

2021

ANNUAL REPORT FOR

TOM GREEN COUNTY

APPRAISAL DISTRICT

INTRODUCTION

The purpose of this summary report is to aid the taxpaying public in better understanding the methods and techniques utilized by the Tom Green County Appraisal District in the valuation and revaluation of property within Tom Green County. This report attempts to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice, effective January 1, 2021 – December 31, 2021. Tom Green County Appraisal District maintains a more detailed operations manual for appraisal use.

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

The taxing entities are as follows:

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

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

The Chief Appraiser's responsibilities are as follows:

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

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

The 2021 Certified Tax Roll for Tom Green County indicates a total of 70,175 parcels.

Certified Appraisal Roll Information for 2021

Entity

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

GROSS VALUE \$ 637,374,150

NET TAX LEVY..... \$ 3,205,572.02

TBJ Tax Roll 2021 Cisd.xls/10-20-2021

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
MILES I.S.D.

VALUES:	NO. A/C		GROSS VALUE	\$ 127,618,600
Ag land @ market value	378	\$ 78,761,400		
Less Ag exemption	34,899	\$ (71,892,480)		
Ag land @ productivity		\$ 6,868,920		
All other real estate	303	\$ 41,059,480		
Less Cap Credit	34	\$ (952,680)		
TOTAL REAL ESTATE.....	681		\$ 46,975,720	
Local personal property	16	\$ 2,852,180		
Pickett personal property	13	\$ 4,936,140		
TOTAL PERS. PROP.....	29		\$ 7,788,320	
Minerals	2		\$ 9,400	
TOTAL VALUES.....	712			\$ 54,773,440
Less freeport exemption	0			\$ -
Less pollution control	0			\$ -
Less minimum value	1			\$ (200)
Less historical abatement	0			\$ -
Less constitution exempt	0			\$ -
ADJUSTED TOTAL VALUES.....				\$ 54,773,240
EXEMPTIONS:				
Homestead - \$25,000	157	\$ (3,920,480)		
Over age 65 - \$10,000	59	\$ (580,900)		
Disabled - \$10,000	7	\$ (70,000)		
Veteran (4 @ 100%)	11	{ \$1,352,980 } \$ (1,432,480)		
TOTAL MANDATORY.....			\$ (6,003,860)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (6,003,860)
GROSS TAXABLE VALUE.....				\$ 48,769,380
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	61	\$55,186.83	\$1.29490 Effective Value =	\$ (4,261,860)
(O/65 & DA taxable value =		\$8,104,350	& actual tax amt. \$49,756.40	
NET TAXABLE VALUE.....				\$ 44,507,520

NET TAX LEVY..... \$ 576,327.87

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.99490	76.83219%	\$ 442,805.33
Interest & Sinking Fund	\$ 0.30000	23.16781%	\$ 133,522.55
TOTAL TAX LEVY.....	\$ 1.29490	100.00000%	\$ 576,327.87

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
TOM GREEN COUNTY EMERGENCY DISTRICT #1

VALUES:	NO. A/C		GROSS VALUE	\$ 936,209,603
Ag land @ market value	1,166	\$ 200,103,300		
Less Ag exemption	126,999	\$ (188,943,090)		
Ag land @ productivity		\$ 11,160,210		
All other real estate	5,729	\$ 490,718,203		
Less Cap Credit	277	\$ (7,821,440)		
TOTAL REAL ESTATE.....	6,895		\$ 494,056,973	
Local personal property	254	\$ 16,093,850		
Pickett personal property	58	\$ 47,957,810		
Rambler Solar Energy	1	\$ 180,019,200		
TOTAL PERS. PROP.....	312		\$ 244,070,860	
Minerals	65		\$ 1,317,240	
TOTAL VALUES.....	7,272			\$ 739,445,073
Less freeport exemption	0		\$ -	
Less pollution control	0		\$ -	
Less minimum value	20		\$ (5,860)	
Less historical abatement	0		\$ -	
Less constitution exempt	6		\$ (120,030)	
ADJUSTED TOTAL VALUES.....				\$ 739,319,183
EXEMPTIONS:				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (59 @ 100%)	183	{ \$11,200,154 } \$ (12,482,694)		
TOTAL MANDATORY.....			\$ (12,482,694)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (12,482,694)
GROSS TAXABLE VALUE.....				\$ 726,836,489
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	0	\$0.00	\$0.02405 Effective Value =	\$ -
(O/65 & DA taxable value =		\$0	& actual tax amt.	\$0.00
NET TAXABLE VALUE.....				\$ 726,836,489

