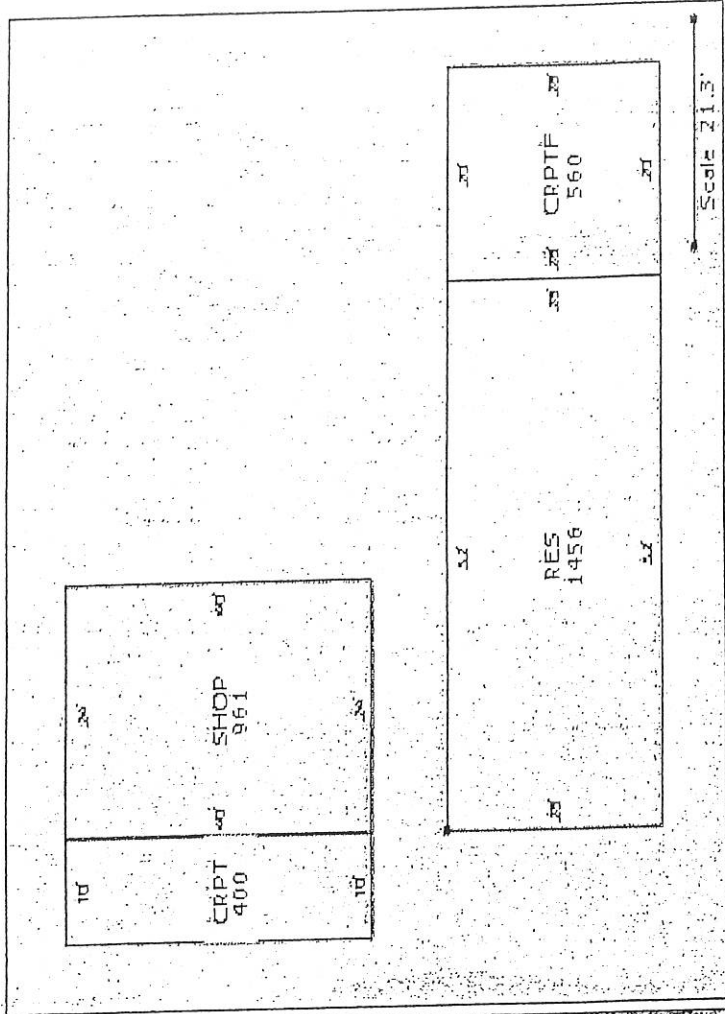
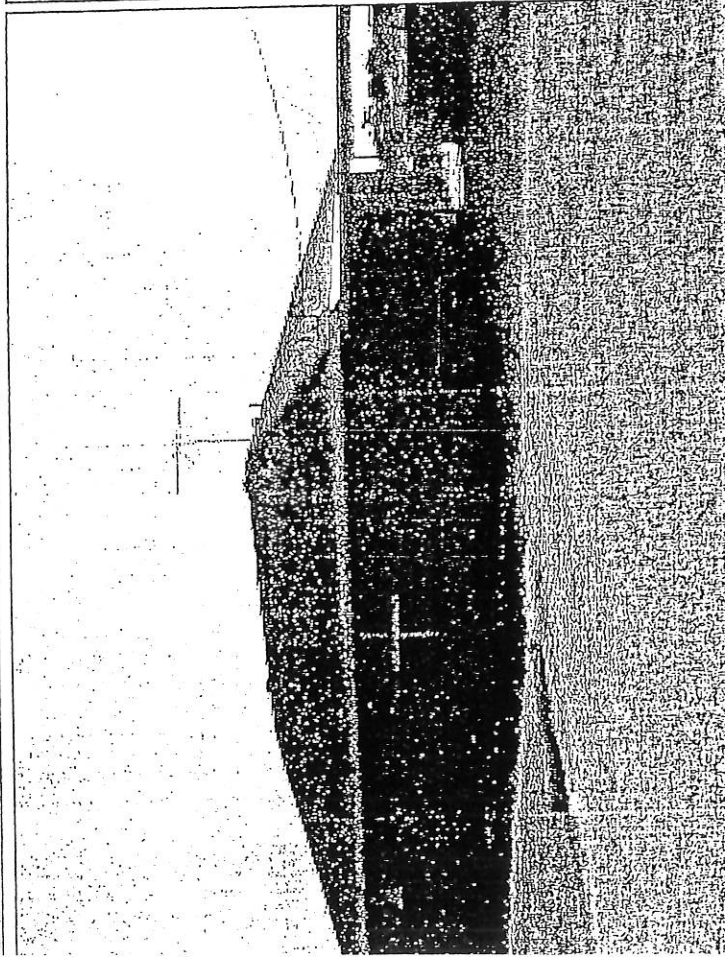


Op ID: R000017744
 Leo ID: 52024.0000.0001.0120
 Name: ZAMENSKI ROBBIE A
 Legal: LOT 12; BLOCK 1; LAKESIDE COUNTRY CLUB
 Pres: D
 Bus: 1641 COUNTRY CLUB RD

