2023

ANNUAL REPORT FOR TOM GREEN COUNTY APPRAISAL DISTRICT

INTRODUCTION

The purpose of this summary report is to aid the tax-paying 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, 2023- December 3I, 2023. 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 1.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 #l

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 Pritchard & Abbott as an appraisal consulting firm, to appraise residential properties in Grape Creek ISO, Christoval ISO, and Wall ISO. Furthermore P&A appraises 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 2023 Certified Tax Roll for Tom Green County indicates a total of 68,256 parcels.

Certified Appraisal Roll Information for 2023

<u>Entity</u>

1. *Christoval I.S.D.*
2. *Grape Creek I.S.D.*
3. *Miles 1.S.D.*
4. *San Angelo 1.S.D.*
5. *Veribest I.S.D.*
6. *Wall 1.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*

Tyler Johnson, Chief Appraiser

TOM GREEN COUNTY

Appraisal Roll Information Valuation Summary as of July 23, 2023

Listed below is the **CERTIFIED ESTIMATE** as of July 23, of the 2023 appraised values of the property in your district. 26.01 (a-1) of the property tax code states that if the ARB has not met the requirement of 41.12, the chief appraiser not later than July 25 shall prepare and certify to the assessor for each taxing unit an estimate of taxable value of the property in that taxing unit.

Total Market Value:	$	16,599,777,494
Total Loss to Homestead Cap & Ag Production	**$**	**3,771,430,690**
Total Assessed Value:	$	12,828,346,804
Total Loss to Absolute & Partial Exemptions	**$**	**2,121,834,185**
Protested Value as of 7/23/2023	**$**	**3,226,882,479**
Estimated % of Protested Value Upheld at ARB	$	2,581,505,983
TOTAL TAXABLE VALUE:	**$**	**10,061,136,123**
Taxable Value lost to the Freeze:	$	-
NET TAXABLE VALUE:	$	10,061,136,123
New Taxable Value for 2023:	$	233,840,440

Tom Green County Appraisal District
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CITY OF SAN ANGELO

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Total Market Value:	$	10,458,494,320
Total Loss to Homestead Cap & Ag Production	**$**	**894,534,916**
Total Assessed Value:	$	9,563,959,404
Total Loss to Absolute & Partial Exemptions	**$**	**1,158,252,802**
Protested Value as of 7/23/2023	**$**	**1,938,241,316**
Estimated % of Protested Value Upheld at ARB	$	1,550,593,053
TOTAL TAXABLE VALUE:	**$**	**8,018,058,339**
Taxable Value lost to the Freeze:	$	390,843,059
NET TAXABLE VALUE:	$	7,627,215,280
New Taxable Value for 2023:	$	117,753,244

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CHRISTOVAL ISD

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Total Market Value:	$	1,178,784,042
Total Loss to Homestead Cap & Ag Production	**$**	**654,989,385**
Total Assessed Value:	$	523,794,657
Total Loss to Absolute & Partial Exemptions	**$**	**93,653,700**
Protested Value as of 7/23/2023	**$**	**295,354,360**
Estimated % of Protested Value Upheld at ARB	$	236,283,488
TOTAL TAXABLE VALUE:	**$**	**371,070,085**
Taxable Value lost to the Freeze:	$	7,641,927
NET TAXABLE VALUE:	$	363,428,158
New Taxable Value for 2023:	$	15,902,547

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GRAPE CREEK ISD

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Total Market Value:	$	948,973,927
Total Loss to Homestead Cap & Ag Production	$	**283,567,789**
Total Assessed Value:	$	665,406,138
Total Loss to Absolute & Partial Exemptions	$	**208,052,771**
Protested Value as of 7/23/2023	$	**282,367,533**
Estimated % of Protested Value Upheld at ARB	$	225,894,026
TOTAL TAXABLE VALUE:	**$**	**400,879,860**
Taxable Value lost to the Freeze:	$	6,736,264
NET TAXABLE VALUE:	$	394,143,596
New Taxable Value for 2023:	$	35,293,418