NET TAX LEVY..... \$ 174,804.18

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.02861	100.00000%	\$ 174,804.18
Interest & Sinking Fund	\$ -	0.00000%	\$ -
TOTAL TAX LEVY.....	\$ 0.02861	100.00000%	\$ 174,804.18

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
GRAPE CREEK I.S.D.

VALUES:	NO. A/C		GROSS VALUE	\$ 572,117,263
Ag land @ market value	689	\$ 113,204,170		
Less Ag exemption	82,037	\$ (105,882,280)		
Ag land @ productivity		\$ 7,321,890		
All other real estate	4,632	\$ 408,334,083		
Less Cap Credit	220	\$ (5,791,880)		
TOTAL REAL ESTATE.....	5,321		\$ 409,864,093	
Local personal property	203	\$ 15,667,270		
Pickett personal property	46	\$ 34,837,520		
TOTAL PERS. PROP.....	249		\$ 50,504,790	
Minerals	14		\$ 74,220	
TOTAL VALUES.....	5,584			\$ 460,443,103
Less freeport exemption	0			\$ -
Less pollution control	0			\$ -
Less minimum value	16			\$ (5,580)
Less historical abatement	0			\$ -
Less constitution exempt	4			\$ (117,130)
ADJUSTED TOTAL VALUES.....				\$ 460,320,393
EXEMPTIONS:				
Homestead - \$25,000	1,942	\$ (47,820,610)		
Over age 65 - \$10,000	654	\$ (6,334,530)		
Disabled - \$10,000	129	\$ (1,209,700)		
Veteran (47 @ 100%)	148	{ \$7,859,251 } \$ (8,882,251)		
TOTAL MANDATORY.....			\$ (64,247,091)	
Optional homestead-N/A	0	\$ -		
Optional age 65-\$10,000	611	\$ (5,826,300)		
Optional disabled-\$10,000	115	\$ (1,063,630)		
TOTAL OPTIONAL.....			\$ (6,889,930)	
TOTAL ALL EXEMPTIONS.....				\$ (71,137,021)
GROSS TAXABLE VALUE.....				\$ 389,183,372
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	712	\$228,944.91	\$1.17750 Effective Value =	\$ (19,443,304)
(O/65 & DA taxable value =		\$47,107,459	& actual tax amt. \$334,117.52	
NET TAXABLE VALUE.....				\$ 369,740,068

NET TAX LEVY..... \$ 4,353,689.30

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.98070	83.28662%	\$ 3,626,040.66
Interest & Sinking Fund	\$ 0.19680	16.71338%	\$ 727,648.64
TOTAL TAX LEVY.....	\$ 1.17750	100.00000%	\$ 4,353,689.30

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
CITY OF SAN ANGELO

AMENDED"