Class: AM1
 Year: 1985
 Sqft: 1,460
 CpsfMkt: 89.35

Mkt Value: 130,450

Quality Comparable #4 for Property ID R000000384



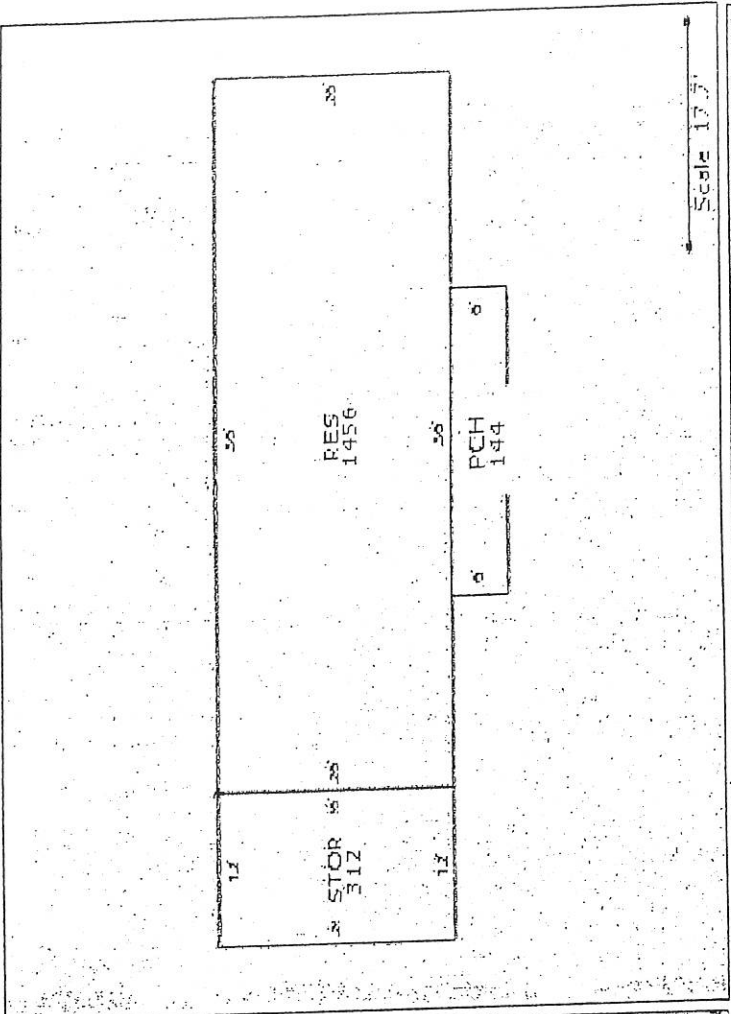
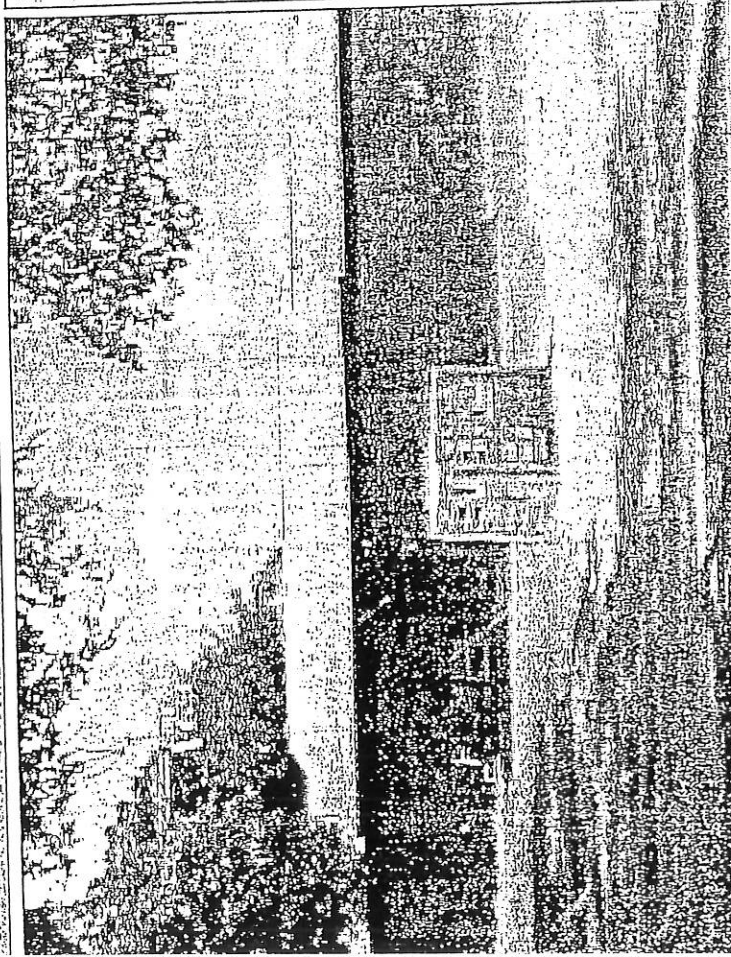
Prop ID: R0000010150
 Geo ID: 20407.0048.0000.0069
 Name: DIEHL LONNIE

Legal: AB 407, BLK 48, KAUFMAN CSL
 Acres: 1.842
 Status: 1740 OAK SHORES RD

Class: AM1
 Year: 1986
 Sqft: 1,456
 CpsfMkt: 65.51

Mkt Value: 95,380

Quality Comparable #5 for Property ID R000000384



op ID R000014761
eo ID 21027.0000.0000.0100
Name MOSELEY JOHNNY
Legal: AB 1027, GEO W FANNING SURVEY
Ares: 2.000
tus: 12830 S FM 677