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MILES ISD

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Total Market Value:	$	214,268,879
Total Loss to Homestead Cap & Ag Production	**$**	**138,931,682**
Total Assessed Value:	$	75,337,197
Total Loss to Absolute & Partial Exemptions	**$**	**17,474,692**
Protested Value as of 7/23/2023	**$**	**24,729,260**
Estimated % of Protested Value Upheld at ARB	$	19,783,408
TOTAL TAXABLE VALUE:	**$**	**52,916,653**
Taxable Value lost to the Freeze:	$	2,674,187
NET TAXABLE VALUE:	$	50,242,466
New Taxable Value for 2023:	$	2,106,780

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SAN ANGELO ISD

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Total Market Value:	$	11,099,199,002
Total Loss to Homestead Cap & Ag Production	$	**1,110,567,172**
Total Assessed Value:	$	9,988,631,830
Total Loss to Absolute & Partial Exemptions	$	**2,344,086,399**
Protested Value as of 7/23/2023	$	**2,117,975,256**
Estimated % of Protested Value Upheld at ARB	$	1,694,380,205
TOTAL TAXABLE VALUE:	**$**	**7,220,950,380**
Taxable Value lost to the Freeze:	$	174,759,587
NET TAXABLE VALUE:	$	7,046,190,793
New Taxable Value for 2023:	$	121,461,718

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VERIBEST ISD

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Total Market Value:	$	508,662,401
Total Loss to Homestead Cap & Ag Production	**$**	**258,984,136**
Total Assessed Value:	$	249,678,265
Total Loss to Absolute & Partial Exemptions	**$**	**34,251,013**
Protested Value as of 7/23/2023	**$**	**38,670,100**
Estimated % of Protested Value Upheld at ARB	$	30,936,080
TOTAL TAXABLE VALUE:	**$**	**207,693,232**
Taxable Value lost to the Freeze:	$	4,497,627
NET TAXABLE VALUE:	$	203,195,605
New Taxable Value for 2023:	$	7,315,150

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WALL ISD

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Total Market Value:	$	1,970,706,786
Total Loss to Homestead Cap & Ag Production	**$**	**992,176,173**
Total Assessed Value:	$	978,530,613
Total Loss to Absolute & Partial Exemptions	**$**	**163,716,835**
Protested Value as of 7/23/2023	**$**	**401,347,330**
Estimated % of Protested Value Upheld at ARB	$	321,077,864
TOTAL TAXABLE VALUE:	**$**	**734,544,312**
Taxable Value lost to the Freeze:	$	22,776,999
NET TAXABLE VALUE I&S:	$	711,767,313
NET TAXABLE VALUE M&O:	$	607,462,313
New Taxable Value for 2023:	$	181,354,162

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WATER VALLEY ISD

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Total Market Value:	$	697,968,590
Total Loss to Homestead Cap & Ag Production	**$**	**333,148,844**
Total Assessed Value:	$	364,819,746
Total Loss to Absolute & Partial Exemptions	**$**	**44,864,763**
Protested Value as of 7/23/2023	**$**	**66,438,640**
Estimated % of Protested Value Upheld at ARB	$	53,150,912
TOTAL TAXABLE VALUE:	**$**	**306,667,255**
Taxable Value lost to the Freeze:	$	2,172,443
NET TAXABLE VALUE I&S:	$	304,494,812
NET TAXABLE VALUE M&O:	$	192,039,832
New Taxable Value for 2023:	$	7,960,760

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TGC EMERGENCY SERVICES #1

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Total Market Value:	$	1,355,752,188
Total Loss to Homestead Cap & Ag Production	**$**	**423,313,222**
Total Assessed Value:	$	932,438,966
Total Loss to Absolute & Partial Exemptions	**$**	**29,255,678**
Protested Value as of 7/23/2023	**$**	**328,719,803**
Estimated % of Protested Value Upheld at ARB	$	262,975,842
TOTAL TAXABLE VALUE:	**$**	**837,439,327**
Taxable Value lost to the Freeze:	$	-
NET TAXABLE VALUE:	$	837,439,327
New Taxable Value for 2023:	$	46,820,070