VALUES:	NO. A/C		GROSS VALUE	\$6,826,930,175
Ag land @ market value	159	\$ 13,994,950		
Less Ag exemption-acres	2,690	\$ (13,323,550)		
Ag land @ productivity			\$ 671,400	
All other real estate	41,964		\$5,858,586,535	
Less Cap Credit	4,115		\$ (64,293,454)	
TOTAL REAL ESTATE.....	42,123		\$ 5,794,964,481	
Local personal property	4,020		\$ 517,354,690	
Pickett personal property	224		\$ 436,994,360	
TOTAL PERS. PROP.....	4,244		\$ 954,349,050	
Minerals	0	(Leases = 0)	\$ -	
TOTAL VALUES.....	46,367			\$6,749,313,531
Less freeport exemption	8			\$ (37,937,699)
Less pollution control	3			\$ (6,181,656)
Less minimum value	130			\$ (66,720)
Less historical abatement	83			\$ (2,500,327)
Less constitution exempt	38			\$ (26,505,202)
ADJUSTED TOTAL VALUES.....				\$6,676,121,927
EXEMPTIONS:				
Homestead	0		\$ -	
Over age 65	0		\$ -	
Disabled	0		\$ -	
Veteran (518 @ 100%)	1,786	{ \$97,770,724 }	\$ (111,132,104)	
TOTAL MANDATORY.....				\$ (111,132,104)
Optional homestead-20%	20,876		\$ (655,465,545)	
Optional over age 65-N/A	0		\$ -	
Optional disabled-N/A	0		\$ -	
TOTAL OPTIONAL.....			\$ (655,465,545)	
TOTAL ALL EXEMPTIONS.....				\$ (766,597,649)
GROSS TAXABLE VALUE.....				\$5,909,524,278
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	8,646	\$2,094,375.56	\$0.77600	Effective Value = \$ (269,893,758)
(O/65 & DA taxable value =		\$1,046,115,108	& actual tax amt.	\$6,021,312.76
NET TAXABLE VALUE.....				\$5,639,630,520

NET TAX LEVY..... **\$43,763,532.84**

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.68240	87.93814%	\$ 38,484,836.78
Interest & Sinking Fund	\$ 0.09360	12.06186%	\$ 5,278,696.06
TOTAL TAX LEVY.....	\$ 0.77600	100.00000%	\$ 43,763,532.84

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
RED CREEK M.U.D.

VALUES:	NO. A/C		GROSS VALUE	\$ 50,507,410
Ag land @ market value	167	\$ 8,079,070		
Less Ag exemption	2,081	\$ (7,691,840)		
Ag land @ productivity			\$ 387,230	
All other real estate	582		\$ 41,661,030	
Less Cap Credit	50		\$ (1,662,280)	
TOTAL REAL ESTATE.....	749		\$ 40,385,980	
Local personal property	12		\$ 180,650	
Pickett personal property	3		\$ 586,660	
TOTAL PERS. PROP.....	15		\$ 767,310	
Minerals	0		\$ -	
TOTAL VALUES.....	764		\$ 41,153,290	
Less freeport exemption	0		\$ -	
Less pollution control	0		\$ -	
Less minimum value	0		\$ -	
Less historical abatement	0		\$ -	
Less constitution exempt	0		\$ -	
ADJUSTED TOTAL VALUES.....			\$ 41,153,290	
EXEMPTIONS:				
Homestead	0		\$ -	
Over age 65	0		\$ -	
Disabled	0		\$ -	
Veteran (3 @ 100%)	16	{ \$457,885 }	\$ (582,235)	
TOTAL MANDATORY.....			\$ (582,235)	
Optional homestead-N/A	0		\$ -	
Optional over age 65-N/A	0		\$ -	
Optional disabled-N/A	0		\$ -	
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....			\$ (582,235)	
GROSS TAXABLE VALUE.....			\$ 40,571,055	
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	0	\$0.00	\$0.26400	Effective Value = \$ -
(O/65 & DA taxable value =		\$0	& actual tax amt.	\$0.00
NET TAXABLE VALUE.....				\$ 40,571,055

NET TAX LEVY..... \$ 107,107.59

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.26400	100.00000%	\$ 107,107.59
Interest & Sinking Fund	\$ -	0.00000%	\$ -
TOTAL TAX LEVY.....	\$ 0.26400	100.00000%	\$ 107,107.59

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
VERIBEST I.S.D.