Class AM1
Year 1980
Sqft 1,456
CpsfMkt 53.83
Mkt Value 78,380



COMMERCIAL RATIO REPORT

Account Information Ownership Legal Entities/Comments/Coding Appraised Value Ptd Sales Price/Date Sales Ratio

ID: R000007740 / 2012
 COMMENTS: 0-20233.0011.0000.0825
 : 610
 : 277
 TE: 2/10/2012

OWNER INTEREST 1.0
 METZGER FRANZ
 GRANTEE: METZGER FRANZ
 GRANTOR: THOMAS W H

AB 233, PT BLK 11, ETRR CO SURVEY
 SITUS: 1341 E HWY 82

ENTITIES: MG, NO, NC, R3, NH, WD
 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED
 NBH: MULTI

59,830 IMP MKT F1
 16,900 LND MKT F1
 76,730 TOTAL MKT
 66.67 CPSF(SALES)
 63.94 CPSF(APPR)
 49.86 CPSF(IMPR)
 AM1 IMP CLS
 1200 SOFT
 1964 EFF YR

80,000
 2/10/2012
 95.9



ID: R000005049 / 2012
 COMMENTS: 0-10500.0034.0004.0000
 : 618
 GE: 349
 TE: 3/30/2012

OWNER INTEREST 1.0
 THE FLOWER BUDS
 GRANTEE: HILTON DIANA
 GRANTOR: HILTON MARK & DIANA

PART OF LOT 4, BLK 34, ORIGINAL SAINT JO
 SITUS: 205 HOWELL E

ENTITIES: MG, SJ, SC, R3
 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED

13,850 IMP MKT F1
 840 LND MKT F1
 14,690 TOTAL MKT
 15.67 CPSF(SALES)
 23.03 CPSF(APPR)
 21.71 CPSF(IMPR)
 CFM IMP CLS
 638 SOFT
 1935 EFF YR

10,000
 3/30/2012
 146.9



Only two sales for Category F. No Adjustments.

Exhibit 10

COMMERCIAL RATIO REPORT

01/17/2012 2:00 PM

Parcel ID	Ratio	Arith-Mean Deviation (1)	Weight-Mean Deviation (2)	Median Deviation (3)	Price	Market	Taxable	Sqft	Class
R000007740	95.9	25.5	5.7	25.5	80.000	76.730	76.730	1,200	AM1
R000005049	146.9	25.5	45.3	25.5	10.000	14.690	14.690	638	CFM
Totals:	242.8	51.0	51.0	51.0	90.000	91.420	91.420	1,838	

COMMERCIAL RATIO REPORT

Statistics

	0-20	21-40	41-60	61-80	81-100	101-120	121-140	141-160	161-180	181-200	201-220+
Frequency of Ratio:	0	0	0	0	1	0	0	1	0	0	0
Distribution:	0	0	0	0	1	0	0	1	0	0	0
Dispersion Coefficient	21.00										
Arithmetic Mean	25.10										
Weighted Mean	21.00										
Median	121.40										
Arithmetic Mean	101.58										
Weighted Mean	121.40										
Median	48.97										
Avg Csf (Sales):	49.74										
Avg Csf (Appr):											

Exhibit B

STABILIZED OPERATING STATEMENT

R 1018,R1020,R1019,R1021,R1022,R1023

Gross Potential Rental Income:	\$ 126,500
Other Income:	\$ 1,500
Gross Potential Income:	128,000
Less: Vacancy & Collection @ 5 %	<u>(\$6,400)</u>
Effective Gross Income:	<u>\$ 121,600</u>

Less: Operating Expenses

<u>Fixed Expenses</u>		<u>\$/SF NRA</u>
Taxes	\$ 14,205	
Insurance	<u>2,922</u>	
Total Fixed Expenses	<u>\$ 17,127</u>	

<u>Variable Expenses</u>	
Administrative/Management	\$ 2,267
Utilities	\$ 1,922
Repairs and Maintenance	7,719
Miscellaneous	20,632
Total Variable Expenses	<u>\$ 32,540</u>

Total Operating Expense:	(\$49,667)
Net Operating Income:	\$ 71,933

METHOD OF CAPITALIZATION -

The subject property is of a multi-tenant design and is of a size and in a location that the most probable investor would be an individual investor versus an institutional or corporate investor. The available sales data is generally of smaller buildings that have been acquired for owner occupancy. Therefore, the Overall Rate (OAR) established by comparable sales is not available without utilizing a pro-forma analysis. The appraiser considers this method to be unreliable in this market due to the wide variance of rental rates and predominance of owner occupancy. This considered the appraiser considers the Band of Investment technique to be the most applicable method of capitalization for the purposes of this analysis.

Band of Investment Technique:

The overall capitalization rate must satisfy both the capitalization rate for debt required by the lender, called the "mortgage constant" (R_m) and a rate that satisfies the equity requirement by the owner, called the "equity capitalization rate" (R_e).

The mortgage constant is a function of the interest rate, amortization rate and term of the loan. For appraisal purposes, the property's equity capitalization rate is the anticipated return to the owner, which may be perceived by alternative investments of commensurate risk at the date of appraisal, being either market instruments or overall rates of real estate investments.