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IRION COUNTY WATER DISTRICT

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Total Market Value:	$	80,875,430
Total Loss to Homestead Cap & Ag Production	**$**	**45,171,730**
Total Assessed Value:	$	35,703,700
Total Loss to Absolute & Partial Exemptions	**$**	**11,790**
Protested Value as of 7/23/2023	**$**	**7,157,740**
Estimated % of Protested Value Upheld at ARB	$	5,726,192
TOTAL TAXABLE VALUE:	**$**	**34,260,362**
Taxable Value lost to the Freeze:	$	460
NET TAXABLE VALUE:	$	34,259,902
New Taxable Value for 2023:	$	14,720

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LIPAN KICKAPOO WATER DISTRICT

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Total Market Value:	$	3,941,311,722
Total Loss to Homestead Cap & Ag Production	$	**2,232,264,920**
Total Assessed Value:	$	1,709,046,802
Total Loss to Absolute & Partial Exemptions	$	**30,708,160**
Protested Value as of 7/23/2023	$	**754,787,390**
Estimated % of Protested Value Upheld at ARB	$	603,829,912
TOTAL TAXABLE VALUE:	**$**	**1,527,381,164**
Taxable Value lost to the Freeze:	$	15,260
NET TAXABLE VALUE:	$	1,527,365,904
New Taxable Value for 2023:	$	56,644,230

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RED CREEK MUD

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Total Market Value:	$	105,991,400
Total Loss to Homestead Cap & Ag Production	**$**	**41,315,801**
Total Assessed Value:	$	64,675,599
Total Loss to Absolute & Partial Exemptions	**$**	**1,273,390**
Protested Value as of 7/23/2023	**$**	**25,851,410**
Estimated % of Protested Value Upheld at ARB	$	20,681,128
TOTAL TAXABLE VALUE:	**$**	**58,231,927**
Taxable Value lost to the Freeze:	$	-
NET TAXABLE VALUE:	$	58,231,927
New Taxable Value for 2023:	$	977,040

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STERLING COUNTY WATER DISTRICT

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Total Market Value:	$	20,438,490
Total Loss to Homestead Cap & Ag Production	**$**	**16,485,810**
Total Assessed Value:	$	3,952,680
Total Loss to Absolute & Partial Exemptions	**$**	**1,890**
Protested Value as of 7/23/2023	**$**	**639,890**
Estimated % of Protested Value Upheld at ARB	$	511,912
TOTAL TAXABLE VALUE:	**$**	**3,822,812**
Taxable Value lost to the Freeze:	$	-
NET TAXABLE VALUE:	$	3,822,812
New Taxable Value for 2023:	$	-

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VALUATION APPROACH
MARKET VALUE

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 except for 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 taxing entities and the public. 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:

Code	Property Type
Al	Real Residential Single Family
A2	Real Residential Mobile Home-Land/Mobile Home owned by same person
Cl	Vacant lot in town
C2	Business vacant lot
C3	Rural vacant lot
Dl	Qualified Ag land
D1/D2	Ag land w/ Ag improvements
E/D1	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
Ml	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 are 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 Appriser" 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 monthly. 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 reevaluation on a yearly basis by property classification. The reevaluation can include 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 the evaluation 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.

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 the condition or effective age of the improvements as well as additions to the improvements. The classification of residential properties is also reviewed during this process. New improvements are also added.

DATA COLLECTION/VALIDATION

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 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 ensure 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. The 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 the condition of the improvements. Conditions range from poor to excellent. Appraisers in the field usually inspect structures from the exterior perspectives. The interior condition is assumed to be like the exterior. However, if the taxpayer requests, an interior inspection will be made by appointment.

Foundation failure may occur to 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 of 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 the 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 the 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 affect market value.

1. **Quality of construction:** Residential construction may vary greatly in quality of construction. The type of construction affects 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 dwellings 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 poor 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 valued 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 values 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 PTO or Marshall and Swift personal property schedules for the type of business rendered. Should the rendered values not be acceptable then PTO or Marshall and Swift schedules are applied to establish a value. Value on all business personal property not rendered is established using PTO 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.

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 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 measures 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 (PRO). The PRO indicates how high price properties are appraised in relation to low price properties.

INDIVIDUAL VALUE REVIEW PROCEDURES

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 by the direct parties involved whenever possible. Confirmation of sales from local real estate appraiser is also considered a reliable source.

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

Individual sales are analyzed to meet the test of market value. Only arm- 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 was 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.