VALUES:	NO. A/C		GROSS VALUE	\$ 336,384,160
Ag land @ market value	703	\$ 167,195,840		
Less Ag exemption	63,528	\$ (150,575,540)		
Ag land @ productivity		\$ 16,620,300		
All other real estate	655	\$ 95,723,890		
Less Cap Credit	144	\$ (2,355,040)		
TOTAL REAL ESTATE.....	1,358		\$ 109,989,150	
Local personal property	79	\$ 26,454,740		
Pickett personal property	41	\$ 46,883,430		
TOTAL PERS. PROP.....	120		\$ 73,338,170	
Minerals	11		\$ 126,260	
TOTAL VALUES.....	1,489			\$ 183,453,580
Less freeport exemption	2		\$ (206,353)	
Less pollution control	0		\$ -	
Less minimum value	4		\$ (660)	
Less historical abatement	0		\$ -	
Less constitution exempt	3		\$ (372,640)	
ADJUSTED TOTAL VALUES.....				\$ 182,873,927
EXEMPTIONS:				
Homestead - \$25,0000	321	\$ (7,976,410)		
Over age 65 - \$10,000	129	\$ (1,289,650)		
Disabled - \$10,000	10	\$ (100,000)		
Veteran (4 @ 100%)	17	{ \$ 628,839 } \$ (757,959)		
TOTAL MANDATORY.....			\$ (10,124,019)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (10,124,019)
GROSS TAXABLE VALUE.....				\$ 172,749,908
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	127	\$86,291.74	\$1.17110 Effective Value =	\$ (7,368,435)
(O/65 & DA taxable value =		\$15,095,920	& actual tax amt. \$87,397.03	
NET TAXABLE VALUE.....				\$ 165,381,473

NET TAX LEVY..... \$ 1,936,782.43

RECAP OF TAX LEVY:

	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 1.05110	89.75322%	\$ 1,738,324.60
Interest & Sinking Fund	\$ 0.12000	10.24678%	\$ 198,457.83
TOTAL TAX LEVY.....	\$ 1.17110	100.00000%	\$ 1,936,782.43

RECAP OF 2021 CERTIFIED TAX ROLL
TOM GREEN COUNTY (INCLUDING TIRZ)

"AMENDED"

VALUES:	NO. A/C		GROSS VALUE	\$ 10,739,020,914
Ag land @ market value	6,658	\$ 1,586,688,390		
Less Ag exemption	854,718	\$(1,479,170,190)		
Ag land @ productivity		\$ 107,518,200		
All other real estate	52,357	\$ 7,431,303,084		
Less Cap Credit	4,931	\$ (83,499,924)		
TOTAL REAL ESTATE.....	58,937		\$ 7,455,321,360	
Local personal property	4,766	\$ 985,335,325		
Pickett personal property	471	\$ 452,714,770		
Langford Wind Energy	1 (56 Turbines)	\$ 70,383,090		
Railroad Rolling Stock	1 (.6 Units)	\$ 507,085		
Rambler Solar Energy	1	\$ 187,520,000		
TOTAL PERS. PROP.....	5,240		\$ 1,696,460,270	
Minerals	1439		\$ 24,569,170	
TOTAL VALUES.....	65,616			\$ 9,176,350,800
Freeport exemption	9			\$ (38,002,091)
Pollution control	4			\$ (6,370,376)
Constitution/Minimum	524			\$ (26,310,829)
Abatement Rambler	1			\$ (187,520,000)
Abatement Langford	1			\$ (71,081,330)
Abatement Western/Andersc	1			\$ (473,659)
Less Other	2			\$ (509,500)
ADJUSTED TOTAL VALUES.....				\$ 8,846,083,015
EXEMPTIONS:				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (660 @ 100%)	1,548	{\$123136100}	\$ (139,248,507)	
TOTAL MANDATORY.....			\$ (139,248,507)	
Optional homestead-20%	25,971	\$ (860,905,950)		
Optional O/65-\$25,000	10,595	\$ (261,818,077)		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ (1,122,724,027)	
TOTAL ALL EXEMPTIONS.....				\$ (1,261,972,534)
ASSESSED TAXABLE VALUE.....				\$ 7,584,110,481

NET TAX LEVY..... **\$ 41,621,598.32**

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.49114	89.49344%	\$ 37,248,600.12
Interest & Sinking Fund	\$ 0.05766	10.50656%	\$ 4,372,998.20
TOTAL TAX LEVY.....	\$ 0.54880	100.00000%	\$ 41,621,598.32

"AMENDED"

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
IRION C.W.C.D.

VALUES:	NO. A/C		GROSS VALUE	\$ 70,493,700
Ag land @ market value	78	\$ 40,756,130		
Less Ag exemption	31,503	\$ (38,946,210)		
Ag land @ productivity		\$ 1,809,920		
All other real estate	8	\$ 1,242,250		
Less Cap Credit	2	\$ (116,380)		
TOTAL REAL ESTATE.....	86		\$ 2,935,790	
Local personal property	4	\$ 13,537,400		
Pickett personal property	0	\$ -		
TOTAL PERS. PROP.....	4		\$ 13,537,400	
Minerals	237		\$ 14,957,920	
TOTAL VALUES.....	327			\$ 31,431,110
Less freeport exemption	0		\$ -	
Less pollution control	0		\$ -	
Less minimum value	32		\$ (4,140)	
Less historical abatement	0		\$ -	
Less constitution exempt	3		\$ (2,000)	
ADJUSTED TOTAL VALUES.....				\$ 31,424,970
EXEMPTIONS:				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (000 @ 100%)	0	\$ -		
TOTAL MANDATORY.....			\$ -	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ -
GROSS TAXABLE VALUE.....				\$ 31,424,970
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	0	\$0.00	\$0.01188	Effective Value = \$ -
(O/65 & DA taxable value =		\$0	& actual tax amt.	\$0.00
NET TAXABLE VALUE.....				\$ 31,424,970

NET TAX LEVY..... \$ 3,733.29

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.01188	100.00000%	\$ 3,733.29
Interest & Sinking Fund	\$ -	0.00000%	\$ -
TOTAL TAX LEVY.....	\$ 0.01188	100.00000%	\$ 3,733.29

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
SAN ANGELO I.S.D.

VALUES:	NO. A/C		GROSS VALUE	\$7,320,952,210
Ag land @ market value	707	\$ 129,864,240		
Less Ag exemption	71,180	\$ (121,526,680)		
Ag land @ productivity		\$ 8,337,560		
All other real estate	42,437	\$6,007,036,370		
Less Cap Credit	4,147	\$ (65,844,104)		
TOTAL REAL ESTATE.....	43,144		\$ 5,949,529,826	
Local personal property	3,995	\$ 516,368,250		
Pickett personal property	314	\$ 667,432,310		
TOTAL PERS. PROP.....	4,309		\$ 1,183,800,560	
Minerals	50	\$ 327,020		
TOTAL VALUES.....	47,503		\$ 7,133,657,406	
Less freeport exemption	6	\$ (37,731,346)		
Less pollution control	4	\$ (6,370,376)		
Less minimum value	139	\$ (69,510)		
Less historical abatement	1	\$ (2,410)		
Less constitution exempt	33	\$ (26,540,199)		
ADJUSTED TOTAL VALUES.....			\$ 7,062,943,565	
EXEMPTIONS:				
Homestead	21,848	\$ (540,970,089)		
Over age 65	8,404	\$ (82,683,603)		
Disabled	1,014	\$ (9,791,550)		
Veteran (520 @ 100%)	1,794	{ \$85,936,288 } \$ (99,245,498)		
TOTAL MANDATORY.....			\$ (732,690,740)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-\$25,000	932	\$ (20,723,924)		
TOTAL OPTIONAL.....			\$ (20,723,924)	
TOTAL ALL EXEMPTIONS.....			\$ (753,414,664)	
GROSS TAXABLE VALUE.....			\$ 6,309,528,901	
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	8,772	\$4,293,400.38	\$1.09961	Effective Value = \$ (390,447,557)
(O/65 & DA taxable value =		\$1,036,940,391	& actual tax amt.	\$7,108,899.86
NET TAXABLE VALUE.....				\$ 5,919,081,344

NET TAX LEVY..... \$ 65,086,810.37

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.96140	87.43100%	\$ 56,906,049.17
Interest & Sinking Fund	\$ 0.13821	12.56900%	\$ 8,180,761.20
TOTAL TAX LEVY.....	\$ 1.09961	100.00000%	\$ 65,086,810.37

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
WALL I.S.D.

VALUES:	NO. A/C		GROSS VALUE	\$1,137,650,771
Ag land @ market value	1,957	\$ 565,688,740		
Less Ag exemption	247,952	\$ (521,897,460)		
Ag land @ productivity		\$ 43,791,280		
All other real estate	2,732	\$ 513,373,571		
Less Cap Credit	303	\$ (5,617,060)		
TOTAL REAL ESTATE.....	4,689		\$ 551,547,791	
Local personal property	244	\$ 24,266,720		
Pickett personal property	46	\$ 32,215,350		
TOTAL PERS. PROP.....	290		\$ 56,482,070	
Minerals	231		\$ 2,106,390	
TOTAL VALUES.....	5,210			\$ 610,136,251
Less freeport exemption	0		\$ -	
Less pollution control	0		\$ -	
Less minimum value	83		\$ (15,080)	
Less historical abatement	0		\$ -	
Less constitution exempt	5		\$ (225,100)	
ADJUSTED TOTAL VALUES.....				\$ 609,896,071
EXEMPTIONS:				
Homestead - \$25,000	1,423	\$ (35,182,080)		
Over age 65 - \$10,000	440	\$ (4,364,390)		
Disabled - \$10,000	31	\$ (301,170)		
Veteran (33 @ 100%)	100	{ \$9,316,470 } \$ (10,003,970)		
TOTAL MANDATORY.....			\$ (49,851,610)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (49,851,610)
GROSS TAXABLE VALUE.....				\$ 560,044,461
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	449	\$390,600.85	\$1.18500	Effective Value = \$ (32,962,097)
(O/65 & DA taxable value =		\$82,328,430	& actual tax amt.	\$582,943.64
NET TAXABLE VALUE.....				\$ 527,082,364

NET TAX LEVY..... \$ 6,245,926.01

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.92240	77.83966%	\$ 4,861,807.57
Interest & Sinking Fund	\$ 0.26260	22.16034%	\$ 1,384,118.44
TOTAL TAX LEVY.....	\$ 1.18500	100.00000%	\$ 6,245,926.01

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
LIPAN-KICKAPOO W.C.D.

VALUES:	NO. A/C		GROSS VALUE	\$2,381,000,711
Ag land @ market value	4,805	\$ 1,230,529,270		
Less Ag exemption	655,174	\$ (1,141,225,890)		
Ag land @ productivity		\$ 89,303,380		
All other real estate	6,472	\$ 798,413,861		
Less Cap Credit	466	\$ (9,693,690)		
TOTAL REAL ESTATE.....	11,277		\$ 878,023,551	
Local personal property	326	\$ 38,053,520		
Pickett personal property	180	\$ 305,361,760		
TOTAL PERS. PROP.....	506		\$ 343,415,280	
Minerals	1,029		\$ 8,642,300	
TOTAL VALUES.....	12,812			\$1,230,081,131
Less freeport exemption	0		\$ -	
Less pollution control	1		\$ (188,720)	
Less minimum value	222		\$ (42,440)	
Less historical abatement	0		\$ -	
Less constitution exempt	12		\$ (239,993)	
ADJUSTED TOTAL VALUES.....				\$1,229,609,978
EXEMPTIONS:				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (59 @ 100%)	174	{ \$15,992,256 } \$ (17,140,486)		
TOTAL MANDATORY.....			\$ (17,140,486)	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ (17,140,486)
GROSS TAXABLE VALUE.....				\$1,212,469,492
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	0	\$0.00	\$0.00718	Effective Value = \$ -
(O/65 & DA taxable value =		\$0	& actual tax amt.	\$0.00
NET TAXABLE VALUE.....				\$1,212,469,492

NET TAX LEVY..... **\$ 87,091.68**

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.00718	100.00000%	\$ 87,091.68
Interest & Sinking Fund	\$ -	0.00000%	\$ -
TOTAL TAX LEVY.....	\$ 0.00718	100.00000%	\$ 87,091.68

TOM GREEN COUNTY APPRAISAL DISTRICT

RECAP OF 2021 CERTIFIED TAX ROLL
STERLING C.W.C.D.

VALUES:	NO. A/C		GROSS VALUE	\$ 19,588,940
Ag land @ market value	46	\$ 17,803,790		
Less Ag exemption	10,105	\$ (17,106,340)		
Ag land @ productivity		\$ 697,450		
All other real estate	4	\$ 775,660		
Less Cap Credit	0			
TOTAL REAL ESTATE.....	50		\$ 1,473,110	
Local personal property	1	\$ 40,540		
Pickett personal property	0	\$ -		
TOTAL PERS. PROP.....	1		\$ 40,540	
Minerals	173		\$ 968,950	
TOTAL VALUES.....	224			\$ 2,482,600
Less freeport exemption	0		\$ -	
Less pollution control	0		\$ -	
Less minimum value	21		\$ (3,950)	
Less historical abatement	0		\$ -	
Less constitution exempt	0		\$ -	
ADJUSTED TOTAL VALUES.....				\$ 2,478,650
EXEMPTIONS:				
Homestead	0	\$ -		
Over age 65	0	\$ -		
Disabled	0	\$ -		
Veteran (000 @ 100%)	0	\$ -		
TOTAL MANDATORY.....			\$ -	
Optional homestead-N/A	0	\$ -		
Optional over age 65-N/A	0	\$ -		
Optional disabled-N/A	0	\$ -		
TOTAL OPTIONAL.....			\$ -	
TOTAL ALL EXEMPTIONS.....				\$ -
GROSS TAXABLE VALUE.....				\$ 2,478,650
FREEZE LOSS:	NO. A/C	LEVY LOSS	TAX RATE	
Less O/65 & DA value loss	0	\$0.00	\$0.01681	Effective Value = \$ -
(O/65 & DA taxable value =		\$0	& actual tax amt.	\$0.00
NET TAXABLE VALUE.....				\$ 2,478,650

NET TAX LEVY..... \$ 416.66

RECAP OF TAX LEVY:	TAX RATE	PERCENTAGE	TAX LEVY
Maintenance & Operating Fund	\$ 0.01826	100.00000%	\$ 416.66
Interest & Sinking Fund	\$ -	0.00000%	\$ -
TOTAL TAX LEVY.....	\$ 0.01826	100.00000%	\$ 416.66

TOM GREEN COUNTY APPRAISAL DISTRICT
 RECAP OF 2021 CERTIFIED TAX ROLL
 Water Valley I. S. D.

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

VALUES:	NO. A/C		GROSS VALUE
Ag land @ market value	961	\$ 257,207,560	\$ 606,388,040
Less Ag exemption	166,386	\$ (245,583,710)	
Ag land @ productivity		\$ 11,623,850	
All other real estate	1,473	\$ 102,321,860	
Less Cap Credit	65	\$ (2,534,110)	
TOTAL REAL ESTATE.....	2,434		\$ 111,411,600
Local personal property	59	\$ 15,496,300	
Pickett personal property	44	\$ 24,063,080	
Rambler Solar	1	\$ 187,520,000	
TOTAL PERS. PROP.....	104		\$ 227,079,380
Minerals	787		\$ 20,079,240
TOTAL VALUES.....	3,325		\$ 358,570,220
Less constitutional exempt	6		\$ (7,230)
Less minimum value exempt	77		\$ (12,410)
ADJUSTED TOTAL VALUES			\$ 358,550,580
EXEMPTIONS:			
Homestead	449	\$ (10,867,540)	
Over age 65	193	\$ (1,863,840)	
Disabled	25	\$ (236,350)	
Veteran (12 @ 100%)	29	{ \$1,852,442 } \$ (2,049,942)	
TOTAL MANDATORY.....			\$ (15,017,672)
Optional homestead - N/A	0	\$ -	
Optional over age 65-N/A	0	\$ -	
Optional disabled-N/A	0	\$ -	
TOTAL OPTIONAL.....			\$ -
TOTAL ALL EXEMPTIONS.....			\$ (15,017,672)
ASSESSED TAXABLE VALUE.....			\$ 343,532,908
FREEZE LOSS:			
Less O/65&D/A freeze loss	210	\$ 92,977.67	\$ (7,152,128)
(O/65 & D/A taxable value=		\$ 17,543,470	
NET TAXABLE VALUE - POST FREEZE VALUE CREDIT I & S FUND.....			\$ 336,380,780
CAPTER 313 VALUE LIMITATION - RAMBLER SOLAR =			
		\$ 187,520,000	
	M & O FUND VALUE LIMIT =	20,000,000	\$ (167,520,000)
NET TAXABLE VALUE - POST FREEZE VALUE CREDIT M & O FUND			\$ 168,860,780

TAX LEVY PER TAX ROLL:	I & S FUND	M & O FUND	COMBINED
Net Tax Levy	\$ 1,133,603.23	\$ 1,626,129.31	\$ 2,759,732.53

RECAP OF TAX RATES:	TAX RATE	% OF LEVY
Interest & Sinking Fund	\$ 0.33700	25.9231%
Maintenance & Operating Fund	\$ 0.96300	74.0769%
TOTAL TAX RATES.....	\$ 1.30000	100.0000%

VALUATION APPROACH

MARKET VALUE

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

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

1. Exposed for sale in the open market with a reasonable time for the seller to find a purchaser.
2. Both the seller and the purchaser know all of the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its uses.
3. Both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

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

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

AREA ANALYSIS

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

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

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

OVERVIEW OF TYPES OF PROPERTIES APPRAISED

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

There categories are:

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

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

<u>Code</u>	<u>Type of Property</u>
A1	Real Residential Single Family
A2	Real Residential Mobile home-Land/Mobile Home owned by same person
C1	Vacant lot in town
C2	Business vacant lot
C3	Rural vacant lot
D1	Qualified Ag land
D1, D2	Ag land w/Ag improvements
D1, E	Ag Land w/non-Ag improvements
D2	Non-qualified Ag land
F1	Commercial Real Property
F2	Industrial Real Property
G1	Minerals
J	Real & Tangible Personal Property: Utilities
L1	Personal Property: Commercial
L2	Personal Property: Industrial
M1	Mobile Home- Personal Property
X	Exempt

HIGHEST AND BEST USE ANALYSIS

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

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

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

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

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

MARKET ANALYSIS

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

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

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

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

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

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

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

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

DATA COLLECTION/VALIDATION

DATA COLLECTION AND SOURCES

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

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

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

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

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

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

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

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

VALUATION ANALYSIS

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

RESIDENTIAL SCHEDULES

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

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

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

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

COMMERCIAL SCHEDULES

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

PERSONAL PROPERTY SCHEDULES

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

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

STATISTICAL ANALYSIS

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

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

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

INDIVIDUAL VALUE REVIEW PROCEDURES

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

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

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

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