Mortgage/Equity Capitalization:

This method of capitalization considers available or existing financing, required Equity Yield, a typical holding period (before sale or refinance of the property), and depreciation or appreciation of the property during the holding period. This method of capitalization is a widely adopted and accepted approach to value. It is considered extremely reliable as it considers the most typical viewpoint for the sale of income-producing properties. It considers several variable factors; (1) The typical short-term holding period; (2) Future appreciation/depreciation at sale of property; (3) return of and to the equity position, and (4) The leverage position.

The Akerson mortgage equity formula is shown below:

Loan Ratio x Annual Constant		=
Equity Ratio x Equity Yield Rate	+	=
Equity Ratio x Part Paid Off x 1/S _n	-	=
Base rate (r)		=
+ Depreciation or - Appreciation x 1/S _n		=
Overall Capitalization Rate		=

Loan Data:

As support for the mortgage criteria of this formula, a survey was conducted in the area for conventional mortgages available in the current market for a property similar to the subject. The typical terms are as follows:

Contract Interest Rate:	7.0%
Loan to Value:	70%
Percent Constant:	.10797
Term:	20 Years, Fully Amortized

The equity capitalization rate must be sufficient to satisfy the return on and return of the capital invested. Hence, this rate considers the security of the investment.

Equity Dividend:

The equity yield rate is considered to be that rate required to attract investment capital into any project of similar risk and/or investment potential. National Market Indicators: First Quarter 2005 (published in the Second Quarter 2005 edition of Valuation Insights and Perspectives) indicate Equity IRR's on improved property ranging from a low of 7% to a high of 12.5%. The ten year average of Standard and Poor's Index, considered a speculative investment, is 12.0%.

Given this criteria, considering local market conditions and the risk associated with the subject property, the appraisers are of the opinion that an equity capitalization rate near the mid range of the speculative rates, say 10.0%, is considered reasonable.

Due to fluctuating market conditions, no appreciation or depreciation is assigned. Therefore, R_o is calculated as follows:

$$\begin{array}{rclclcl} M \times R_m & = & 70\% & \times & .10797 & = & .07558 \\ (1-M) \times R_o & = & 30\% & \times & .1000 & = & +.0300 \\ & & & & & = & .10558 \\ & & & & \text{Rounded} & & 10.50\% \end{array}$$

By dividing the net operating income of the Subject property by the overall capitalization rate, an indication of market value is obtained.

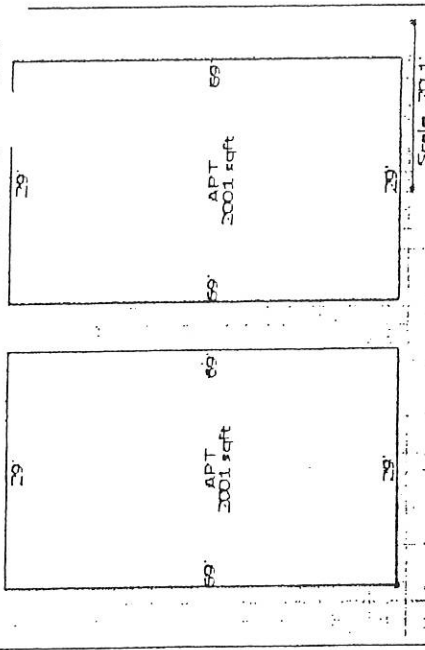
$$\begin{array}{rclcl} \text{Net Income} & & \text{Overall Rate} & & \text{Indication of Value} \\ \$ 71,933 & / & 10.50\% & = & \$ 685,076 \end{array}$$

KLEMET KARL PROPE, .S INC
 P O BOX 505
 DECATUR, TX 76234
 OWNER INTEREST I.0

Legal Information
 LEGAL: LOTS 1-A & 1-B, BLK 6, GLENN HILLS
 S/D
 SITUUS: 702 E WILBARGER

VOL: 360
 PAGE: 192
 DATE: 7/11/2006

Identification ID: R0000001018/GID: 10064.000



Scale: 30:1
 Mkt Csf AC: 71.63 Csf Impr: 34.77

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantor	Grantee
7/11/06		360	192		7/11/06			WIMMER JACOB	KLEMET KARL
1/23/02		210	712		1/23/02			HARTMAN J E	WIMMER JACOB
1/1/00					1/1/00				

Grp#	Imp Cls	Year/EF Yr	Sqft	Cpsf	Buildings	Features	Cn Cd	Cn%	Dp Cd	Dp%	Ec%	Cpl%	Adjusted	Additional Loc%	Total
1/2	LMI	2006/NA	4,002.00	32.82	131,346	7,792		1					139,138		139,138

Code/Description	Hs	Year/EF Yr	Class	Sqft	Cpsf	Buildings	Features	Cn%	Dp Cd	Dp%	Ec%	Cpl%	Ptd	Value
APT-APARTMENTS	N			2,001	32.82	65,673							1	65,673
APT-APARTMENTS	N			2,001	32.82	65,673							1	65,673

Lnd Cd	Units / AR Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj%	Adj Amt	Hs	Mkt Value	Ptd	Prd	Spec Value
10064	105 FF/105 RF/120 DF	40	40			4,200 N		4,200			
10064	105 FF/105 RF/120 DF	40	40			4,200 N		4,200			

Entity / Description	Txbl Value	Tax Rate	Fz Yr	Ext. Tax Levy
MG MONTAGUE COUNTY	286,680	.004379		1,255.37
BO BOWIE ISD	286,680	.012877		3,691.58
BC CITY OF BOWIE	286,680	.0034		974.71
R2 ROAD DISTRICT 2-A	286,680			
** ESTIMATED TOTAL				5,921.66

2010 Ptd	Change +/-	Cert	2009 Ptd
Impr Hs	0		0 B1
Impr Non Hs	278,280		278,280 B1
Land Hs	0		0 B1
Land Non Hs	8,400		8,400 B1
Prod Mkt	0		0
Per / Min	0		0
Total Market	286,680		286,680
Prod Loss	0		0
Cap Loss	0		0
Assessed	286,680		286,680

MONTAGUE CAD
 Appr By: Appr Dt: 1/1/00
 User: KIM
 Chkd By: Chkd Dt: 1/1/00
 Print Date / Time: 11/9/2009 4:56:18 PM

Prod Code / Prod Units / Prod Cpu
 Misc
 Nbh
 Click Link:

Identification ID: R000001018/GID: 10064.000

Exemptions/Deed

Legal Information

Owner

KLEMENT KARL PROPERTIES INC
P O BOX 505
DECATUR, TX 76234

LEGAL: LOTS 1-A & 1-B, BLK 6, GLENN HILLS
S/D

VOL: 360
PAGE: 192
DATE: 7/11/2006

SITUS: 702 E WILBARGER

OWNER INTEREST 1.0

ALT:
MIN:
XREF:

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantor	Grantee
7/11/06	360	192	7/11/06		7/11/06			WIMMER JACOB	HARTMAN J E
1/23/02	210	712	1/23/02		1/23/02			WIMMER JACOB	
1/1/00			1/1/00		1/1/00				

Geo Quad	Aerial	Map Id	Use	Agent	Mortgage
0				MER	

Grp#	Imp Cls	Year/Eff Yr	Sqft	Cpsf	Buildings	Features	Cn Cd	Cn%	Dp Cd	Dp%	Fr%	Ec%	Cpl%	Ptd	Value	Total
2/2	LM1	2006/JAN	4,002.00	32.82	131,346	7,792								1	139,138	139,138
Code/Description																
APT-APARTMENTS N																
APT-APARTMENTS N																
Features AC-AC CONVERSION,FD1-SLAB FOUNDATION,EWS-BRICK,RT2-GABLE,RF1-COMP SHINGLES,4.0-4 BATHS.																

Lnd Cd	Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj Amt	His	Mkt Value	Ptd	Prod	Spec Value	Txbt Value	Tax Rate	Fiz Yr	Ext. Tax Levy
10064	105 FF/105 RF/120 DF	40	40		4,200 N		4,200				286,680	.004379		1,255.37
10064	105 FF/105 RF/120 DF	40	40		4,200 N		4,200				286,680	.012877		3,691.58
Entity / Description														
MG MONTAGUE COUNTY														
BO BOWIE ISD														
BC CITY OF BOWIE														
R2 ROAD DISTRICT 2-A														
** ESTIMATED TOTAL														
Impr Hs														
Impr Non Hs														
Land Hs														
Land Non Hs														
Prod Mkt														
Per / Min														
Total Market														
Prod Loss														
Cap Loss														
Assessed														

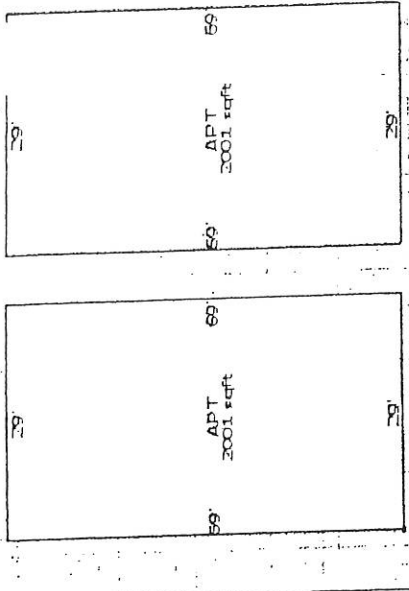
Mkt Csf AC : 71.63
Csf Impr : 34.77

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Appr Dt: 1/1/00
User: KIM
Print Date / Time: 11/9/2009 4:56:18 PM

Prod Code / Prod Units / Prod Cpu

Nbh
Misc

Quick Link



Scale 30:1

KLEMENT KANE PROPERTIES INC
P O BOX 505
DECATUR, TX 76234

VOL: 133
PAGE: 254
DATE: 3/23/1999

SITUS: 708 E WILBARGER

OWNER INTEREST 1.0

**NOTES: 847/672;880/347;939/530;36/721

ALT:
MIN:
XREF:

Sale Dt	Type	Vol	Page	Inst	Price	Value@Sale	Grantee	Grantor
1/1/00								
1/1/00								
1/1/00								

Geo Quad	Aerial	Map Id	Use	Agent
0				MER

Gp#	Imp Cls	Year/Eff Yr	Sqft	Cpsf	Buildings	Features	Cn Cd	Cn%	Dp Cd	Dp%	Fn%	Ec%	Cp%	Additional Loc%	Total Value
1/1	LM1	1980/NA	4,002.00	32.82	131,346	6,862									76,014

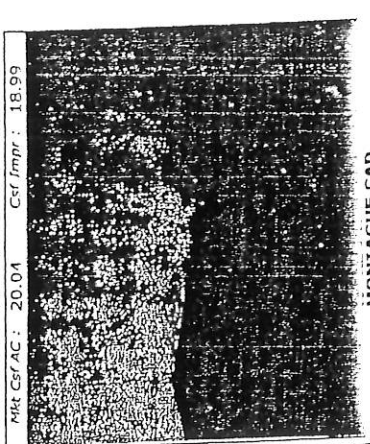
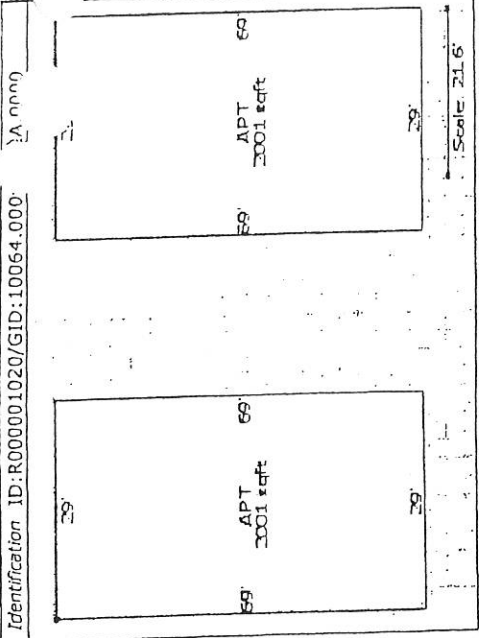
Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Cn-%	Dp Cd	Dp%	Fn%	Ec%	Cp%	Ptd	Value
APT-APARTMENTS				2,001	32.82	65,673								1	65,673
APT-APARTMENTS				2,001	32.82	65,673								1	65,673

Features EW5-BRICK,FD1-SLAB FOUNDATION,RD1-PAVED RD,RF1-COMP SHINGLES,RT4-HIP & GABLE,AC-AC CONVERSION,3.0-3 BATHS,

Lnd Cd	Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj%	Adj Amt	Hs	Mkt Value	Ptd	Prd	Spec Value
10064	105 FF/105 RF/120 DF	40	40			4,200	4,200	4,200			

Impr Hs	2009	Ptd	Change +/-	Cert	2008	Ptd
Impr Non Hs	76,010	B1	0	0	76,010	B1
Land Hs	0		0	0	0	
Land Non Hs	4,200	B1	0	0	4,200	B1
Prod Mkt	0		0	0	0	
Per / Min	0		0	0	0	
Total Market	80,210		0	0	80,210	
Prod Loss	0		0	0	0	
Cap Loss	0		0	0	0	
Assessed	80,210		0	0	80,210	

Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
MG MONTAGUE COUNTY	80,210	.004379		351.24
BO BOWIE ISD	80,210	.012877		1,032.86
BC CITY OF BOWIE	80,210	.0034		272.71
R2 ROAD DISTRICT 2-A	80,210			
** ESTIMATED TOTAL				1,656.81



Mkt Csf AC: 20.04 Csf Impr: 18.99

MONTAGUE CAD

Appr By: Appr Dt: Chkd By: Chkd Dt: 1/1/00 1/1/00

User: Print Date / Time: 11/9/2009 1:25:39 PM

KIM

Prod Code / Prod Units / Prod Cpu

NO2

Misc

Quick Link:



Identification ID: R000001019/GID:10064.000

Exemptions/Deed

Legal Information

Owner

KLEMENT KAHL PROPER, L.L.C. INC
P O BOX 505
DECATUR, TX 76234

LEGAL: LOT 1-C, BLK 6, GLENN HILLS S/D

VOL: 133
PAGE: 254
DATE: 3/23/1999

SITUS: 706 E WILBARGER

OWNER INTEREST 1.0

**NOTES: 777/336;847/666;880/347;939/ 5300;36/721

ALT:
MIN:
XREF:

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantor
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1/1/00					1/1/00			
1/1/00					1/1/00			

Geo Quad	Aerial	Map Id	Use	Agent
0				MER

Grp#	Imp Cls	Year/Eff Yr	Sqft	Cpsf	Buildings	Features	Ch Cd	Cn%	Dp Cd	Dp%	Ec%	Cp%	Adjusted	Additional Loc%	Total
1/1	LM1	1980/NA	4,002.00	32.82	131,346	6,862				-45		1	76,014		76,014

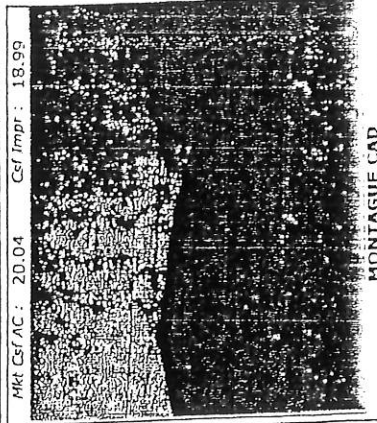
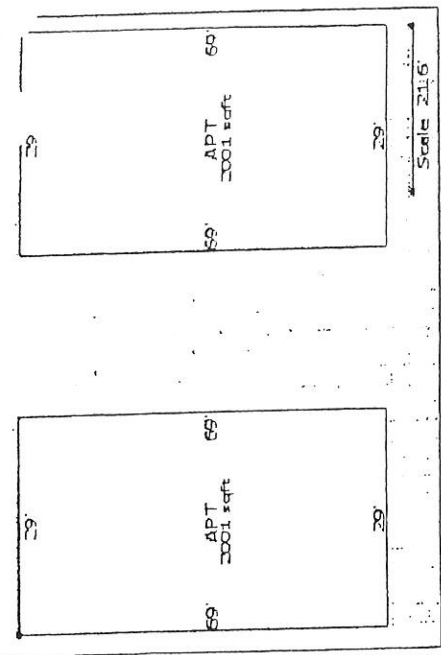
Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Cn%	Dp Cd	Dp%	Ec%	Cp%	Ptd	Value
APT-APARTMENTS				2,001	32.82	65,673							1	65,673
APT-APARTMENTS				2,001	32.82	65,673							1	65,673

Features EW5-BRICK,FD1-SLAB FOUNDATION,RD1-PAVED RD,RF1-COMP SHINGLES,RT4-HIP & GABLE,AC-AC CONVERSION,3-0-3 BATHS,

Lnd Cd	Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj Amt	Hs	Mkt Value	Ptd	Prd	Spec Value
10064	105 FF/105 RF/120 DF	40	40		4,200	4,200	4,200			

Entity / Description	Txbl Value	Tax Rate	Fzr Yr	Ext. Tax Levy
MG MONTAGUE COUNTY	80,210	.004379		351.24
BO BOWIE ISD	80,210	.012877		1,032.86
BC CITY OF BOWIE	80,210	.0034		272.71
R2 ROAD DISTRICT 2-A	80,210			1,656.81
** ESTIMATED TOTAL				

2009	Prd	Change +/-	Cert	2008	Ptd
Impr Hs	76,010	B1	0	76,010	B1
Impr Non Hs	0		0	0	
Land Hs	4,200	B1	0	4,200	B1
Land Non Hs	0		0	0	
Prod Mkt	0		0	0	
Per / Min	0		0	0	
Total Market	80,210		0	80,210	
Prod Loss	0		0	0	
Cap Loss	0		0	0	
Assessed	80,210		0	80,210	



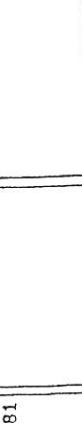
Mkt Csf/AC : 20.04 Csf Impr : 18.99

Appr By : 1/1/00 Chkd By : 1/1/00
User : KIM Print Date / Time : 11/9/2009 1:25:05 PM

Prod Code / Prod Units / Prod Cpu

Nbh : NO2

Misc



Owner: KLEMENT KARL PROPERTIES INC
 P O BOX 505
 DECATUR, TX 76234

Legal Information
 LEGAL: LOT 2-8, BLK 6, GLENN HILLS S/D
 SITUS: 710 E WILBARGER

Exemptions/Deed
 VOL: 133
 PAGE: 254
 DATE: 3/23/1999

Identification ID: R000001021/GID: 10064.000.
 2F
 APT 3001 sqft
 APT 3001 sqft

OWNER INTEREST 1.0
 ALT: ***NOTES: 847/669;880/347;939/530;36/721
 MIN:
 XREF:

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantor
1/1/00					1/1/00			
1/1/00					1/1/00			
1/1/00					1/1/00			

Geo Quad	Aerial	Map Id	Use	Agent
0				MER

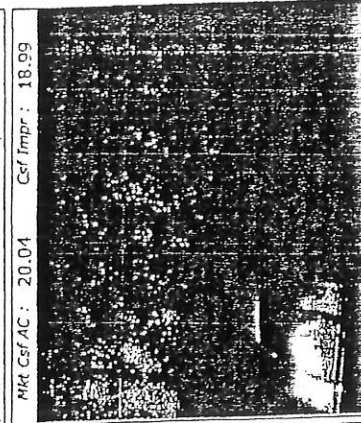
Grp#	Imp Cls	Year/Eff Yr	Sqft	Cpsf	Buildings	Features	Cn Cd	Cn%	Dp Cd	Dp%	Fn%	Fc%	Cp%	Additional Loc%	Total Value
1/1	LM1	1980/NA	4,002.00	32.82	131,346	6,862								1	76,014
			2,001	32.82	65,673									1	65,673
			2,001	32.82	65,673									1	65,673

Features EWS-BRICK,FD1-SLAB FOUNDATION,RD1-PAVED RD,RF1-COMP SHINGLES,RT4-HIP & GABLE,AC-AC CONVERSION,3.0-3 BATHS,
 APT-APARTMENTS
 APT-APARTMENTS

Lnd Cd	Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj%	Adj Amt	Hs	Mkt Value	Ptd	Spec Value
10064	105 FF/105 RF/120 DF	40	40			4,200	4,200	4,200		

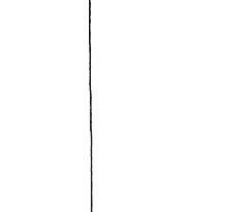
2009	Ptd	Change +/-	Cert	2008	Ptd
Impr Hs	76,010 B1	0	0	76,010 B1	
Impr Non Hs	0	0	0	0	
Land Hs	4,200 B1	0	0	4,200 B1	
Land Non Hs	0	0	0	0	
Prod Mkt	0	0	0	0	
Per / Min	0	0	0	0	
Total / Market	80,210	0	0	80,210	
Prod Loss	0	0	0	0	
Cap Loss	0	0	0	0	
Assessed	80,210	0	0	80,210	

Entity / Description	Txbt Value	Tax Rate	Fz Yr	Ext. Tax Levy
MG MONTAGUE COUNTY	80,210	.004379		351.24
BO BOWIE ISD	80,210	.012877		1,032.86
BC CITY OF BOWIE	80,210	.0034		272.71
R2 ROAD DISTRICT 2-A	80,210			1,656.81
** ESTIMATED TOTAL				



Mkt Csf AC: 20.04 Csf Impr: 18.99
 MONTAGUE CAD
 Appr By: 1/1/00
 User: KIM
 Chkd By: 1/1/00
 Print Date / Time: 11/9/2009 1:27:07 PM

Prod Code / Prod Units / Prod Cpu	Nbh	Misc
	NO2	



Identification ID: R000001022/GID: 10064.000

Scale 21.6'

APT 3001 East 69'

APT 3001 East 69'

Exemptions/Deed

VOL: 36
PAGE: 721
DATE: 3/23/1999

Legal Information

LEGAL: LOT 2-C, BLK 6, GLENN HILLS S/D

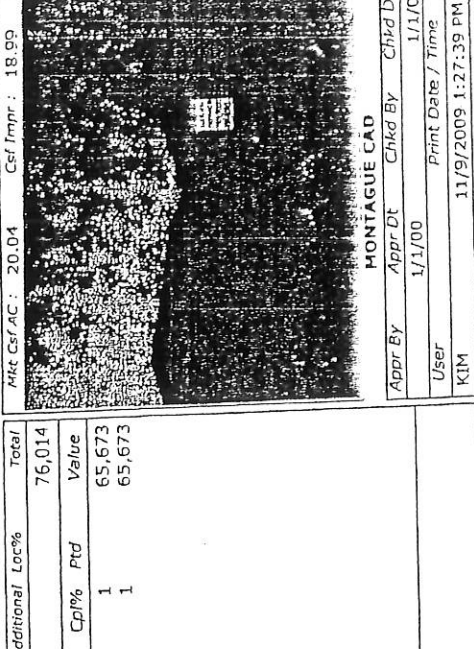
SITUS: 712 E WILBARGER

OWNER INTEREST 1.0

ALT:
MIN:
XREF:

**NOTES: 847/660:880/347:939/530:36/721

Sale Dt	Type	Vol	Page	Inst	Price	Value@Sale	Grantor
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1/1/00							
1/1/00							



Geo Quad	Aerial	Map Id	Use	Agent	Mortgage
0				MER	

Grp#	Imp Cls	Year/Eff Yr	Sqft	Cnsp	Buildings	Features	Cn Cd	Cn%	Dp Cd	Dp%	Fn%	Ec%	Cp%	Additional Loc%	Total
1/1	LM1	1980/NA	4,002.00	32.82	131,346	6,862									76,014

Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cnsp	Buildings	Features	Cn Cd	Cn%	Dp Cd	Dp%	Fn%	Ec%	Cp%	Ptd	Value
APT-APARTMENTS				2,001	32.82	65,673									1	65,673
APT-APARTMENTS				2,001	32.82	65,673									1	65,673

Features EW5-BRICK,FD1-SLAB FOUNDATION,RD1-PAVED RD,RF1-COMP SHINGLES,RT4-HIP & GABLE,AC-AC CONVERSION,3.0-3 BATHS,

Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj Amt	Hs	Mkt Value	Ptd	Prd	Spec Value
10064	105 FF/105 RF/120 DF	40		4,200		4,200			

Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj Amt	Hs	Mkt Value	Ptd	Prd	Spec Value	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
10064	105 FF/105 RF/120 DF	40		4,200		4,200				80,210	.004379		351.24
						80,210				80,210	.012877		1,032.86
						80,210				80,210	.00034		272.71
						80,210							1,656.81

Entity / Description

MG MONTAGUE COUNTY
BO BOWIE ISD
BC CITY OF BOWIE
R2 ROAD DISTRICT 2-A
** ESTIMATED TOTAL

2009 Ptd	Change +/-	Cert	2008 Ptd
76,010 B1	0	0	76,010 B1
0	0	0	0
4,200 B1	0	0	4,200 B1
0	0	0	0
0	0	0	0
0	0	0	0
80,210	0	0	80,210
0	0	0	0
0	0	0	0
80,210	0	0	80,210

Imptr Hs	Imptr Non Hs	Land Hs	Land Non Hs	Prod Mkt	Per / Min	Total Market	Prod Loss	Cap Loss	Assessed
0	0	0	0	0	0	80,210	0	0	80,210

MONTAGUE CAD

Appr By: Appr Dt: Chkd By: Chkd Dt: 1/1/00 1/1/00

User: Print Date / Time: KIM 11/9/2009 1:27:39 PM

Prod Code / Prod Units / Prod Cpu

Nbh: NO2

Misc:

Quick Link: