

# Montague County Appraisal District

## 2019 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 1<sup>st</sup>. 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 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 1<sup>st</sup> 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 1<sup>st</sup>.

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:

- 2 - 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 106,481 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.

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 Wichita 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 a 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 1<sup>st</sup> 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 Montague Board 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 6,388 residential improved single and multiple family parcels and 4,549 vacant residential properties in Wichita 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**  
**Teri Odom, Asst. 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 CANMA. 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:

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

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; or

- The preceding year's appraised value;  
PLUS 10 percent for each year since the property was re-appraised;  
PLUS the value of any improvements added since the last re-appraisal.

Assessed values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1<sup>st</sup> of the year following sale of the property and the property is appraised at its market value. An analogous provision applies to new homes. 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.

## INDIVIDUAL VALUE REVIEW PROCEDURES

### *Field Review*

The appraiser identifies individual properties in need of field review through sales ratio analysis. Sold properties are field reviewed on a periodic basis to check for accuracy of data characteristics.

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 2018.

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  
Teri Odom, 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.

### *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 Wichita 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:

$$PVF = INDEX FACTOR \times PERCENT GOOD FACTOR$$

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

$$MARKET VALUE ESTIMATE = PVF \times HISTORICAL COST$$

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 2018 Business Personal Property Reappraisal Summary along with the 2018 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 2019 and 2020 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>BTYPE NUMBER</u>	<u>TYPE OF ASSISTANCE</u>
Kim Haralson, RPA	Chief Appraiser Business Personal Property	64178	Supervise and Performs Data Collection and Valuation Correlation
Teri Odom, RPA	Assistant Chief Appraiser	67485	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 - 2018**

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



Exhibit A-1

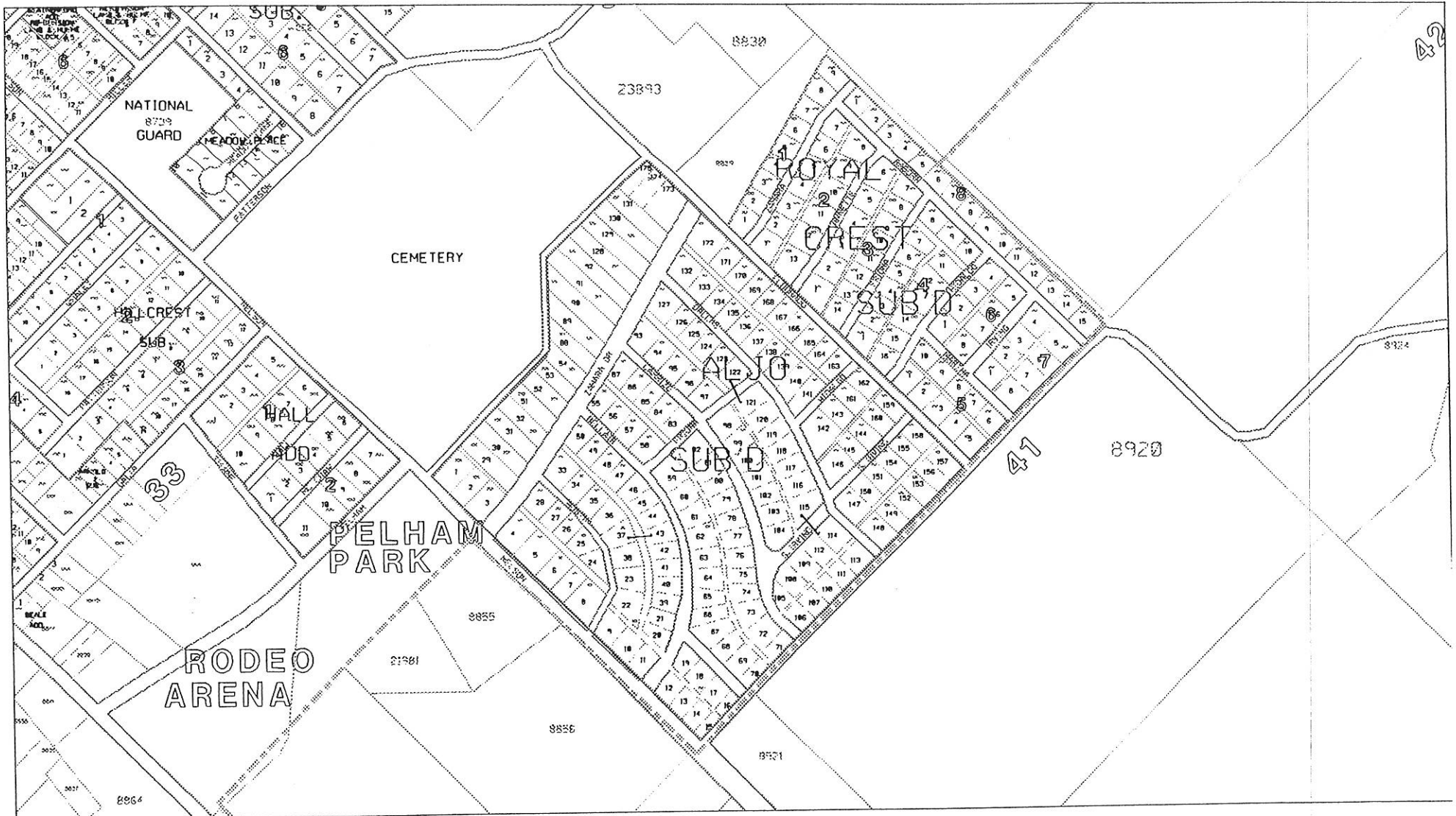


Exhibit A-2

Aljo Subdivision

The subdivision was created in the late 70s most of the homes were built late 70's to early 80's. Some of the original homes were FHA type housing. Homes built in the early 80s have more design. All amenities are available to the subdivision. The streets are paved with curbing. The subdivision would appeal to middle income type families. Average lot size 70 x 140 lots do vary see plat in file room for official lot size.

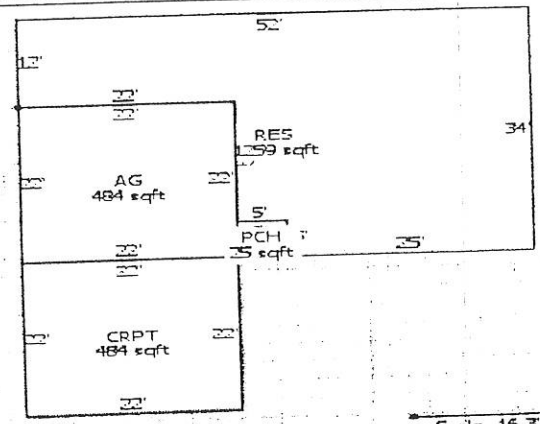
**XHIBIT A-3**

**Ownership**  
 GILBREATH RICHARD SR  
 1300 BELLAIRE ST  
 BOWIE, TX 76230  
 OWNER INTEREST 1.0

**Legal Informatk**  
 LEGAL: LOT 50, ALJO  
 SITUS: 1300 BELAIR

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

Identification ID: R000000277/GID: 10008.000. 050.0000



ALT:  
 MIN:  
 XREF:

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	Grantor
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 &
12/5/01		20	146		9/30/93	55,000		SPIKES GABE P &	** NO PREVIOUS

Geo Quad	Aerial	Map Id	Use	Agent	Mortgage
0					FAR

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	63.76	103,817	5,666				-24			1	83,207			83,207
Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Cn%	Dp Cd	Dp%	Fn%	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-CARPORT				484	15.94	7,715								1	7,715		
PCH-PORCH				25	15.94	398								1	398		

Mkt Csf AC : 70.74 Csf Impr : 66.09



**MONTAGUE CAD**

Appr By	Appr Dt	Chkd By	Chkd Dt
	1/1/00		1/1/00
User	Print Date / Time		
KIM	2/26/2010 10:15:53 AM		

**Features** EW5-BRICK,FD1-SLAB FOJNDATION,RD1-PAVED RD,RF1-COMP SHINGLES,RT2-GABLE,AC-AC CONVERSION,2.0-2 BATHS.

Lnd Cd	Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj%	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			

Prod Code / Prod Units / Prod Cpu

	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	

Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
MG MONTAGUE COUNTY	17,812	71,248	.004379	311.99
BO BOWIE ISD	15,000	74,060	.012877	953.67
BC CITY OF BOWIE		89,060	.0034	302.8
R2 ROAD DISTRICT 2-A		89,060		1,568.46
** ESTIMATED TOTAL				

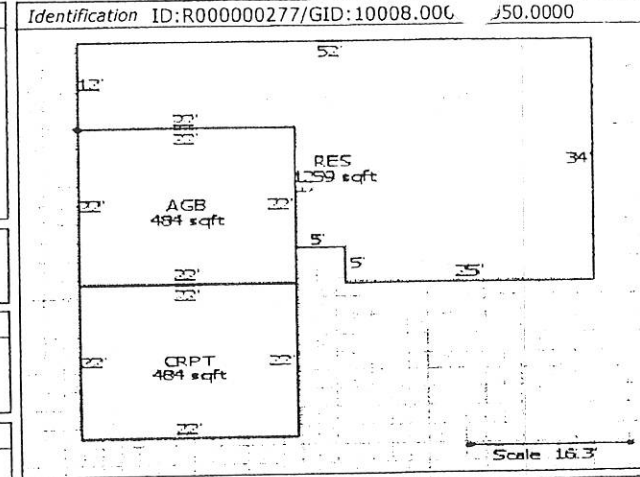
Nbh	Misc
EXRME2009	



**Ownership**  
 GILBREATH RICHARD SR  
 1300 BELLAIRE ST  
 BOWIE, TX 76230  
 OWNER INTEREST 1.0

**Legal Information**  
 LEGAL: LOT 50, ALJO  
 SITUS: 1300 BELAIR

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



ALT:  
 MIN:  
 XREF:

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	Grantor
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 &
12/5/01		20	146		9/30/93	55,000		SPIKES GABE P &	** NO PREVIOUS

Geo Quad	Aerial	Map Id	Use	Agent	Mortgage
0					FAR

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				-15				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 A1	21,327
CRPT-CARPORT				484	13.77	6,665								1	6,665

Mkt Csf AC : 70.09 Csf Impr : 66.99

**MONTAGUE CAD**

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

User: KIM Print Date / Time: 2/26/2010 10:08:34 AM

Features EW5-BRICK,FD1-SLAB FOUNDATION,RD1-PAVED RD,RF1-COMP SHINGLES,RT2-GABLE,AC-AC CONVERSION,2.0-2 BATHS.

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

Prod Code / Prod Units / Prod Cpu

	2009	Ptd	Change +/-	Cert	2008	Ptd	Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
Impr Hs	84,340	A1	4,960		79,380	A1	MG MONTAGUE COUNTY	17,648	70,592	.004379	309.12
Impr Non Hs	0		0		0		BO BOWIE ISD	15,000	73,240	.012877	943.11
Land Hs	3,900	A1	0		3,900	A1	BC CITY OF BOWIE		88,240	.0034	300.02
Land Non Hs	0		0		0		R2 ROAD DISTRICT 2-A		88,240		
Prod Mkt	0		0		0		** ESTIMATED TOTAL				1,552.25
Per / Min	0		0		0						
Total Market	88,240		4,960		83,280						
Prod Loss	0		0		0						
Cap Loss	0		0		0						
Assessed	88,240		4,960		83,280						

Nbh	Misc
EXRME2009	

Quick Link:

# Standard Report

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

R277  
 GILBREATH RICHARD  
 1300 BELAIR  
 BOWIE  
 Texas  
 76230  
 Kim Haralson  
 1/1/2010

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

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

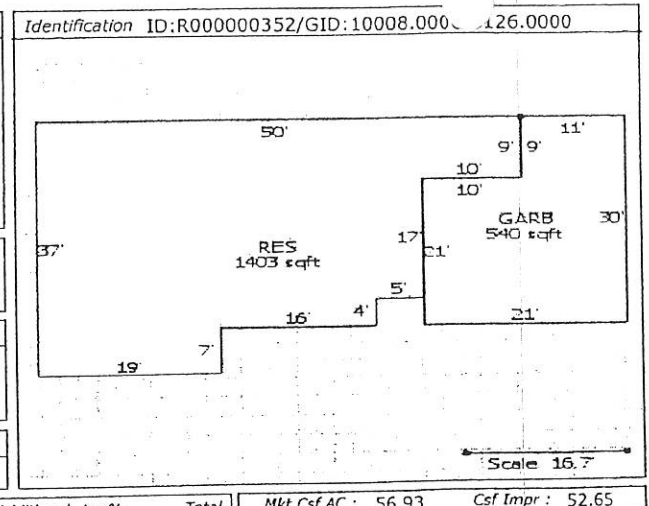
	Units	Cost	Total
Base Cost			
Plumbing Fixtures			
Comp. Shingle or Built-up Rock	1,259	59.86	75,364
Slab on Grade	6	1,056.00	6,336
Floor Cover Allowance	1,259	1.98	2,493
Warmed & Cooled Air	1,259	4.24	5,338
Plumbing Rough-ins	1,259	3.01	3,790
Appliance Allowance	1,259	87	6,131
Basic Structure Total Cost	1	418.00	418
Attached Garage	1	2,442.00	2,442
Carport, Shed Roof	1,259	81.26	102,312
Subtotal Garage	484	58.7	9,859
Raised Slab Porch with Roof	484	10.10	4,888
Subtotal Extras	25	29.30	14,747
Replacement Cost New	1,259	93.56	733
Physical + Functional Depreciation 28.0%			117,792
Total Depreciated Cost			32,983
Land			84,809
Non Building			5,040
Total			5,040
			839,849

Cost data by Marshall & Swift, L.P.

Remarks

<b>Ownership</b> MEIER PETER & MICHELLE 1302 DALLAS ST BOWIE, TX 76230  OWNER INTEREST 1.0	<b>Legal Information</b> LEGAL: LOT 126, ALJO  SITUS: 1302 DALLAS	<b>Exemptions/Deed</b> VOL: 477 PAGE: 68 DATE: 3/25/2009	<b>Identification</b> ID:R000000352/GID:10008.0000.126.0000
---	--	---	---

ALT:									
MIN:									
XREF:									
<b>Sale Dt</b>	<b>Type</b>	<b>Vol</b>	<b>Page</b>	<b>Inst</b>	<b>Deed Dt</b>	<b>Price</b>	<b>Value@Sale</b>	<b>Grantee</b>	<b>Grantor</b>
3/25/09	D-13	477	68		3/25/09	81,000		MEIER PETER &	STEVENS EVELYN
12/19/00		178	338		12/19/00			STEVENS EVELYN	STEVENS P W
1/1/00					1/1/00				
<b>Geo Quad</b>	<b>Aerial</b>	<b>Map Id</b>	<b>Use</b>	<b>Agent</b>	<b>Mortgage</b>				
0					FAR				



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	1973/NA	1,403.00	62.22	104,094	6,314								1	72,869	1,000	73,869
Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Cn%	Dp Cd	Dp%	Fn%	Ec%	Cpl%	Ptd	Value		
RES-RESIDENCE				1,403	62.22	87,295								1	87,295		
GARB-GARAGE				540	31.11	16,799								1	16,799		
MOB-METAL BUILD			FLT	1	1,000	1,000								1	A1	1,000	

Mkt Csf AC : 56.93 Csf Impr : 52.65

**MONTAGUE CAD**

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

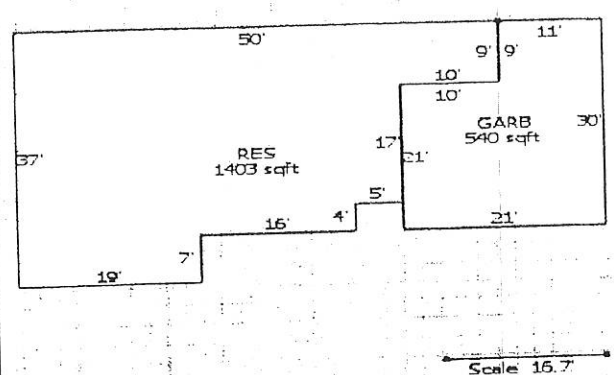
<b>Features</b> FD1-SLAB FOUNDATION,RT1-HIP,RT2-GABLE,RF1-COMP SHINGLES,RD1-PAVED RD,AC-AC CONVERSION,2.0-2 BATHS,	<b>Prod Code / Prod Units / Prod Cpu</b>
--	--

Lnd Cd	Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj%	Adj Amt	Hs	Mkt Value	Ptd	Prd	Spec Value
10008P	80 FF/80 RF/130 DF	75	75			6,000		6,000			

	2010	Ptd	Change +/-	Cert	2009	Ptd	Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy	Nbh	Misc
Impr Hs	73,870	A1	-8,880		82,750	A1	MG MONTAGUE COUNTY	79,870	.004379		349.75	EXRME2009	
Impr Non Hs	0		0		0		BO BOWIE ISD	79,870	.012877		1,028.49		
Land Hs	6,000	A1	2,000		4,000	A1	BC CITY OF BOWIE	79,870	.0034		271.56		
Land Non Hs	0		0		0		R2 ROAD DISTRICT 2-A	79,870			1,649.8		
Prod Mkt	0		0		0		** ESTIMATED TOTAL						
Per / Min	0		0		0								
Total Market	79,870		-6,880		86,750								
Prod Loss	0		0		0								
Cap Loss	0		0		0								
Assessed	79,870		-6,880		86,750								

Quick Link:

<b>Ownership</b> MEIER PETER & MICHELLE 1302 DALLAS ST BOWIE, TX 76230  OWNER INTEREST 1.0	<b>Legal Information</b> LEGAL: LOT 126, ALJO  SITUS: 1302 DALLAS	<b>Exemptions/Deed</b> VOL: 477 PAGE: 68 DATE: 3/25/2009	<b>Identification</b> ID:R000000352/GID:10008.00C 26.0000
---	--	---	---



ALT:									
MIN:									
XREF:									
<b>Sale Dt</b>	<b>Type</b>	<b>Vol</b>	<b>Page</b>	<b>Inst</b>	<b>Deed Dt</b>	<b>Price</b>	<b>Value@Sale</b>	<b>Grantee</b>	<b>Grantor</b>
3/25/09	D-13	477	68		3/25/09	81.000		MEIER PETER & STEVENS EVELYN	STEVENS EVELYN STEVENS P W
12/19/00		178	338		12/19/00				
1/1/00					1/1/00				
<b>Geo Quad</b>	<b>Aerial</b>	<b>Map Id</b>	<b>Use</b>	<b>Agent</b>	<b>Mortgage</b>				
0					FAR				

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	1973/NA	1,403.00	53.75	100,083	2,104								1	81,750	1,000	82,750
Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Cn% Dp Cd	Dp%	Fn%	Ec%	Cpl%	Ptd	Value			
RES-RESIDENCE				1,403	53.75	75,411							1	75,411			
GARB-GARAGE				540	45.69	24,672							1	24,672			
MOB-METAL BUILD			FLT	1	1,000	1,000							1	1,000	A1		

Mkt Csf AC : 61.83 Csf Impr : 58.98

**MONTAGUE CAD**

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

Features FD1-SLAB FOUNDATION,RT1-HIP,RT2-GABLE,RF1-COMP SHINGLES,RD1-PAVED RD,AC-AC CONVERSION,2.0-2 BATHS,

Lnd Cd	Units / Alt Units	Cpu Cpu Cd	Mkt Cpu	Adj Codes	Adj%	Adj Amt	Hs	Mkt Value	Ptd	Prd	Spec Value
10008P	80 FF/80 RF/130 DF	50	50			4,000		4,000			

Prod Code / Prod Units / Prod Cpu

	2009	Ptd	Change +/-	Cert	2008	Ptd	Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
Impr Hs	82,750	A1	0		82,750	A1	MG MONTAGUE COUNTY	86,750	.004379		379.88
Impr Non Hs	0		0		0		BO BOWIE ISD	86,750	.012877		1,117.08
Land Hs	4,000	A1	0		4,000	A1	BC CITY OF BOWIE	86,750	.0034		294.95
Land Non Hs	0		0		0		R2 ROAD DISTRICT 2-A				1,791.91
Prod Mkt	0		0		0		** ESTIMATED TOTAL				
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						

Nbh	Misc
EXRME2009	

Quick Link:

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

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

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

Remarks



**Proj** Improvement Class Table Maintenance for 2012

Class Code: **GMI** Add Delete

Description: **GOOD MASONRY SINGLE STORY**

Standard Number of Balis: **2.0**

Full Bath Variance: **2000**

Half Bath Variance: **1500**

Class Code	Range	Min Val	Max Val	Min Val	Max Val	Min Val	Max Val	Min Val	Max Val
1000	0-0	67.84							
1200	1-1000	67.84							
1400	1001-1200	67.65							
1600	1201-1400	63.76							
1800	1401-1600	62.22							
2000	1601-1800	60.88							
2200	1801-2000	59.73							
2400	2001-2200	58.70							
2600	2201-2400	57.74							
2800	2401-2600	56.90							
9999999999	2800-End...	56.11							

Taxes Due Mail  
 \$0.00 R.R.  
 \$72.33\* 364  
 \$487.25 364  
 \$1,306.624 364

Search F

REAVE  
 REAVE  
 REAVE  
 REAVE

Search F

REAVE  
 REAVE  
 REAVE  
 REAVE

Search F

REAVE  
 REAVE  
 REAVE  
 REAVE

Search for "REAVES 100V" returned 4 Property(s) listed for selection.

Search for "REAVES 100V" returned 4 Property(s) listed for selection.

**PRO** Improvement Class Table Maintenance for 2010

Search F  
 REAVE  
 REAVE  
 REAVE

Class Code	GMT	Add	Subtr	Subst/Prd Co	Group	% Adjustment	Std Val	Std Val %	Std Code	Valuation
					0-0	67.84				
	1000				1-1000	67.84				
	1200				1001-1200	67.65				
	1400				1201-1400	63.76				
	1600				1401-1600	62.22				
	1800				1601-1800	60.88				
	2000				1801-2000	59.73				
	2200				2001-2200	58.70				
	2400				2201-2400	57.74				
	2600				2401-2600	56.90				
	2800				2601-2800	56.11				
	9999				2800-End...	56.11				

**ST Home**  
 Flat Valuation Table IN  
 Percent to Apply for (+/-) Adjustment 0.000  
 Amount to Apply for (+/-) Adjustment 0.00  
 Local Multiplier Percent to Adjust Value 0.000  
 Default Depreciation Code  
 Interpolate Cost Per Square Foot IN  
 Adjust CSF Amounts (+/-) by Percent .00  
 Adjust by %

Update  
 Analyze Class  
 Appraisal Standards (Maps)  
 Print  
 Print All

Search for 'REAVES 100Y' returned 4 Property(S) listed for selection.

Taxes Due Mail  
 \$0.00 RR  
 \$72.33\* 364  
 \$485.25 364  
 \$1,306.62+ 364

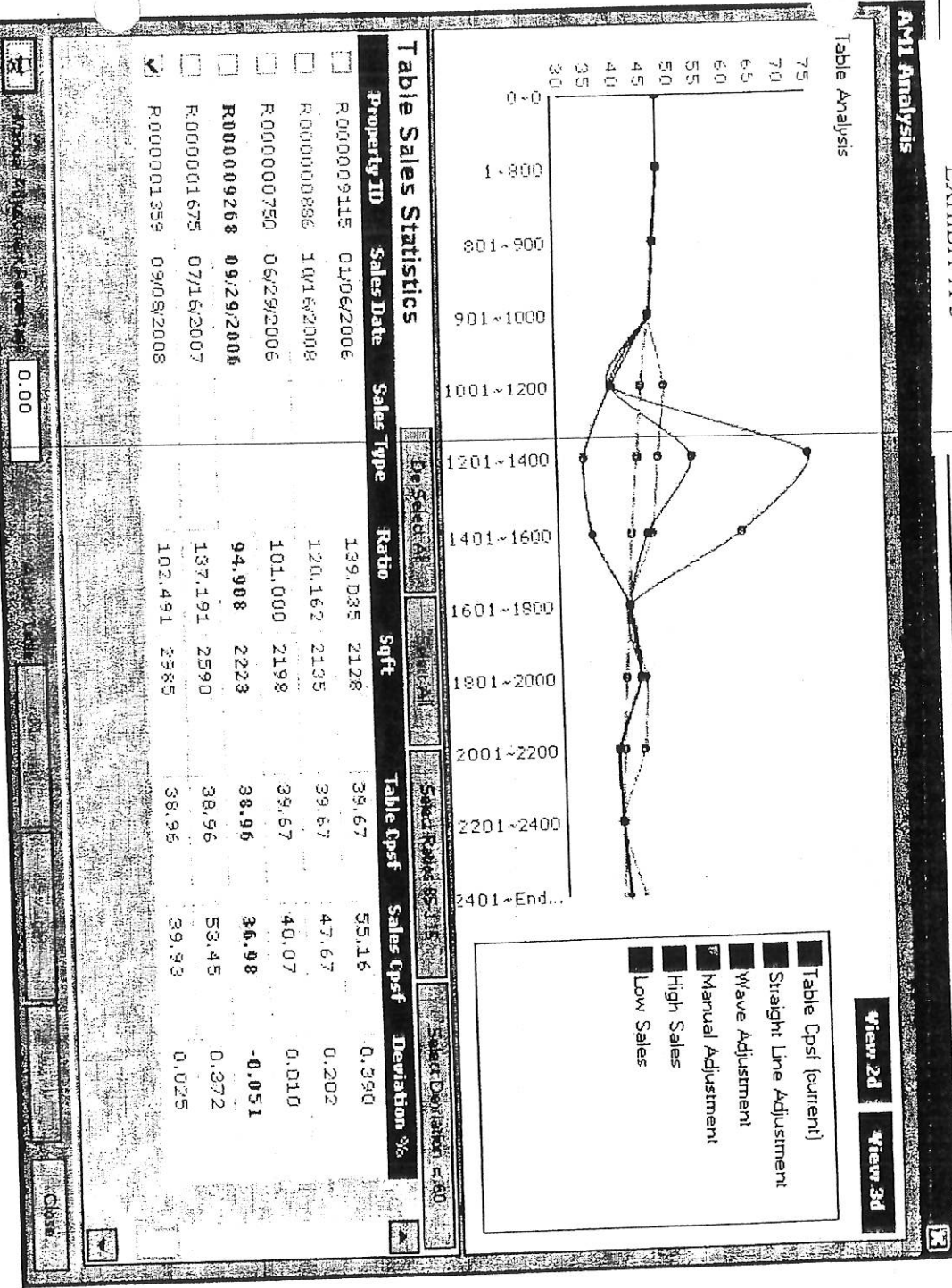
**Pro** Improvement Class Table Maintenance for 2009

Class Code	Class Description	Flat Valuation Table	Percent to Apply for (+/-) Adjustment	Amount to Apply for (+/-) Adjustment	Local Multiplier Percent to Adjust Value	Default Depreciation Code	Ineplate Cost Per Square Foot	Adjust CSF Amount: (+/-) by Percent	Adjust by %	Bid Code	Update	Analyze Class	Appraisal Standards (NAPS)	Print	Print All
0100	GOOD MASONRY SINGLE STORY	0	0-0	58.60											
1000		1000	1-1000	58.60											
1200		1200	1001-1200	58.44											
1400		1400	1201-1400	55.08											
1600		1600	1401-1600	53.75											
1800		1800	1601-1800	52.59											
2000		2000	1801-2000	51.60											
2200		2200	2001-2200	50.70											
2400		2400	2201-2400	49.88											
2600		2600	2401-2600	49.15											
2800		2800	2601-2800	48.48											
9999999999		9999999999	2800-End...	48.48											

Taxes Due: \$0.00  
 Mail: \$72.33\*  
 RR: \$485.29  
 36: \$1,306.624  
 36:

Search for REAVES JODY returned 4 Property(3) listed for selection

*Sample Class Analysis*



Notes

2/26/2010 1:03:56 PM

EXHIBIT A-4

*Ratio Before Changes 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: EXRME2010 MISC: LIF	116,600 IMP MKT 6,880 LND MKT 123,480 TOTAL MKT 85.77 CPSF(SALES) 78.45 CPSF(APPR) 74.08 CPSF(IMPR) GM1 IMP CLS 1574 SQFT 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: EXRME2009	73,870 IMP MKT 6,000 LND MKT 79,870 TOTAL MKT 57.73 CPSF(SALES) 56.93 CPSF(APPR) 52.65 CPSF(IMPR) GM1 IMP CLS 1403 SQFT 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: EXRME2010	93,860 IMP MKT 9,100 LND MKT 102,960 TOTAL MKT 57.54 CPSF(SALES) 64.39 CPSF(APPR) 58.70 CPSF(IMPR) GM1 IMP CLS 1599 SQFT 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: EXRME2010	123,180 IMP MKT 6,570 LND MKT 129,750 TOTAL MKT 90.45 CPSF(SALES) 78.64 CPSF(APPR) 74.65 CPSF(IMPR) GM1 IMP CLS 1650 SQFT 2003 EFF YR	A1 A1	149,250 5/29/2009	86.9
Quick Link: 								
(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 CPSF(SALES) 65.91 CPSF(APPR) 56.28 CPSF(IMPR) FM1 IMP CLS 1082 SQFT 1983 EFF YR	A1 A1	70,000 9/29/2009	101.9
Quick Link: 								

*Recheck*

2/26/2010 1:03:56 PM

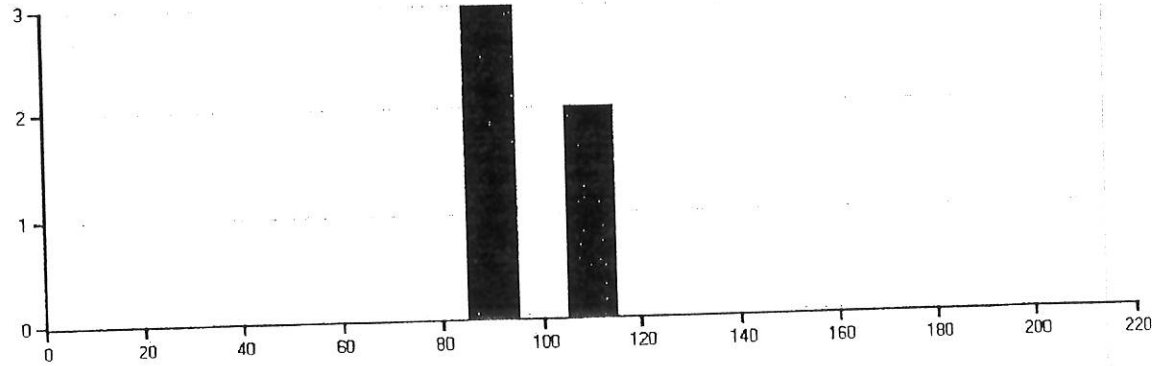
Sale No	Parcel ID	Ratio	Arith-Mean Deviation (1)	Weight-Mean Deviation (2)	Median Deviation (3)	Price	Market	Taxable	Sqft	Class
4	R000000372	86.9	11.3	9.3	11.7	149,250	129,750	129,750	1,650	GM1
1	R000000313	91.5	6.7	4.7	7.1	135,000	123,480	123,480	1,574	GM1
2	R000000352	98.6	0.4	2.4	0.0	81,000	79,870	79,870	1,403	GM1
5	R000000385	101.9	3.7	5.7	3.3	70,000	71,310	71,310	1,082	FM1
3	R000000358	111.9	13.7	15.7	13.3	92,000	102,960	102,960	1,599	GM1
<b>Totals:</b>		490.8	35.8	37.8	35.4	527,250	507,370	507,370	7,308	

**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+
<b>Dispersion Coefficient</b>		<b>Distribution:</b>	0	0	0	0	3	2	0	0	0	0	0
<b>Arith-Mean</b>	7.30												
<b>Weigh-Mean</b>	7.70												
<b>Median</b>	7.21												

**Arithmetic Mean** 98.16  
**Weighted Mean** 96.23  
**Median** 98.60

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



*aljo*

Account No	Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Sales Price/Date	Sales Ratio
1)	ID:R000000313 / 2011 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: EXRME2010,NOT10 MISC: LIF	116,600 IMP MKT A1 6,880 LND MKT A1 123,480 TOTAL MKT 85.77 CPSF(SALES) 78.45 CPSF(APPR) 74.08 CPSF(IMPR) GM1 IMP CLS 1574 SQFT 1978 EFF YR		135,000 6/17/2009	91.5
Quick Link: 								
(2)	ID:R000000352 / 2011 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: EXRME2009,NOT10	74,080 IMP MKT A1 6,000 LND MKT A1 80,080 TOTAL MKT 57.73 CPSF(SALES) 57.08 CPSF(APPR) 52.80 CPSF(IMPR) GM1 IMP CLS 1403 SQFT 1973 EFF YR		81,000 3/25/2009	98.9
Quick Link: 								
(3)	ID:R000000358 / 2011 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: SLR PAID 5,5520 NBH: EXRME2010,NOT10	89,050 IMP MKT A1 9,100 LND MKT A1 98,150 TOTAL MKT 57.54 CPSF(SALES) 61.38 CPSF(APPR) 55.69 CPSF(IMPR) GM1 IMP CLS 1599 SQFT 1977 EFF YR		92,000 9/22/2009	106.7
Quick Link: 								
(4)	ID:R000000372 / 2011 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: EXRME2010,NOT10	125,760 IMP MKT A1 6,570 LND MKT A1 132,330 TOTAL MKT 90.45 CPSF(SALES) 80.20 CPSF(APPR) 76.22 CPSF(IMPR) GM1 IMP CLS 1650 SQFT 2003 EFF YR		149,250 5/29/2009	88.7
Quick Link: 								
(5)	ID:R000000373 / 2011 GEO:10008.0000.0147.0000 VOL: 505 PAGE: 453 DATE: 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		90,000 1/7/2010	99.5
Quick Link: 								



# ALL JURISDICTIONS

2/25/2011 2:57 55 PM

File No	Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Sales Price/Date	Sales Ratio
(6) ID:R000000384 / 2011 GEO:10008.0000.0160.0000 VOL: 538 PAGE: 217 DATE: 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 6,190 LND MKT 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

Quick Link: 

(7) ID:R000000385 / 2011 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 NBH: NOT10	67,540 IMP MKT 6,450 LND MKT 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 A1	70,000 9/29/2009	105.7
--	--	---	--------------------------------------	---	---	----------	---------------------	-------

Quick Link: 

(8) ID:R000000386 / 2011 GEO:10008.0000.0162.0000 VOL: 524 PAGE: 356 DATE: 6/28/2010		OWNER INTEREST 1.0 MCLENNON GEORGE GRANTEE: MCLENNON GEORGE GRANTOR: ENLOW J DWYANE	LOT 162, ALJO SITUS: 1107 HIDALGO	ENTITIES: MG,BO,BC,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: NOT10	66,460 IMP MKT 6,410 LND MKT 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 A1	65,000 6/28/2010	112.1
--	--	--	--------------------------------------	---	---	----------	---------------------	-------

Quick Link: 

## ALL JURISDICTIONS

Sale No	Parcel ID	Ratio	Arith-Mean Deviation (1)	Weigh-Mean Deviation (2)	Median Deviation (3)	Price	Market	Taxable	Sqft	Class
4	R000000372	88.7	11.9	10.1	11.9	149,250	132,330	132,330	1,650	GM1
1	R000000313	91.5	9.1	7.3	9.1	135,000	123,480	123,480	1,574	GM1
2	R000000352	98.9	1.7	0.1	1.7	81,000	80,080	80,080	1,403	GM1
5	R000000373	99.5	1.1	0.7	1.1	90,000	89,520	89,520	1,228	AM1
6	R000000384	101.7	1.1	2.9	1.1	126,000	128,140	128,140	1,459	AM1
7	R000000385	105.7	5.1	6.9	5.1	70,000	73,990	73,790	1,459	FM1
3	R000000358	106.7	6.1	7.9	6.1	92,000	98,150	98,150	1,599	GM1
8	R000000386	112.1	11.5	13.3	11.5	65,000	72,870	72,870	1,272	FM1
<b>Totals:</b>		804.8	47.6	49.2	47.6	808,250	798,560	798,360	11,644	

# ALL JURISDICTIONS

2/25/2011 2:55 PM

## Statistics

Dispersion Coefficient		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+
Arith-Mean	5.91	Distribution:	0	0	0	0	4	4	0	0	0	0	0
Weigh-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

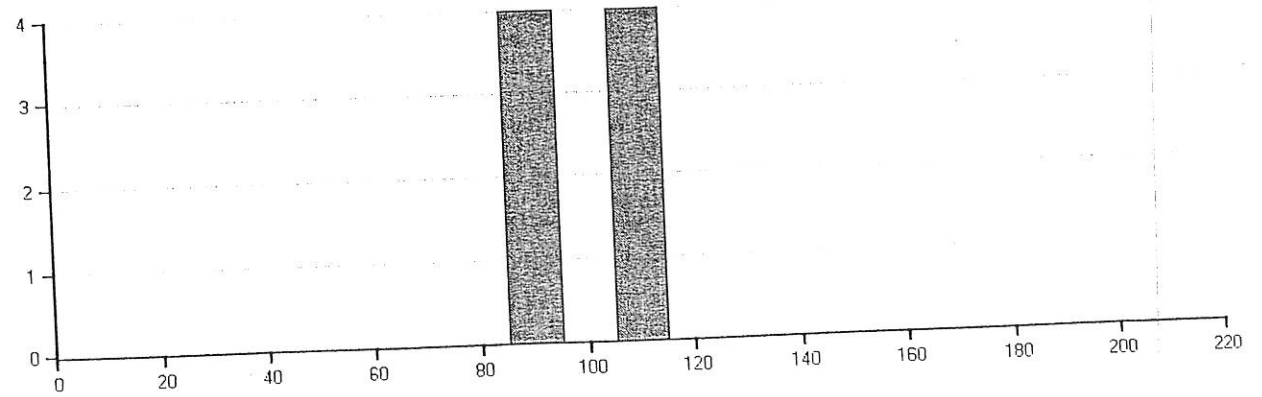


Exhibit A6

BOWIE CM1 CLASS

Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Sales Price/Date	Sales Ratio
1) ID:R000000373 / 2011 EO:10008.0000.0147.0000 VOL: 505 PAGE: 453 DATE: 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 12,380 LND MKT 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
2) ID:R000000384 / 2011 EO:10008.0000.0160.0000 VOL: 538 PAGE: 217 DATE: 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 6,190 LND MKT 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
3) ID:R000000516 / 2011 EO:10024.0003.0002.0000 VOL: 504 PAGE: 215 DATE: 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 3,500 LND MKT 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
4) ID:R000000619 / 2011 EO:10040.0001.0002.0000 VOL: 541 PAGE: 84 DATE: 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 4,000 LND MKT 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
5) ID:R000000937 / 2011 EO:10060.0005.0005.0000 VOL: 520 PAGE: 513 DATE: 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 4,000 LND MKT 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	71,020 5/27/2010	98.9



# BOWIE CM1 CLASS

12/25/2011 4:17:00 PM

File No	Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Sales Price/Date	Sales Ratio
6)	ID:R00000986 / 2011 GEO:10064.0003.002D.0000 VOL: 503 PAGE: 533 DATE: 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 3,150 LND MKT 68,010 TOTAL MKT 31.33 CPSF(SALES) 42.61 CPSF(APPR) 40.64 CPSF(IMPR) AM1 IMP CLS 1596 SQFT 1968 EFF YR	A1 A1	50,000 12/17/2009	136.0
Quick Link: 								
7)	ID:R000001079 / 2011 GEO:10072.0003.0011.0000 VOL: 538 PAGE: 115 DATE: 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 4,200 LND MKT 71,920 TOTAL MKT 39.71 CPSF(SALES) 47.60 CPSF(APPR) 44.82 CPSF(IMPR) AM1 IMP CLS 1511 SQFT 1977 EFF YR	A1 A1	60,000 10/13/2010	119.9
Quick Link: 								
8)	ID:R000001157 / 2011 GEO:10078.0004.0002.0000 VOL: 501 PAGE: 510 DATE: 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 4,500 LND MKT 78,580 TOTAL MKT 47.17 CPSF(SALES) 46.33 CPSF(APPR) 43.68 CPSF(IMPR) AM1 IMP CLS 1696 SQFT	A1 A1	80,000 12/3/2009	98.2
Quick Link: 								
9)	ID:R000001355 / 2011 GEO:10094.0007.0016.0000 DATE: 1/1/1900	OWNER INTEREST 1.0 VINING TAVIE	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 5,000 LND MKT 58,820 TOTAL MKT 33.02 CPSF(SALES) 38.12 CPSF(APPR) 45.86 CPSF(IMPR) AM1 IMP CLS 1543 SQFT 1964 EFF YR	A1 A1	50,950 9/2/2009	115.4
Quick Link: 								
10)	ID:R000001355 / 2011 GEO:10094.0007.0016.0000 VOL: 541 PAGE: 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 5,000 LND MKT 58,820 TOTAL MKT 58.00 CPSF(SALES) 38.12 CPSF(APPR) 45.86 CPSF(IMPR) AM1 IMP CLS 1543 SQFT 1964 EFF YR	A1 A1	89,500 11/5/2010	65.7
Quick Link: 								

# BOWIE GM1 CLASS

File No	Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Sales Price/Date	Sales Ratio
11	ID:R000001386 / 2011 EO:10096.0004.0027.0000 OL: 520 AGE: 156 ATE: 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 3,600 LND MKT 62,640 TOTAL MKT 31.17 CPSF(SALES) 38.67 CPSF(APPR) 36.44 CPSF(IMPR) AM1 IMP CLS 1620 SQFT 1955 EFF YR	A1 A1	50,500 5/10/2010	124.0
Quick Link: 								
12	ID:R000001694 / 2011 EO:10118.0004.0003.0000 OL: 485 AGE: 872 ATE: 6/18/2009	OWNER INTEREST 1.0 WEBB MALLORY GRANTEE: EVANS BRENDA & ROBERT GRANTOR: SAVAGE DELOYCE (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 6,030 LND MKT 79,310 TOTAL MKT 64.21 CPSF(SALES) 63.65 CPSF(APPR) 58.81 CPSF(IMPR) AM1 IMP CLS 1246 SQFT 1971 EFF YR	A1 A1	80,000 6/18/2009	99.1
Quick Link: 								
13	ID:R000001694 / 2011 EO:10118.0004.0003.0000 OL: 545 PAGE: 154 DATE: 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 6,030 LND MKT 79,310 TOTAL MKT 64.21 CPSF(SALES) 63.65 CPSF(APPR) 58.81 CPSF(IMPR) AM1 IMP CLS 1246 SQFT 1971 EFF YR	A1 A1	80,000 12/3/2010	99.1
Quick Link: 								
14	ID:R000001839 / 2011 EO:10140.0003.0003.0000 VOL: 490 PAGE: 285 DATE: 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 7,500 LND MKT 104,520 TOTAL MKT 55.67 CPSF(SALES) 55.42 CPSF(APPR) 51.44 CPSF(IMPR) AM1 IMP CLS 1886 SQFT 1978 EFF YR	A1 A1	105,000 7/28/2009	99.5
Quick Link: 								
15	ID:R000001842 / 2011 EO:10140.0003.0006.0000 VOL: 491 PAGE: 378 DATE: 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 7,500 LND MKT 118,730 TOTAL MKT 62.18 CPSF(SALES) 61.52 CPSF(APPR) 57.63 CPSF(IMPR) AM1 IMP CLS 1930 SQFT 1979 EFF YR	A1 A1	120,000 8/14/2009	98.9
Quick Link: 								

# BOWIE CM1 CLASS

1/25/2011 4:12:21 PM

File No	Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Sales Price/Date	Sales Ratio
16)	ID:R000001848 / 2011 EO:10140.0004.0001.0000 OL: 492 AGE: 341 ATE: 8/19/2009	OWNER INTEREST 1.0 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 7,500 LND MKT 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
Quick Link: 								
17)	ID:R000002047 / 2011 EO:10144.0018.0005.0000 OL: 494 AGE: 512 ATE: 9/8/2009	OWNER INTEREST 1.0 MINNICK STORMY GRANTEE: MINNICK STORMY 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 5,600 LND MKT 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	69,900 9/8/2009	102.2
Quick Link: 								
18)	ID:R000002250 / 2011 EO:10166.0001.0010.0637 OL: 516 AGE: 489 ATE: 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 3,230 LND MKT 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
Quick Link: 								
19)	ID:R000002254 / 2011 EO:10166.0002.0001.0000 VOL: 493 PAGE: 38 DATE: 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	66,980 IMP MKT 3,230 LND MKT 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
Quick Link: 								
20)	ID:R000002730 / 2011 GEO:10198.0001.0006.0000 VOL: 503 PAGE: 147 DATE: 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 4,250 LND MKT 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
Quick Link: 								

BOWIE GM1 CLASS

1/25/2011 4:12 PM

Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Sales Price/Date	Sales Ratio
21) ID:R000023823 / 2011 GEO:20587.0108.0000.0026 VOL: 468 PAGE: 236 DATE: 1/6/2009	OWNER INTEREST 1.0 HOLMES REBECCA NETTE GRANTEE: INDYMAC FEDERAL BANK GRANTOR: SMITH CHRISTOPHER & GRIT	AB 587, BLK 108, PANOLA CSL SITUS: 125 PINK WILSON RD  ACRES: 6.350	ENTITIES: MG,BO,R2 COMMENTS: CREATED TO RECORD EXCHANGE OF DEED NBH: NOT10	88,330 IMP MKT 30,480 LND MKT 118,810 TOTAL MKT 19.79 CPSF(SALES) 30.94 CPSF(APPR) 23.00 CPSF(IMPR) AM1 IMP CLS 3840 SQFT 1961 EFF YR	E1 E1	76,000 1/6/2009	156.3

Quick Link: 

22) ID:R000013475 / 2011 GEO:20767.2829.0000.0250 VOL: 537 PAGE: 234 DATE: 10/7/2010	OWNER INTEREST 1.0 JONES JAMEY GRANTEE: JONES JAMEY GRANTOR: WARREN JOSEPH ALEX (DECD)	AB 767, BLK 2829, TE&L CO SURVEY SITUS: 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 7,600 LND MKT 85,240 TOTAL MKT 45.87 CPSF(SALES) 46.00 CPSF(APPR) 41.90 CPSF(IMPR) AM1 IMP CLS 1853 SQFT	A1 A1	85,000 10/7/2010	100.3
--	---	---	--	--	----------	---------------------	-------

Quick Link: 

23) ID:R000014579 / 2011 GEO:20955.0000.0000.0000 DATE: 1/1/1900	OWNER INTEREST 1.0 REEVES KEITH & PATRICIA	AB 955, W B DOOLEY SITUS: 2396 S HWY 59  ACRES: 1.720	ENTITIES: MG,BO,R2 NBH: NOT10	50,670 IMP MKT 10,320 LND MKT 60,990 TOTAL MKT 27.32 CPSF(SALES) 33.33 CPSF(APPR) 27.69 CPSF(IMPR) AM1 IMP CLS 1830 SQFT 1960 EFF YR	A1 A1	50,000 9/28/2009	122.0
--	---	--	----------------------------------	--	----------	---------------------	-------

Quick Link: 

(24) ID:R000016544 / 2011 GEO:31875.0000.0003.0000 VOL: 501 PAGE: 634 DATE: 12/1/2009	OWNER INTEREST 1.0 CORMIER FAYE GRANTEE: WELLS FARGO BANK GRANTOR: TIPPY JAMES	TRACT 3, HIDDEN OAKS S/D SITUS: 311 HIDDEN OAKS CT  ACRES: 5.654	ENTITIES: MG,BO,R2 COMMENTS: FORECLOSURE NBH: EXRME2010,NOT10	86,110 IMP MKT 28,270 LND MKT 114,380 TOTAL MKT 60.61 CPSF(SALES) 86.65 CPSF(APPR) 65.24 CPSF(IMPR) AM1 IMP CLS 1320 SQFT 2006 EFF YR	A1 A1	80,000 12/1/2009	143.0
---	---	---	---	---	----------	---------------------	-------

Quick Link: 



## BOWIE CM1 CLASS

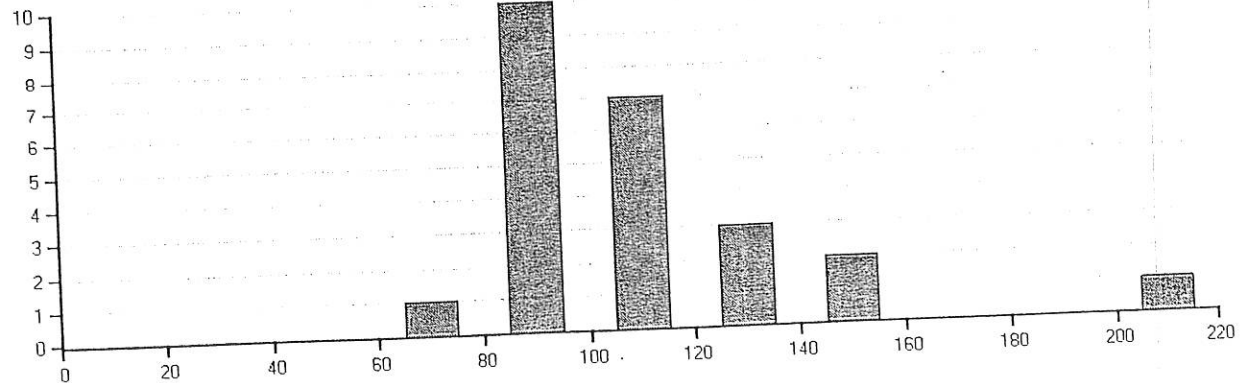
File No	Parcel ID	Ratio	Arith-Mean Deviation (1)	Weigh-Mean Deviation (2)	Median Deviation (3)	Price	Market	Taxable	Sqft	Class
10	R000001355	65.7	47.6	41.5	34.6	89,500	58,820	58,820	1,543	AM1
18	R000002250	92.1	21.2	15.1	8.2	74,000	68,170	68,170	1,548	AM1
16	R000001848	96.5	16.8	10.7	3.8	111,000	107,110	107,110	1,940	AM1
3	R000000516	96.8	16.5	10.4	3.5	71,000	68,700	68,700	1,240	AM1
8	R000001157	98.2	15.1	9.0	2.1	80,000	78,580	78,580	1,696	AM1
5	R000000937	98.9	14.4	8.3	1.4	71,020	70,270	70,270	1,804	AM1
15	R000001842	98.9	14.4	8.3	1.4	120,000	118,730	118,730	1,930	AM1
13	R000001694	99.1	14.2	8.1	1.2	80,000	79,310	79,310	1,246	AM1
12	R000001694	99.1	14.2	8.1	1.2	80,000	79,310	79,310	1,246	AM1
1	R000000373	99.5	13.8	7.7	0.8	90,000	89,520	89,520	1,228	AM1
14	R000001839	99.5	13.8	7.7	0.8	105,000	104,520	104,520	1,886	AM1
19	R000002254	100.3	13.0	6.9	0.0	70,000	70,210	70,210	1,160	AM1
22	R000013475	100.3	13.0	6.9	0.0	85,000	85,240	85,240	1,853	AM1
2	R000000384	101.7	11.6	5.5	1.4	126,000	128,140	128,140	1,459	AM1
17	R000002047	102.2	11.1	5.0	1.9	69,900	71,470	71,470	1,790	AM1
4	R000000619	102.8	10.5	4.4	2.5	95,000	97,620	97,620	2,426	AM1
9	R000001355	115.4	2.1	8.2	15.1	50,950	58,820	58,820	1,543	AM1
7	R000001079	119.9	6.6	12.7	19.6	60,000	71,920	71,920	1,511	AM1
23	R000014579	122.0	8.7	14.8	21.7	50,000	60,990	60,990	1,830	AM1
11	R000001386	124.0	10.7	16.8	23.7	50,500	62,640	62,640	1,620	AM1
6	R000000986	136.0	22.7	28.8	35.7	50,000	68,010	68,010	1,596	AM1
24	R000016544	143.0	29.7	35.8	42.7	80,000	114,380	114,380	1,320	AM1
21	R000023823	156.3	43.0	49.1	56.0	76,000	118,810	118,810	3,840	AM1
20	R000002730	251.6	138.3	144.4	151.3	25,000	62,890	62,890	1,230	AM1
<b>Totals:</b>		2,719.8	523.2	474.4	430.6	1,859,870	1,994,180	1,994,180	40,485	

# BOWIE GM1 CLASS

## Statistics

<b>Dispersion Coefficient</b>	
Arith-Mean	19.24
Weigh-Mean	17.44
Median	15.83
Arithmetic Mean	113.32
Weighted Mean	107.22
Median	100.30
Avg Csf (Sales):	45.94
Avg Csf (Appt):	49.26






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








*Exhibit A-7*

HISTORY COMPARISON REPORT






EXHIBIT A-1

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	73,870	-8,880	82,750				
				Imp NonHs	0	0	0				
				Lnd Hs	6,000	2,000	4,000				
				Lnd NonHs	0	0	0				
				Prd Mkt	0	0	0				
				Per Mkt	0	0	0				
				Min Mkt	0	0	0				
				Total Mkt	79,870	-6,880	86,750				
				Prd Loss	0	0	0				
				Cap Loss	0	0	0				
				Taxable	79,870	-6,880	86,750				
				Quick Link:							
				ID:R000000282 / 2010 GEO:10008.0000.0055.0000 SITUS: 1301 BELAIR	PELTON CARROLL 1301 BELAIR ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 55, ALJO	IMP: A1 LND: A1	Imp Hs	84,660	-2,900	87,560
Imp NonHs	0	0	0								
Lnd Hs	6,100	2,030	4,070								
Lnd NonHs	0	0	0								
Prd Mkt	0	0	0								
Per Mkt	0	0	0								
Min Mkt	0	0	0								
Total Mkt	90,760	-870	91,630								
Prd Loss	0	0	0								
Cap Loss	0	0	0								
Taxable	90,760	-870	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	85,950	-2,890	88,840
				Imp NonHs	0	0	0				
				Lnd Hs	6,750	2,250	4,500				
				Lnd NonHs	0	0	0				
				Prd Mkt	0	0	0				
				Per Mkt	0	0	0				
				Min Mkt	0	0	0				
				Total Mkt	92,700	-640	93,340				
				Prd Loss	0	0	0				
				Cap Loss	0	0	0				
				Taxable	92,700	-640	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	82,020	-3,180	85,200
Imp NonHs	0	0	0								
Lnd Hs	8,600	2,860	5,740								
Lnd NonHs	0	0	0								
Prd Mkt	0	0	0								
Per Mkt	0	0	0								
Min Mkt	0	0	0								
Total Mkt	90,620	-320	90,940								
Prd Loss	0	0	0								
Cap Loss	0	0	0								
Taxable	90,620	-320	90,940								
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	86,340	-2,300	88,640
				Imp NonHs	0	0	0				
				Lnd Hs	6,000	2,000	4,000				
				Lnd NonHs	0	0	0				
				Prd Mkt	0	0	0				
				Per Mkt	0	0	0				
				Min Mkt	0	0	0				
				Total Mkt	92,340	-300	92,640				
				Prd Loss	0	0	0				
				Cap Loss	0	0	0				
				Taxable	92,340	-300	92,640				
				Quick Link:							






# HISTORY COMPARISON REPORT

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	Imp Hs	90,790	-4,880	95,670
				Imp NonHs	0	0	0
				Lnd Hs	14,380	4,790	9,590
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	105,170	-90	105,260
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	105,170	-90	105,260
				Quick Link: 			
				ID:R000000260 / 2010 GEO:10008.0000.0033.0000 SITUS: 1301 AUSTIN	UNRUH RUSSELL 1301 AUSTIN ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 33, ALJO	IMP: A1 LND: A1
Imp NonHs	0	0	0				
Lnd Hs	8,110	2,700	5,410				
Lnd NonHs	0	0	0				
Prd Mkt	0	0	0				
Per Mkt	0	0	0				
Min Mkt	0	0	0				
Total Mkt	85,190	-10	85,200				
Prd Loss	0	0	0				
Cap Loss	0	0	0				
Taxable	85,190	-10	85,200				
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				
				Imp NonHs	0	0	0
				Lnd Hs	6,750	2,250	4,500
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	102,070	40	102,030
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	102,070	40	102,030
				Quick Link: 			
				ID:R000000253 / 2010 GEO:10008.0000.0026.0000 SITUS: 1304 AUSTIN	AIRINGTON JASON & ROBERTSON DEANNA 1304 AUSTIN ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 26, ALJO	IMP: A1 LND: A1
Imp NonHs	0	0	0				
Lnd Hs	6,000	2,000	4,000				
Lnd NonHs	0	0	0				
Prd Mkt	0	0	0				
Per Mkt	0	0	0				
Min Mkt	0	0	0				
Total Mkt	99,350	90	99,260				
Prd Loss	0	0	0				
Cap Loss	0	0	0				
Taxable	99,350	90	99,260				
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				
				Imp NonHs	0	0	0
				Lnd Hs	9,080	3,020	6,060
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	91,150	410	90,740
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	91,150	410	90,740
				Quick Link: 			






# HISTORY COMPARISON REPORT

Account Number / Situs	Ownership Information	Legal Information	Ptd		2010	Change +/-	2009				
ID:R000000393 / 2010 GEO:10008.0000.0169.0000 SITUS: 1308 ELDORADO	MC CASH JAMES H 1308 ELDORADO ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 169, ALJO	IMP: A1 LND: A1	Imp Hs	109,320	-1,550	110,870				
				Imp NonHs	0	0	0				
				Lnd Hs	6,000	2,000	4,000				
				Lnd NonHs	0	0	0				
				Prd Mkt	0	0	0				
				Per Mkt	0	0	0				
				Min Mkt	0	0	0				
				Total Mkt	115,320	450	114,870				
				Prd Loss	0	0	0				
				Cap Loss	0	0	0				
				Taxable	115,320	450	114,870				
				Quick Link:							
				ID:R000000358 / 2010 GEO:10008.0000.0132.0000 SITUS: 1301 DALLAS	HICKS JIM 1301 DALLAS ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 132, ALJO	IMP: A1 LND: A1	Imp Hs	93,860	-2,550	96,410
Imp NonHs	0	0	0								
Lnd Hs	9,100	3,030	6,070								
Lnd NonHs	0	0	0								
Prd Mkt	0	0	0								
Per Mkt	0	0	0								
Min Mkt	0	0	0								
Total Mkt	102,960	480	102,480								
Prd Loss	0	0	0								
Cap Loss	0	0	0								
Taxable	102,960	480	102,480								
Quick Link:											
ID:R000000396 / 2010 GEO:10008.0000.0172.0000 SITUS: 1103 ZAHARA	WOLSEY VICKI 1103 ZAHARA DRIVE BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 172, ALJO	IMP: A1 LND: A1					Imp Hs	90,810	-3,230	94,040
				Imp NonHs	0	0	0				
				Lnd Hs	11,940	3,980	7,960				
				Lnd NonHs	0	0	0				
				Prd Mkt	0	0	0				
				Per Mkt	0	0	0				
				Min Mkt	0	0	0				
				Total Mkt	102,750	750	102,000				
				Prd Loss	0	0	0				
				Cap Loss	0	0	0				
				Taxable	102,750	750	102,000				
				Quick Link:							
				ID:R000000323 / 2010 GEO:10008.0000.0097.0000 SITUS: 1309 CARRIZO	BROWN RANDI 1309 CARRIZO ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 97, ALJO	IMP: A1 LND: A1	Imp Hs	102,700	-1,320	104,020
Imp NonHs	0	0	0								
Lnd Hs	6,230	2,080	4,150								
Lnd NonHs	0	0	0								
Prd Mkt	0	0	0								
Per Mkt	0	0	0								
Min Mkt	0	0	0								
Total Mkt	108,930	760	108,170								
Prd Loss	0	0	0								
Cap Loss	0	0	0								
Taxable	108,930	760	108,170								
Quick Link:											
ID:R000000392 / 2010 GEO:10008.0000.0168.0000 SITUS: 1310 ELDORADO	LACKEY WILLIAM E 1310 ELDORADO ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 168, ALJO	IMP: A1 LND: A1					Imp Hs	92,980	-1,240	94,220
				Imp NonHs	0	0	0				
				Lnd Hs	6,000	2,000	4,000				
				Lnd NonHs	0	0	0				
				Prd Mkt	0	0	0				
				Per Mkt	0	0	0				
				Min Mkt	0	0	0				
				Total Mkt	98,980	760	98,220				
				Prd Loss	0	0	0				
				Cap Loss	0	0	0				
				Taxable	98,980	760	98,220				
				Quick Link:							






# 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	GILBREATH RICHARD SR 1300 BELLAIRE ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 50, ALJO	IMP: A1 LND: A1	Imp Hs	83,210	-1,130	84,340				
				Imp NonHs	0	0	0				
				Lnd Hs	5,850	1,950	3,900				
				Lnd NonHs	0	0	0				
				Prd Mkt	0	0	0				
				Per Mkt	0	0	0				
				Min Mkt	0	0	0				
				Total Mkt	89,060	820	88,240				
				Prd Loss	0	0	0				
				Cap Loss	0	0	0				
				Taxable	89,060	820	88,240				
				Quick Link:							
				ID:R000000360 / 2010 GEO:10008.0000.0134.0000 SITUS: 1305 DALLAS	SHAW LEONA W & MARVIN T 1305 DALLAS BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 134, ALJO	IMP: A1 LND: A1	Imp Hs	89,860	-1,340	91,200
Imp NonHs	0	0	0								
Lnd Hs	6,750	2,250	4,500								
Lnd NonHs	0	0	0								
Prd Mkt	0	0	0								
Per Mkt	0	0	0								
Min Mkt	0	0	0								
Total Mkt	96,610	910	95,700								
Prd Loss	0	0	0								
Cap Loss	0	0	0								
Taxable	96,610	910	95,700								
Quick Link:											
ID:R000000322 / 2010 GEO:10008.0000.0096.0022 SITUS: 1307 CARRIZO	HAMILTON ANTHONY R & CYNTHIA J 1307 CARRIZO ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 96, ALJO	IMP: A1 LND: A1					Imp Hs	94,560	-1,310	95,870
				Imp NonHs	0	0	0				
				Lnd Hs	6,750	2,250	4,500				
				Lnd NonHs	0	0	0				
				Prd Mkt	0	0	0				
				Per Mkt	0	0	0				
				Min Mkt	0	0	0				
				Total Mkt	101,310	940	100,370				
				Prd Loss	0	0	0				
				Cap Loss	0	0	0				
				Taxable	101,310	940	100,370				
				Quick Link:							
				ID:R000000357 / 2010 GEO:10008.0000.0131.0000 SITUS: 1102 ZAHARA	JAMES WAYNE E & ALVONDA L 1102 ZAHARA DR BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 131, ALJO	IMP: A1 LND: A1	Imp Hs	90,340	-5,120	95,460
Imp NonHs	3,600	0	3,600								
Lnd Hs	18,280	6,090	12,190								
Lnd NonHs	0	0	0								
Prd Mkt	0	0	0								
Per Mkt	0	0	0								
Min Mkt	0	0	0								
Total Mkt	112,220	970	111,250								
Prd Loss	0	0	0								
Cap Loss	0	0	0								
Taxable	112,220	970	111,250								
Quick Link:											
ID:R000000381 / 2010 GEO:10008.0000.0156.0000 SITUS: 1510 ELDORADO	WILLS JUDITH 1510 ELDORADO BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 156 & 157, ALJO	IMP: A1 LND: A1					Imp Hs	113,690	1,430	112,260
				Imp NonHs	0	0	0				
				Lnd Hs	5,040	0	5,040				
				Lnd NonHs	0	0	0				
				Prd Mkt	0	0	0				
				Per Mkt	0	0	0				
				Min Mkt	0	0	0				
				Total Mkt	118,730	1,430	117,300				
				Prd Loss	0	0	0				
				Cap Loss	0	0	0				
				Taxable	118,730	1,430	117,300				
				Quick Link:							

# HISTORY COMPARISON 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	Imp Hs	85,840	-710	86,550
				Imp NonHs	0	0	0
				Lnd Hs	6,750	2,250	4,500
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	92,590	1,540	91,050
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	92,590	1,540	91,050
				Quick Link:			
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	Imp Hs	91,240	-580	91,820
				Imp NonHs	0	0	0
				Lnd Hs	6,750	2,250	4,500
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	97,990	1,670	96,320
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	97,990	1,670	96,320
				Quick Link:			
ID:R000000276 / 2010 GEO:10008.0000.0049.0000 SITUS: 1302 BELAIR	GUNTER TERRY 200 SNYTHE ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 49, ALJO	IMP: A1 LND: A1	Imp Hs	79,900	220	79,680
				Imp NonHs	0	0	0
				Lnd Hs	5,630	1,880	3,750
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	85,530	2,100	83,430
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	85,530	2,100	83,430
				Quick Link:			
ID:R000000317 / 2010 GEO:10008.0000.0091.0000 SITUS: 1000 ZAHARA	POWELL LORRAINE 4104 SAVANNAH CT COLLEYVILLE, TX 76034 OWNER INTEREST 1.0	LOT 91, ALJO	IMP: A1 LND: A1	Imp Hs	78,600	-3,820	82,420
				Imp NonHs	0	0	0
				Lnd Hs	18,560	6,180	12,380
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	97,160	2,360	94,800
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	97,160	2,360	94,800
				Quick Link:			
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	Imp Hs	71,120	-390	71,510
				Imp NonHs	0	0	0
				Lnd Hs	8,750	2,910	5,840
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	79,870	2,520	77,350
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	79,870	2,520	77,350
				Quick Link:			

# HISTORY COMPARISON REPORT

Account Number / Situs	Ownership Information	Legal Information	Ptd		2010	Change +/-	2009
ID:R000000281 / 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	Imp Hs	82,610	2,390	80,220
				Imp NonHs	0	0	0
				Lnd Hs	6,550	2,180	4,370
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	89,160	4,570	84,590
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	89,160	4,570	84,590
				Quick Link: 			
				ID:R000000316 / 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
Imp NonHs	0	0	0				
Lnd Hs	15,190	5,060	10,130				
Lnd NonHs	0	0	0				
Prd Mkt	0	0	0				
Per Mkt	0	0	0				
Min Mkt	0	0	0				
Total Mkt	88,520	4,590	83,930				
Prd Loss	0	0	0				
Cap Loss	0	0	0				
Taxable	88,520	4,590	83,930				
Quick Link: 							
ID:R000000280 / 2010 GEO:10008.0000.0053.0000 SITUS: 808 ZAHARA	NORED MELINDA COX P O BOX 105 BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 53, ALJO	IMP: A1 LND: A1				
				Imp NonHs	0	0	0
				Lnd Hs	7,730	2,580	5,150
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	80,760	5,170	75,590
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	80,760	5,170	75,590
				Quick Link: 			
				ID:R000000351 / 2010 GEO:10008.0000.0125.0000 SITUS: 1304 DALLAS	TETTLETON STEVEN 1107 LADY AMBER CT GRANBURY, TX 76049-8020 OWNER INTEREST 1.0	LOT 125, ALJO	IMP: A1 LND: A1
Imp NonHs	0	0	0				
Lnd Hs	6,000	2,000	4,000				
Lnd NonHs	0	0	0				
Prd Mkt	0	0	0				
Per Mkt	0	0	0				
Min Mkt	0	0	0				
Total Mkt	159,510	5,920	153,590				
Prd Loss	0	0	0				
Cap Loss	0	0	0				
Taxable	159,510	5,920	153,590				
Quick Link: 							
ID:R000000314 / 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				
				Imp NonHs	0	0	0
				Lnd Hs	12,360	4,120	8,240
				Lnd NonHs	0	0	0
				Prd Mkt	0	0	0
				Per Mkt	0	0	0
				Min Mkt	0	0	0
				Total Mkt	89,520	6,080	83,440
				Prd Loss	0	0	0
				Cap Loss	0	0	0
				Taxable	89,520	6,080	83,440
				Quick Link: 			



# HISTORY COMPARISON REPORT






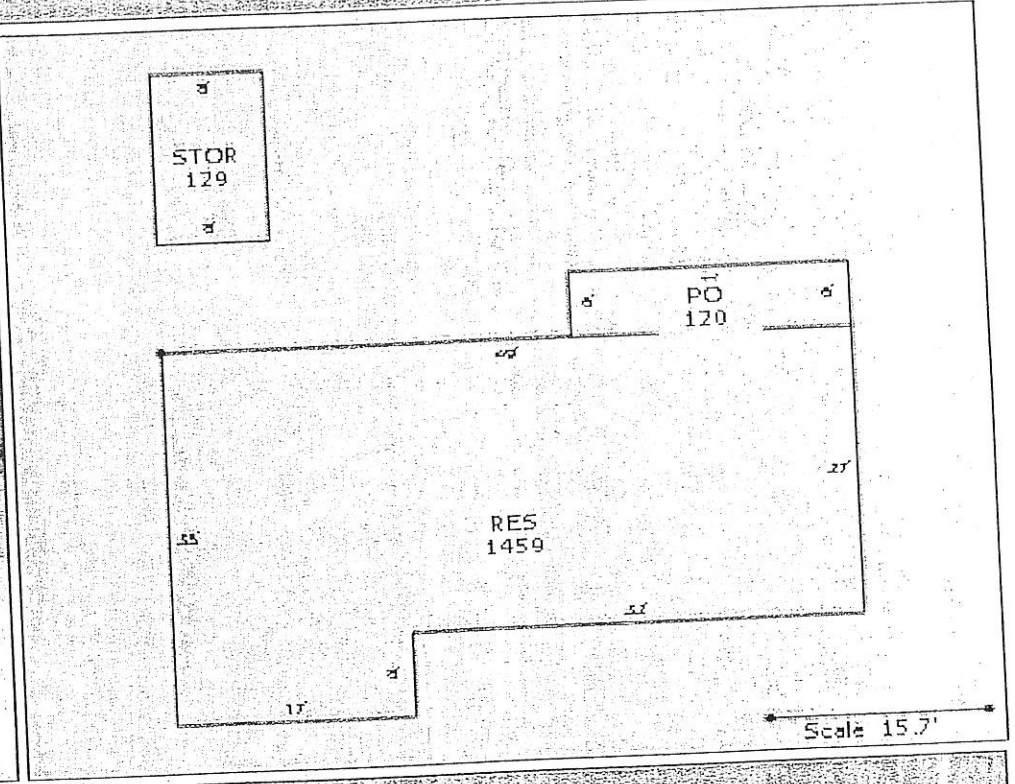
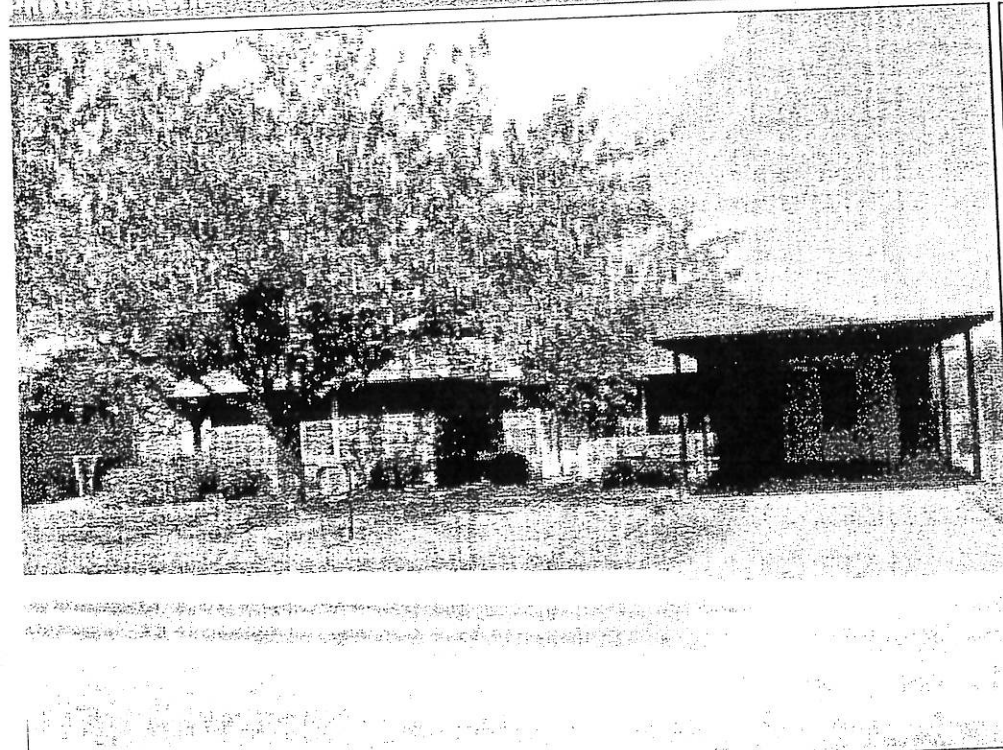
Account Number / Situs	Ownership Information	Legal Information	Ptd	2010			Change +/-	2009
				Imp Hs	Imp NonHs	Imp NonHs		
ID:R000000312 / 2010 GEO:10008.0000.0086.0000 SITUS: 1302 CARRIZO	HICKS MICHAEL 1302 CARRIZO BOWIE, TX 76230 OWNER INTEREST 1.0	LOTS 86, ALJO	IMP: A1	84,320	4,290	80,030		
			LND: A1	0	0	0		
			Imp Hs	0	0	0		
			Imp NonHs	6,000	2,000	4,000		
			Lnd Hs	0	0	0		
			Lnd NonHs	0	0	0		
			Prd Mkt	0	0	0		
			Per Mkt	0	0	0		
			Min Mkt	0	0	0		
			Total Mkt	90,320	6,290	84,030		
			Prd Loss	0	0	0		
			Cap Loss	0	0	0		
			Taxable	90,320	6,290	84,030		
Quick Link:								
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	63,270	7,960	55,310		
			LND: A1	0	0	0		
			Imp Hs	13,590	4,530	9,060		
			Imp NonHs	0	0	0		
			Lnd Hs	0	0	0		
			Lnd NonHs	0	0	0		
			Prd Mkt	0	0	0		
			Per Mkt	0	0	0		
			Min Mkt	0	0	0		
			Total Mkt	76,860	12,490	64,370		
			Prd Loss	0	0	0		
			Cap Loss	6,050	6,050	0		
			Taxable	70,810	6,440	64,370		
Quick Link:								
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	73,340	4,570	68,770		
			LND: A1	0	0	0		
			Imp Hs	6,190	2,060	4,130		
			Imp NonHs	0	0	0		
			Lnd Hs	0	0	0		
			Lnd NonHs	0	0	0		
			Prd Mkt	0	0	0		
			Per Mkt	0	0	0		
			Min Mkt	0	0	0		
			Total Mkt	79,530	6,630	72,900		
			Prd Loss	0	0	0		
			Cap Loss	0	0	0		
			Taxable	79,530	6,630	72,900		
Quick Link:								
ID:R000000315 / 2010 GEO:10008.0000.0089.0000 SITUS: 904 ZAHARA	MC NUTT CHRIS G ET UX KAREN H 904 ZAHARA ST BOWIE, TX 76230 OWNER INTEREST 1.0	LOT 89, ALJO	IMP: A1	105,940	2,600	103,340		
			LND: A1	6,400	0	6,400		
			Imp Hs	12,360	4,120	8,240		
			Imp NonHs	0	0	0		
			Lnd Hs	0	0	0		
			Lnd NonHs	0	0	0		
			Prd Mkt	0	0	0		
			Per Mkt	0	0	0		
			Min Mkt	0	0	0		
			Total Mkt	124,700	6,720	117,980		
			Prd Loss	0	0	0		
			Cap Loss	0	0	0		
			Taxable	124,700	6,720	117,980		
Quick Link:								
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	65,500	4,500	61,000		
			LND: A1	0	0	0		
			Imp Hs	6,840	2,280	4,560		
			Imp NonHs	0	0	0		
			Lnd Hs	0	0	0		
			Lnd NonHs	0	0	0		
			Prd Mkt	0	0	0		
			Per Mkt	0	0	0		
			Min Mkt	0	0	0		
			Total Mkt	72,340	6,780	65,560		
			Prd Loss	0	0	0		
			Cap Loss	0	0	0		
			Taxable	72,340	6,780	65,560		
Quick Link:								

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  
Situs: 1106 DANA



Class AM1

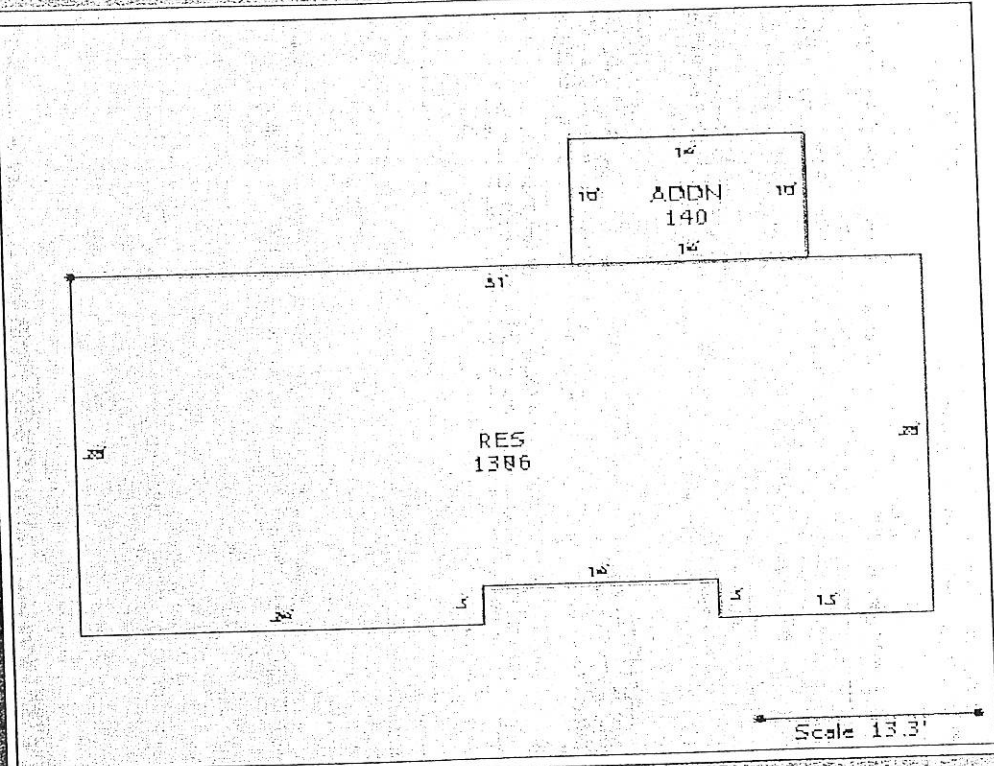
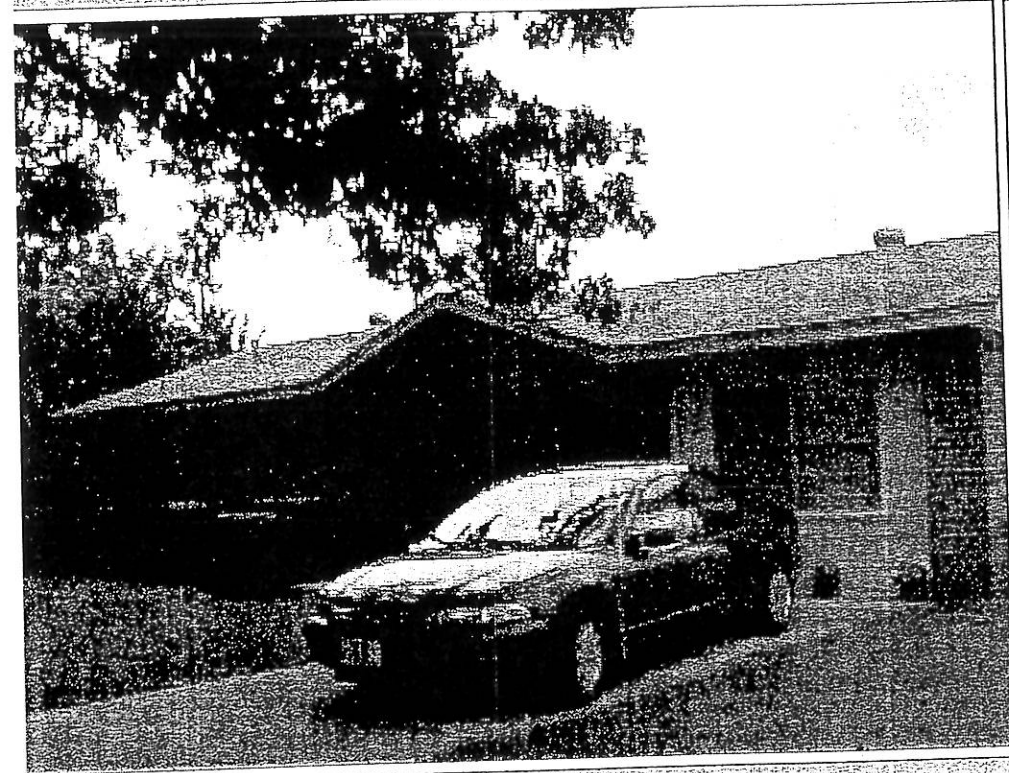
Year 1983

Sqft 1,459

CpsfMkt 53.53

Mkt Value 128,140

# Equality Comparable #1 for Property ID R000000384



## Property Information

Prop ID

Geo ID

Name

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

## Usage Information

Class AM1                      Year 1978

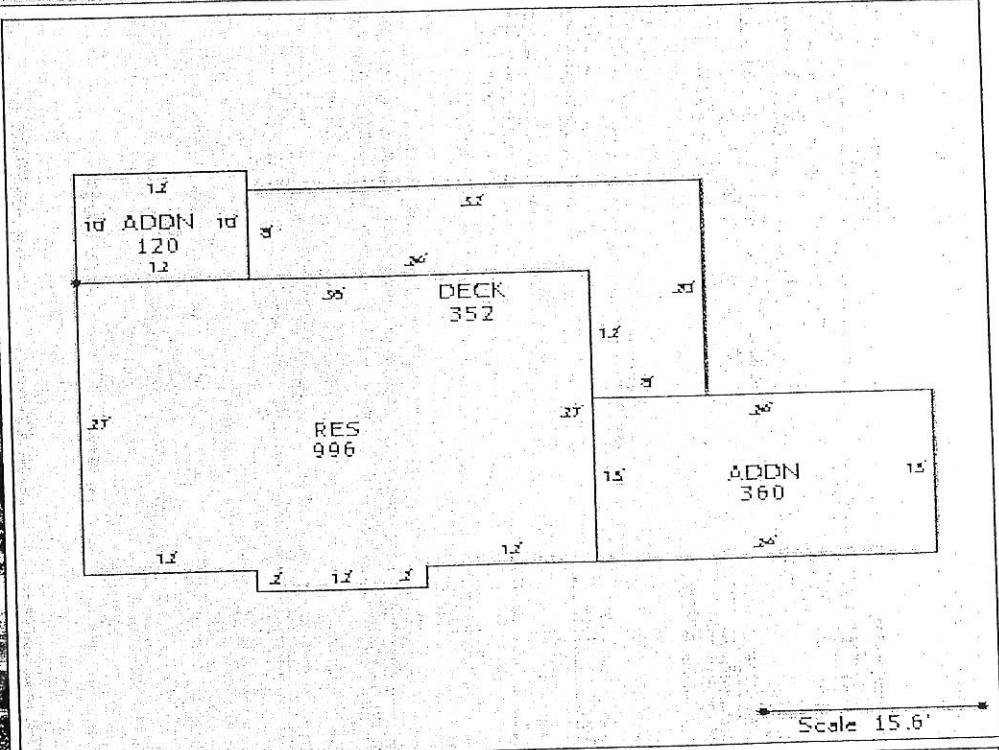
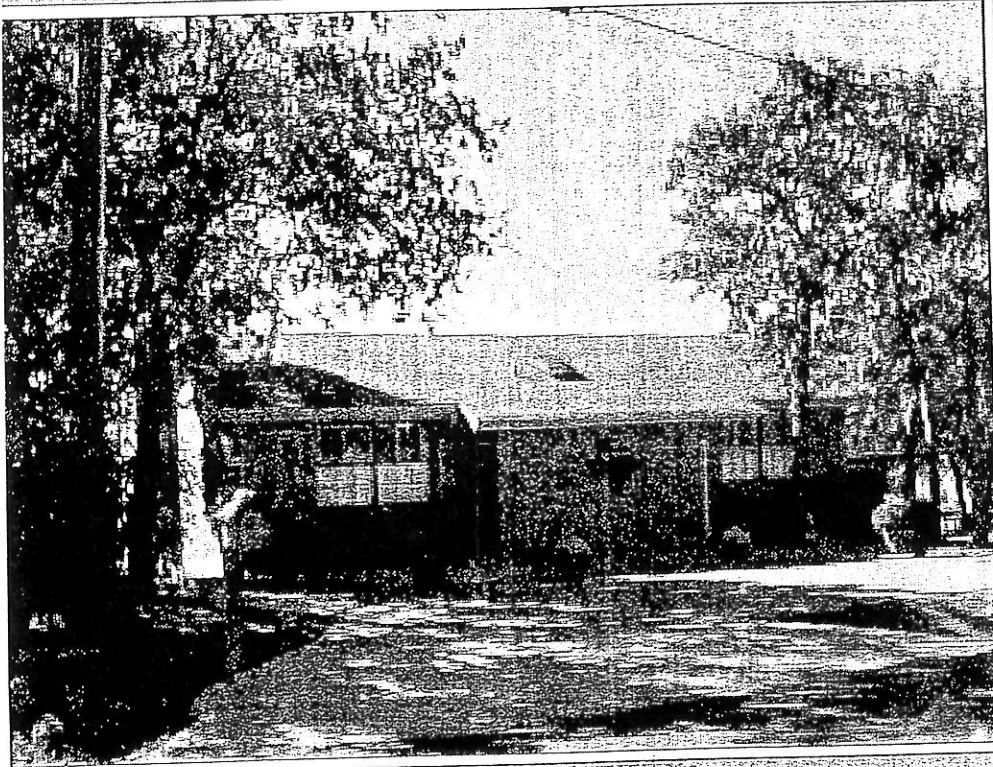
   Sqft 1,526

   CpsfMkt 45.33

   Mkt Value 69,180



# Equality Comparable #2 for Property ID R000000384



## PROPERTY INFORMATION

Prop ID

Geo ID

Name

Legal: LOT 4, BLK 1, UN I, FLYNN STEWART LAKESIDE

Acres: 0

Situs: 847 COUNTRY CLUB RD



## PROPERTY INFORMATION

Class AM1

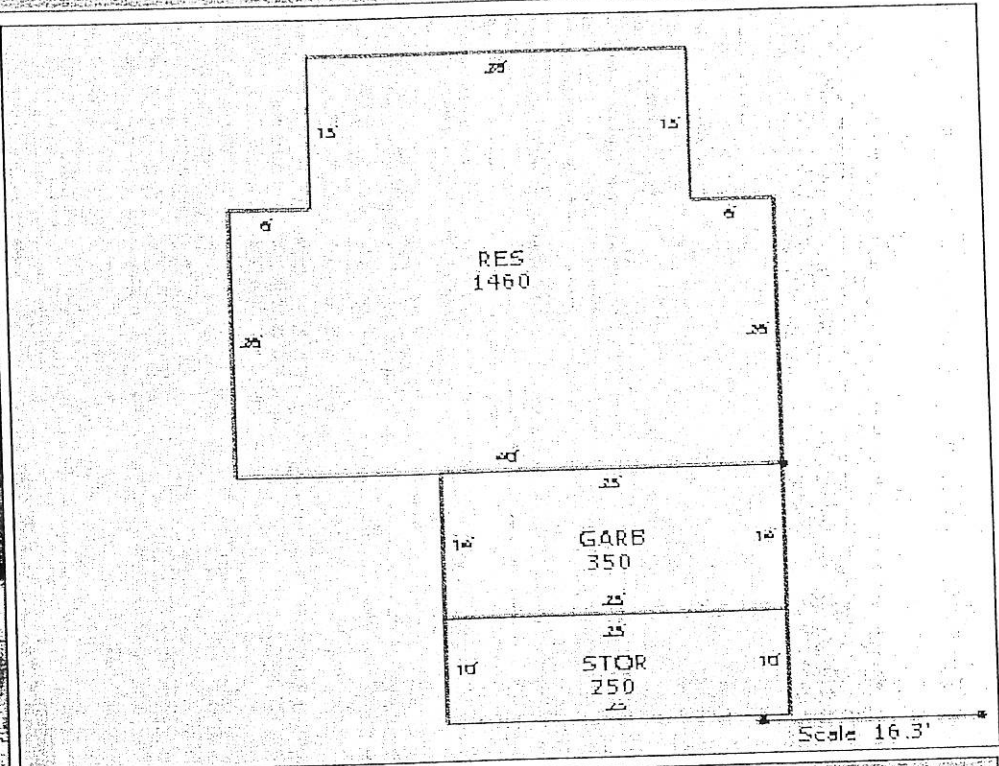
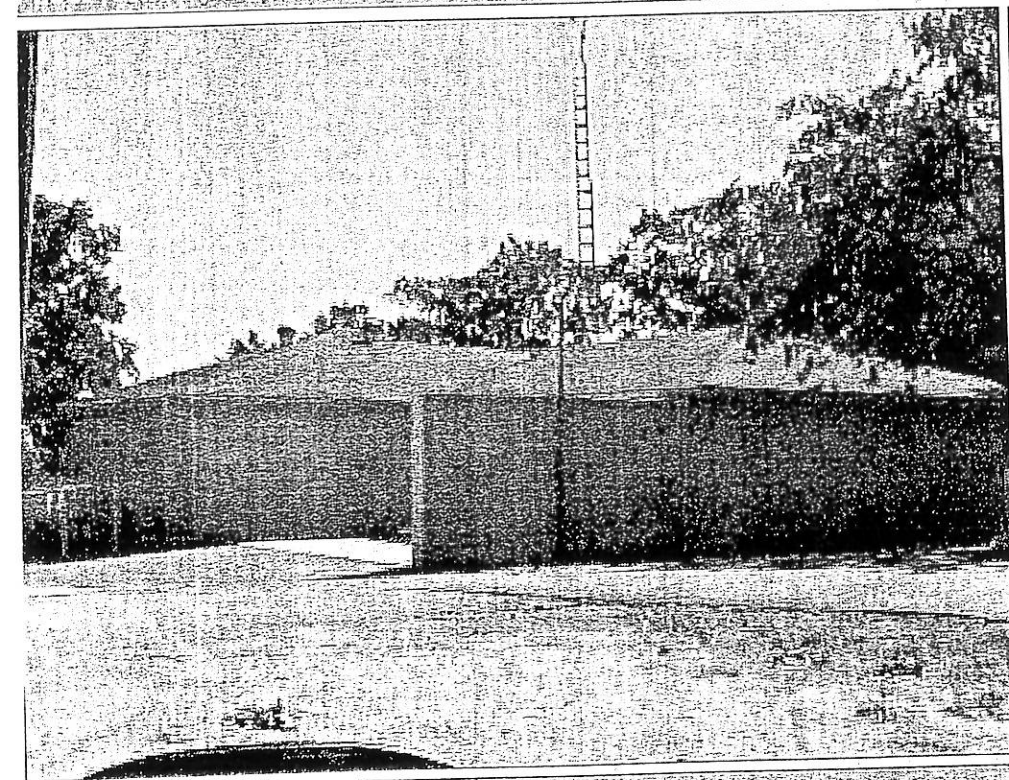
Year 1989

Sqft 1,476

CpsfMkt 95.17

Mkt Value 140,470

# Equality Comparable #3 for Property ID R000000384



Prop ID R000017744

Geo ID 52024.0000.0001.0120

Name ZAMENSKI BOBBIE A

Legal: LOT 12; BLOCK 1; LAKESIDE COUNTRY CLUB

Acres: 0

Situs: 1641 COUNTRY CLUB RD



Class AM1

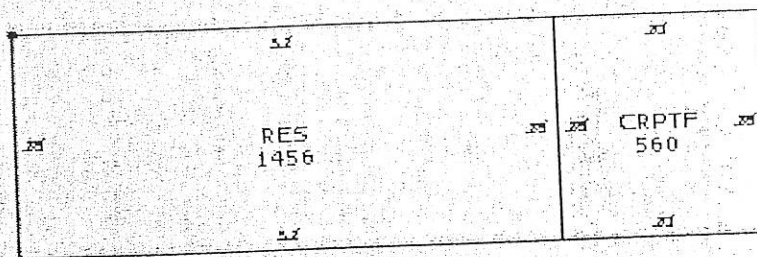
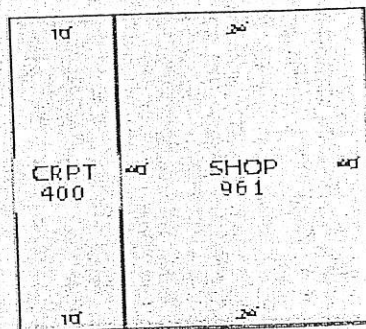
Year 1985

Sqft 1,460

Cpsf Mkt 89.35

Mkt Value 130,450

# Equality Comparable #4 for Property ID R000000384



Scale 21.3'

## SCHEMATIC INFORMATION

Prop ID

Geo ID

Name

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



## DETAILED INFORMATION

Class AM1                      Year 1986  
    Sqft 1,456  
    CpsfMkt 65.51

Mkt Value 95,380



# COMMERCIAL RATIO REPORT

10/17/2012 1:03 PM

Sale No	Account Information	Ownership	Legal	Entities/Comments/Coding	Appraised Value	Ptd	Sales Price/Date	Sales Ratio
(1)	ID:R000007740 / 2012 GEO:20233.0011.0000.0825 VOL: 610 PAGE: 277 DATE: 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 SQFT 1964 EFF YR		80,000 2/10/2012	95.9

Quick Link: 

(2)	ID:R000005049 / 2012 GEO:10500.0034.0004.0000 VOL: 618 PAGE: 349 DATE: 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 SQFT 1935 EFF YR		10,000 3/30/2012	146.9
-----	--	--	---	---	--	--	---------------------	-------

Quick Link: 

Only two sales for Category F No Adjustments

EXH, b, + 10



10/17/2012 2:03 PM

# COMMERCIAL RATIO REPORT

Sale No	Parcel ID	Ratio	Arith-Mean Deviation (1)	Weigh-Mean Deviation (2)	Median Deviation (3)	Price	Market	Taxable	Sqft	Class
1	R000007740	95.9	25.5	5.7	25.5	80,000	76,730	76,730	1,200	AM1
2	R000005049	146.9	25.5	45.3	25.5	10,000	14,690	14,690	638	CFM
<b>Totals:</b>		242.8	51.0	51.0	51.0	90,000	91,420	91,420	1,838	



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>		\$/SF NRA
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:

$$\begin{array}{rcl}
 \text{Loan Ratio} \times \text{Annual Constant} & & = \\
 \text{Equity Ratio} \times \text{Equity Yield Rate} & + & = \\
 \text{Equity Ratio} \times \text{Part Paid Off} \times 1/S_n & - & = \\
 \text{Base rate (r)} & & = \\
 + \text{Depreciation or - Appreciation} \times 1/S_n & & = \\
 \text{Overall Capitalization Rate} & & =
 \end{array}$$

### **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 IRRs 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,  $R_0$  is calculated as follows:

$$\begin{array}{rcl}
 M \times R_m & = & 70\% \times \\
 (1-M) \times R_0 & = & 30\% \times \\
 & & .10797 = .07558 \\
 & & .1000 = +.0300 \\
 & & = .10558 \\
 \text{Rounded} & & 10.50\%
 \end{array}$$

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

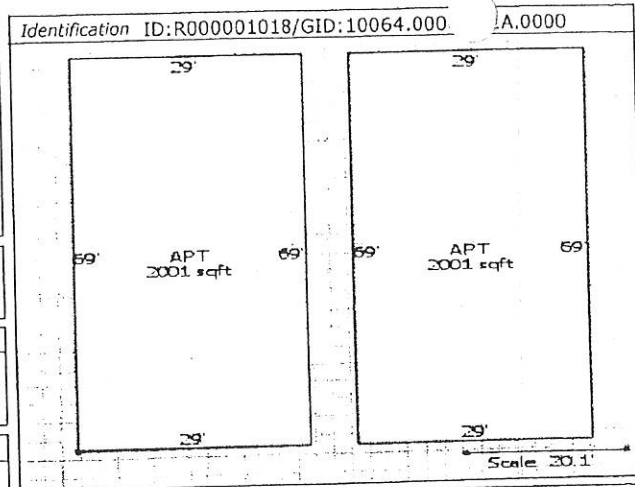
$$\frac{\text{Net Income}}{\$ 71,933} \div \frac{\text{Overall Rate}}{10.50\%} = \frac{\text{Indication of Value}}{\$ 685,076}$$

<b>Ownership</b> KLEMENT KARL PROPERTIES INC P O BOX 505 DECATUR, TX 76234  OWNER INTEREST 1.0	<b>Legal Information</b> LEGAL: LOTS 1-A & 1-B, BLK 6, GLENN HILLS S/D  SITUS: 702 E WILBARGER	<b>Exemptions/Deed</b> VOL: 360 PAGE: 192 DATE: 7/11/2006	<b>Identification</b> ID:R000001018/GID:10064.000 .A.0000
---	---	--	---

ALT:  
MIN:  
XREF:

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	Grantor
7/11/06		360	192		7/11/06			KLEMENT KARL	WIMMER JACOB
1/23/02		210	712		1/23/02			WIMMER JACOB	HARTMAN J E
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%	Fn%	Ec%	Cpl%	Adjusted	Additional	Loc%	Total
1/2	LM1	2006/NA	4,002.00	32.82	131,346	7,792								1	139,138		139,138
Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Cn%	Dp Cd	Dp%	Fn%	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		

Mkt Csf AC : 71.63 Csf Impr : 34.77

**MONTAGUE CAD**

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


Features AC-AC CONVERSION,FD1-SLAB FOUNDATION,EW5-BRICK,TF1-,4.0-4 BATHS,RT2-GABLE,

LnCd	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	N	4,200			
10064	105 FF/105 RF/120 DF	40		40			4,200	N	4,200			

Prod Code / Prod Units / Prod Cpu

	2010	Ptd	Change +/-	Cert	2009	Ptd	Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
Impr Hs	0		0		0	B1	MG MONTAGUE COUNTY	286,680	.004379		1,255.37
Impr Non Hs	278,280	B1	0		278,280		BO BOWIE ISD	286,680	.012877		3,691.58
Land Hs	0		0		0	B1	BC CITY OF BOWIE	286,680	.0034		974.71
Land Non Hs	8,400	B1	0		8,400		R2 ROAD DISTRICT 2-A	286,680			5,921.66
Prod Mkt	0		0		0		** ESTIMATED TOTAL				
Per / Min	0		0		0						
Total Market	286,680		0		286,680						
Prod Loss	0		0		0						
Cap Loss	0		0		0						
Assessed	286,680		0		286,680						

Nbh	Misc

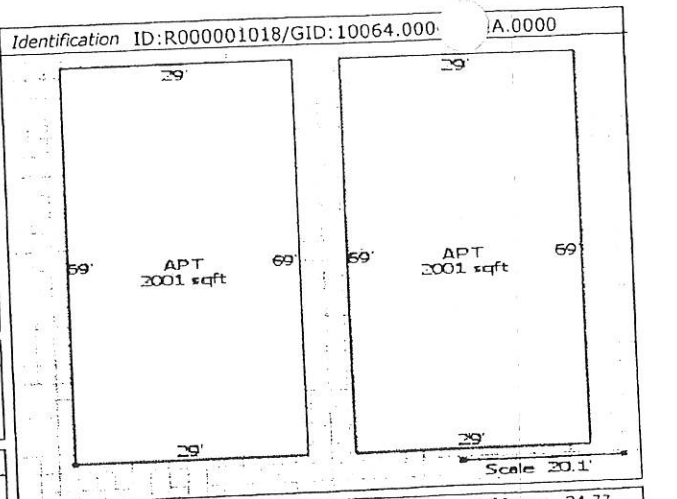
Quick Link : 

<b>Ownership</b> KLEMENT KARL PROPERTIES INC P O BOX 505 DECATUR, TX 76234  OWNER INTEREST 1.0		<b>Legal Information</b> LEGAL: LOTS 1-A & 1-B, BLK 6, GLENN HILLS S/D  SITUS: 702 E WILBARGER	<b>Exemptions/Deed</b> VOL: 360 PAGE: 192 DATE: 7/11/2006	<b>Identification</b> ID:R000001018/GID:10064.000- A.0000
---	--	---	--	---

ALT:	
MIN:	
XREF:	

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	Grantor
7/11/06		360	192		7/11/06			KLEMENT KARL	WIMMER JACOB
1/23/02		210	712		1/23/02			WIMMER JACOB	HARTMAN J E
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%	Fn%	Ec%	Cpl%	Adjusted	Additional	Loc%	Total
2/2	LM1	2006/NA	4,002.00	32.82	131,346	7,792								1	139,138		139,138
Code/Description	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Cn%	Dp Cd	Dp%	Fn%	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		

Mkt Csf AC : 71.63 Csf Impr : 34.77

**MONTAGUE CAD**

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

Features AC-AC CONVERSION,FD1-SLAB FOUNDATION,EW5-BRICK,RT2-GABLE,RF1-COMP SHINGLES,4.0-4 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	N	4,200			
10064	105 FF/105 RF/120 DF	40		40			4,200	N	4,200			

Prod Code / Prod Units / Prod Cpu

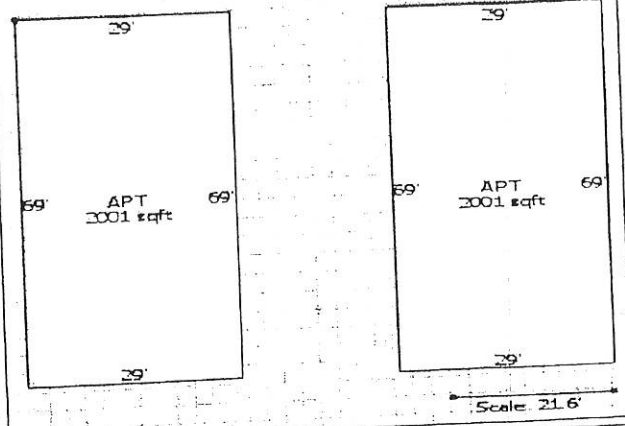
	2010	Ptd	Change +/-	Cert	2009	Ptd
Impr Hs	0		0		0	B1
Impr Non Hs	278,280	B1		0	278,280	
Land Hs	0		0		0	B1
Land Non Hs	8,400	B1		0	8,400	
Prod Mkt	0		0		0	
Per / Min	0		0		0	
Total Market	286,680		0		286,680	
Prod Loss	0		0		0	
Cap Loss	0		0		0	
Assessed	286,680		0		286,680	

Entity / Description	Txbl Value	Tax Rate	Fiz 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			5,921.66
** ESTIMATED TOTAL				

Nbh	Misc

Quick Link : 

<b>Ownership</b> KLEMENT KARL PROPERTIES INC P O BOX 505 DECATUR, TX 76234  OWNER INTEREST 1.0	<b>Legal Information</b> LEGAL: LOT 2-A, BLK 6, GLENN HILLS S/D  SITUS: 708 E WILBARGER	<b>Exemptions/Deed</b> VOL: 133 PAGE: 254 DATE: 3/23/1999	<b>Identification</b> ID:R000001020/GID:10064.000 A.0000
---	--	--	---



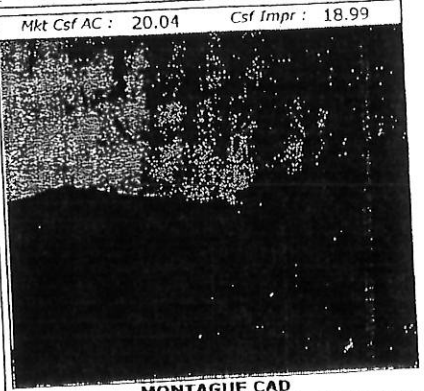
ALT:  
MIN:  
XREF:

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

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	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	Mortgage
0			MER		

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	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%	Fn%	Ec%	Cpl%	Ptd	Value		
APT-APARTMENTS				2,001	32.82	65,673								1	65,673		
APT-APARTMENTS				2,001	32.82	65,673								1	65,673		



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		
KIM	11/9/2009 1:25:39 PM		

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			

Prod Code / Prod Units / Prod Cpu

	2009	Ptd	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	

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

Nbh	Misc
NO2	





<b>Ownership</b> KLEMENT KARL PROPERTIES INC P O BOX 505 DECATUR, TX 76234	<b>Legal Information</b> LEGAL: LOT 1-C, BLK 6, GLENN HILLS S/D  SITUS: 706 E WILBARGER	<b>Exemptions/Deed</b> VOL: 133 PAGE: 254 DATE: 3/23/1999	<b>Identification</b> ID:R000001019/GID:10064.0000 C.0000
---	--	--	---

OWNER INTEREST 1.0  
ALT:  
MIN:  
XREF:

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

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	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	Mortgage
0				MER	

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	LM1	1980/NA	4,002.00	32.82	131,346	6,862								1	76,014		76,014

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	Prod	Spec Value
10064	105 FF/105 RF/120 DF	40		40			4,200		4,200			

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

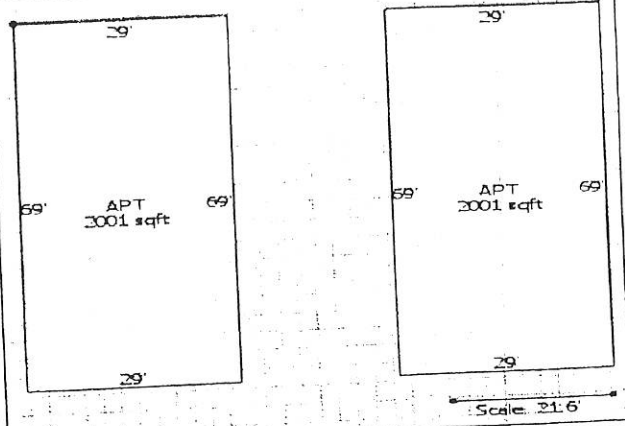
User: KIM  
Print Date / Time: 11/9/2009 1:25:05 PM

	2009	Ptd	Change +/-	Cert	2008	Ptd	Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
Impr Hs	76,010	B1	0		76,010	B1	MG MONTAGUE COUNTY	80,210	.004379		351.24
Impr Non Hs	0		0		0		BO BOWIE ISD	80,210	.012877		1,032.86
Land Hs	4,200	B1	0		4,200	B1	BC CITY OF BOWIE	80,210	.0034		272.71
Land Non Hs	0		0		0		R2 ROAD DISTRICT 2-A	80,210			1,656.81
Prod Mkt	0		0		0		** ESTIMATED TOTAL				
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						

Nbh	Misc
NO2	

Quick Link:

<b>Ownership</b> KLEMENT KARL PROPERTIES INC P O BOX 505 DECATUR, TX 76234  OWNER INTEREST 1.0		<b>Legal Information</b> LEGAL: LOT 2-B, BLK 6, GLENN HILLS S/D  SITUS: 710 E WILBARGER		<b>Exemptions/Deed</b> VOL: 133 PAGE: 254 DATE: 3/23/1999		Identification ID: R000001021/GID: 10064.000-2B.0000	
---	--	--	--	--	--	--	--



ALT:  
MIN:  
XREF:

\*\*NOTES: 847/669;880/347;939/530;36/721

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	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	Mortgage
0				MER	

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	LM1	1980/NA	4,002.00	32.82	131,346	6,862								1	76,014		76,014
Features EW5-BRICK,FD1-SLAB FOUNDATION,RD1-PAVED RD,RF1-COMP SHINGLES,RT4-HIP & GABLE,AC-AC CONVERSION,3.0-3 BATHS,																	

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		
KIM	11/9/2009 1:27:07 PM		

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			

Prod Code / Prod Units / Prod Cpu

	2009	Ptd	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	

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			1,656.81
** ESTIMATED TOTAL				

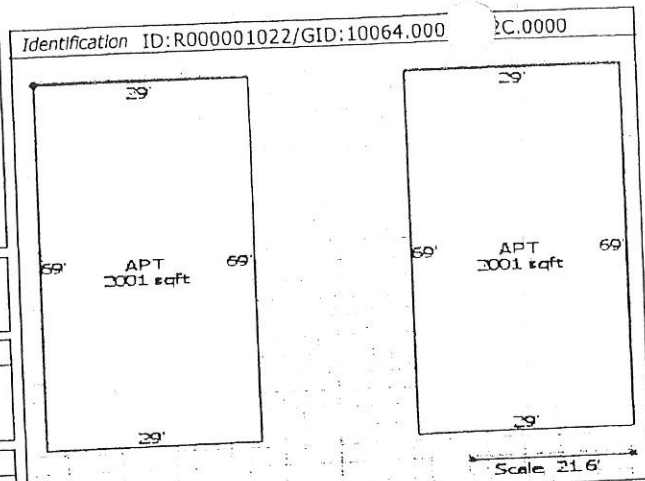
Nbh	Misc
NO2	

Quick Link:

**Ownership**  
 KLEMENT KARL PROPERTIES INC  
 P O BOX 505  
 DECATUR, TX 76234  
 OWNER INTEREST 1.0

**Legal Information**  
 LEGAL: LOT 2-C, BLK 6, GLENN HILLS S/D  
 SITUS: 712 E WILBARGER

**Exemptions/Deed**  
 VOL: 36  
 PAGE: 721  
 DATE: 3/23/1999



ALT:  
 MIN:  
 XREF:

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

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	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	Mortgage
0			MER		

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	LM1	1980/NA	4,002.00	32.82	131,346	6,862								1	76,014		76,014

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

Mkt Csf AC: 20.04 Csf Impr: 18.99



**MONTAGUE CAD**  
 Appr By: [blank] Appr Dt: 1/1/00 Chkd By: [blank] Chkd Dt: 1/1/00  
 User: [blank] Print Date / Time: [blank]  
 KIM 11/9/2009 1:27:39 PM

**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	Prod	Spec	Value
10064	105 FF/105 RF/120 DF	40	40			4,200		4,200				

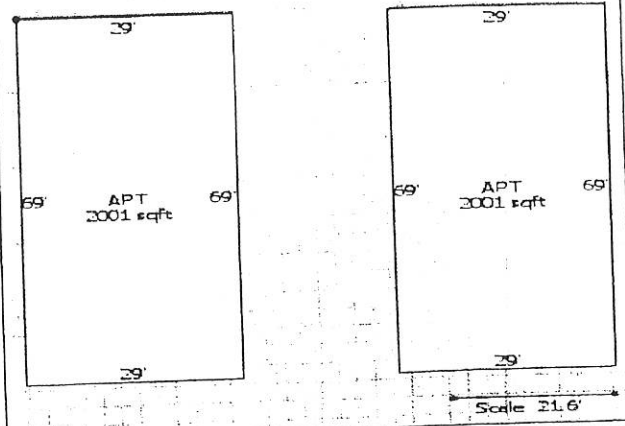
Prod Code / Prod Units / Prod Cpu

	2009	Ptd	Change +/-	Cert	2008	Ptd	Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
Impr Hs	76,010	B1	0		76,010	B1	MG MONTAGUE COUNTY	80,210	.004379		351.24
Impr Non Hs	0		0		0		BO BOWIE ISD	80,210	.012877		1,032.86
Land Hs	4,200	B1	0		4,200	B1	BC CITY OF BOWIE	80,210	.0034		272.71
Land Non Hs	0		0		0		R2 ROAD DISTRICT 2-A	80,210			1,656.81
Prod Mkt	0		0		0		** ESTIMATED TOTAL				
Per / Min	0		0		80,210						
Total Market	80,210		0		0						
Prod Loss	0		0		0						
Cap Loss	0		0		0						
Assessed	80,210		0		80,210						

Nbh	Misc
NO2	

Quick Link:

<b>Ownership</b> KLEMENT KARL PROPERTIES INC P O BOX 505 DECATUR, TX 76234  OWNER INTEREST 1.0	<b>Legal Information</b> LEGAL: LOT 1-A, BLK 7, GLENN HILLS S/D  SITUS: 800 E WILBARGER	<b>Exemptions/Deed</b> VOL: 133 PAGE: 254 DATE: 3/23/1999	Identification ID: R000001023/GID:10064.000 LA.0000
---	--	--	--



ALT:  
MIN:  
XREF:

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

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	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	Mortgage
0				MER	

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	LM1	1980/NA	4,002.00	32.82	131,346	6,862								1	76,014		76,014

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

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		
KIM	11/9/2009 1:28:08 PM		

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			

Prod Code / Prod Units / Prod Cpu

	2009	Ptd	Change +/-	Cert	2008	Ptd	Entity / Description	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
Impr Hs	76,010	B1	0		76,010	B1	MG MONTAGUE COUNTY	80,210	.004379		351.24
Impr Non Hs	0		0		0		BO BOWIE ISD	80,210	.012877		1,032.86
Land Hs	4,200	B1	0		4,200	B1	BC CITY OF BOWIE	80,210	.0034		272.71
Land Non Hs	0		0		0		R2 ROAD DISTRICT 2-A	80,210			1,656.81
Prod Mkt	0		0		0		** ESTIMATED TOTAL				
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						

Nbh	Misc



03/2001

*Exhibit C-2  
SAMPLE*

COMMERCIAL PERSONAL PROPERTY

JEWELRY STORE  
(5944)

Inventory

QUALITY

	Fair	Average	Good
Sample Property	Rural Stores.	Gordon's; Mission Jewelers	Corrigan's; Tiffany's
Low	1 106.00	4 195.00	7 272.00
Average	2 131.00	5 231.00	8 315.00
High	3 148.00	6 246.00	9 358.00

DENSITY

Furniture, Fixtures, and Equipment

QUALITY

	Fair	Average	Good
Sample Property	Rural Stores	Gordon's; Mission Jewelers	Corrigan's; Tiffany's
Low	1 17.00	4 30.00	7 46.00
Average	2 22.00	5 37.00	8 51.00
High	3 25.00	6 41.00	9 62.00

DENSITY

Life Years - 8

Percent	.90	.80	.70	.60	.50	.40	.30	.20	.10
Good									
Age	1 yr.	2 yrs.	3 yrs.	4 yrs.	5 yrs.	6 yrs.	7 yrs.	8 yrs.	9 + yrs.



GEO:80200.0100.7427.0000

ID:P000000445

Exemptions/Deed

Legal Information

LEGAL: PERSONAL PROPERTY, INVENTORY  
FURNITURE, EQUIPMENT & VEHICLES

SITUS: 3032 N HWY 59

VOL:  
PAGE:  
DATE: 1/1/1900

Ownership

MIKE PADDACK WELDING & REPAIR  
3032 STATE HWY 59 N  
BOWIE, TX 76230-9444

OWNER INTEREST 1.0

ALT:  
MIN:  
XREF:

Deed Dt Price Value@Sale Grantee Grantor

1/1/1900 0 0 0 0  
1/1/1900 0 0 0 0  
1/1/1900 1/1/1900 0 0  
1/1/1900 1/1/1900 0 0

Geo Quad Aerial Map Id Use Agent

Grp# Imp Cts Year/Eff Yr Sqft Cpst Buildings Features Cn% Dp Cd Dp% Fn% Ec% Cpl% Adjusted Additional Loc% Total

Total Historical Selected 11,500  
Total Rendered Selected 11,500  
Total Appraised Selected 11,350  
Total Calculated Selected 11,350  
Total Depreciated Selected 22,850  
Total Personal Value 22,850

Tp S/c / Description Grd Agr Csttr Rendered Appraised Historical Calculated Units Unit Cst Unit Amt Orig Cst Depr Cost Fct Life %Gd Loc% Idx IdxYr Sel Selected  
OT 5049/2004 CHEVY 1/2 TON PU 0 5500 5500 0 1 1 1 0 R 5,500

Lnd Cd Units / Alt Units Cpu Cpu Cd Mkt Cpu Adj Codes Adj Amt H Mkt Value Pld Prd Spec Value  
Prod Code / Prod Units / Prod Cpu

2013 Pld Change +/- Cert 2012 Pld

Impr Hs 0 0 0  
Land Non Hs 0 0 0  
Land Hs 0 0 0  
Impr Non Hs 0 0 0  
Per / Min 22,850 L1 0 0 0  
Total Market 22,850 0 0 0  
Prod Loss 0 0 0  
Cap Loss 22,850 0 0 0  
Assessed 22,850 0 0 0

Entity / Description Exemption Txbl Value Tax Rate Fz Yr Ext. Tax Levy

MG MONTAGUE COUNTY 22,850 .0036 82.26  
BO BOWIE ISD 22,850 .013071 298.67  
R2 ROAD DISTRICT 2-A 22,850 \*\* ESTIMATED TOTAL 380.93

Misc Nbh Quick Link

Exhibit Q-4

Depreciation Test

R1157

Class AM1

80,000  
 -4,500 Land  
75,500 RCNLD

1696 x 52.37 = 88,820  
 70 x 13.09 = 916  
 89,736 RCN

89,736  
75,500  
 14,236/89736 16%

CAD 30%

R937  
 71,020  
-4,000  
 67,020

1804 x 51.41 = 92,743  
 260 x 12.85 = 3,342  
 24 x 12.85 = 308  
 96,393

96,393  
67,020  
 29,373/96393 31%

CAD 37%

R373

Class AM1

90,000  
-12,380  
 77,620 RCNLD

1324 x 54.85 = 72,621 RCN

72,621  
 - 56,392  
 16,229/72,621 = 22%

House Horrible Shape CAD 30%

R516  
 71,000  
-3500  
 67,500 RCNLD

1240 x 54.85 = 68,014  
 460 x 27.43 = 12,616  
 80,630

-10,484 Gar & Stor  
57,016  
 80,630-57,016=23,614/80,630 = 29%

CAD 28



R385

CLASS FM1

70,000  
-6,450  
63,500 RCNLD

1459 X 49.46  
72,162 RCN

72,162-63,550=8,612/72162=12%

CAD 14%

R386

65,000  
-6,410  
58,590 RCNLD

1272 x 50.65 = 64,426 RCN

64,426  
-58,590  
5,836

5,836/64,426=11%

CAD13.6%

R807

CLASS LW1

19,000  
-1,510  
17,430

1016 X 39.86= 40,498  
168 X 15.94= 2,679  
112 X 9.97= 1,116  
42,061

RCNLD

42,061-17,430=24,631/42061= 59%

CAD 67%

R13899

50,000  
-10,910  
39,090

1424 X 37.87 = 53,927  
1086 X 18.94 =20,563  
74,490

74,490-39,090=35,400/74,490=47%

CAD 64%

ratio 97%

*Exhibit A-5*  
**DEPRECIATION SCHEDULE**

MCAD has utilized some of the "Marshall & Swift Residential Cost Handbook" descriptions & definitions for MCAD's depreciation schedule, modifying it for our specific purposes.

MCAD mostly utilizes an observed, percent good method of estimating depreciation. This methodology is verified with comparable sales of similar structures.

**DEFINITIONS**

**Depreciation** is loss in value due to any cause. It is the difference between the market value of a structural improvement or piece of equipment and its reproduction or replacement cost as of the date of valuation. Depreciations is divided into three general categories, see below.

**Physical** depreciation is loss in value due to physical deterioration.

**Functional** or technical obsolescence is loss in value due to lack of utility or desirability of part or all of the property, inherent to the improvement or equipment. Thus a new structure or piece of equipment may suffer obsolescence when built.

**External**, location or economic obsolescence is loss in value due to causes outside the property and independent of it, and is not included in the tables.

**Effective age** of a property is its age as compared with other properties performing like functions. It is the actual age less the age, which has, been taken off by face-lifting, structural reconstruction, removal of functional inadequacies, modernization of equipment, etc. It is an age, which reflects a true remaining life for the property, taking into account the typical life expectancy of buildings or equipment of its class and its usage. It is a matter of judgment, taking all factors, current and those anticipated in the immediate future, into consideration. Determination of effective age on older structures may best be calculated by establishing a remaining life which, subtracted from a typical like expectancy, will result in an appropriate effective age with which to work. Effective age can fluctuate year by year or remain somewhat stable in the absence of any major renewals or excessive deterioration.

**Extended life expectancy** is the increased life expectancy due to seasoning and proven ability to exist. Just as a person will have a total normal life expectancy at birth, which increases, as he grows older, so it is with structures and equipment.

**Remaining life** is the normal remaining life expectation. It is the length of time the structure may be expected to continue to perform its function economically at the date of the appraisal. This does not imply a straight-line expiration, particularly for mortgage purposes, since normal recurring maintenance and

renewal of replaceable items will continue to contribute toward an extended life expectancy. This extended life process is accomplished by use of effective age as the sliding scale and not by continually lengthening the typical life expectancy as the structure ages chronologically.

**Percent good** equals 100% less the percentage of cost represented by depreciation. It is the present value of the structure or equipment at the time of appraisal, divided by its replacement cost.

### APPROACHES TO DEPRECIATION

The simplest and in past years a widely used accounting-type concept of depreciation was the straight-line (age/life) approach. A life expectancy is estimated and a constant annual percentage (equal wear or serviceability each year) is taken for depreciation so that at the end of that life the depreciation equals 100% of the initial cost. This linear approach is simple and easy to use but does not represent reality in most cases since time is not the only factor affecting depreciation and it fails to recognize any value-in-use.

While age is a critical factor, the best approach to the physical depreciation estimate is a combination of age and condition. The observed condition of each component subject to wear is estimated relative to new condition. A major replaceable component, such as an HVAC system, can wear out quite rapidly, shortening the life expectancy before replacement, while many other portions of a structure wear out slowly, if at all, such as excavations, foundations, and concrete exterior walls. Such long-lived portions often represent a major portion of the total reproduction cost and if still functional will contribute toward an extended life expectancy. Physical depreciation cannot be considered a straight-line deduction from reproductions cost.

Another approach to depreciation was called the mid-life theory. This takes into account that most buildings are no longer new, even though they are adequately maintained, the maintenance expenses rise, rentals tend to decrease and the building depreciates faster. After a number of years, they reach the period called mid-life, at which time, if the buildings are structurally sound and properly maintained, the depreciation remains constant. The mid-life theory suffers from the fact that maintenance expenses on the average building continue to go up in order to maintain the same appearance and utility, and at any age, certain building features may suffer from obsolescence.

These concepts lead to a third theory, the extended life concept, which starts with the hypothesis that buildings age in much the same manner as people and that the older they get, the greater is their total life expectancy. This concept recognizes that a building is in the prime of life before mid-life and that the road is downhill after that, but that correction of deficiencies may lower the effective age and lengthen the remaining life. This recurring revitalization process periodically reverses a continuous progression down the effective age scale, reducing the indicated depreciation percentage as components are renewed throughout the

life span of the building. This nonlinear approach accounts for a greater present value or slower depreciation rate in the early years, as compared to the later years when diminishing serviceability and higher maintenance can accelerate depreciation.

**Depreciation** is an opinion of a structure's loss in value in relation to its cost-new estimate. If you properly consider all the pertinent factors, you should be able to reliably estimate depreciation. The overall depreciation tables in this section consider the progression of normal deterioration and functional obsolescence based on age and condition for the class and usage of the improvement. Any abnormal or excessive functional and any or all external obsolescence are considered separately and are not included in the table.

**Physical deterioration** is the wearing out of the improvement through the combination of wear and tear of use, the effects of the aging process and physical decay, action of the elements, structural defects, etc. It is typically divided into two types, curable and incurable, which may be individually estimated by the component breakdown method of using an age-life approach. Damage caused by accidents, vandalism, etc., may be further categorized as deferred maintenance, generally requiring immediate attention, whether curable or incurable, and treated separately based on the items' cost to repair.

**Curable** physical deterioration is generally associated with individual short-lived items such as paint, floor and roof covers, hot-water heaters, etc., requiring periodic replacement or renewal, or modification continuously over the normal life span of the improvement.

**Incurable** physical deterioration is generally associated with the residual group of long-lived items such as floor and roof structures, mechanical supply systems and foundations. Such basic structural items are not normally replaced in a typical maintenance program and are usually incurable except through major reconstruction. The distinction here is whether or not such corrections would be justified, economically and/or practically, in view of the cost, time and value gain involved. Exceptions might be historical or landmark buildings or a component that threatens the structural integrity of the structure itself.

In estimating the loss of value attributable to physical deterioration, you are attempting to set up the cost of restoring the building to new condition. A new improvement, suitable for its site, requires little study to establish a reasonable estimate of accrued depreciation. However, after weathering for a few years, a structure showing signs of age, deterioration and abuse requires a more detailed analysis to determine the extent of value loss. This seasoning can be prolonged with sound, well maintained components or rather rapid, as in the case of a building shoddily or improperly constructed of inexpensive, short lived components that have been inadequately or poorly maintained. A detailed building examination and appraisal itemizes the component parts of a structure, and where total depreciation may be difficult to judge, the depreciation of individual components may be more logically estimated. This detailed component

breakdown can then form the foundation from which the overall depreciation tables may be reasonably used once properly benchmarked.

### PHYSICAL INDICATORS

When considering the extent of physical deterioration, pay particular attention to the following indicators:

1. Floors and Floor Coverings – Cracks, unevenness, sagging, worn finish, rough or scarred finished, creaking or springiness underfoot, cracks in slabs at column connections and separation at expansion joints in slabs, damaged insulation or drainage.
2. Interior Construction – Cracks in plaster, open joints in millwork, sticking doors, peeling paper or paint, scars, missing or loose hardware, smoke stains, mildew stains or the effect of prolonged dampness, mold, rodent, insect or termite infestation, damage or decay.
3. Mechanical Equipment – Defective wiring, broken or tarnished light fixtures, loose switches, worn, broken or stained plumbing fixtures, leaking faucets or piping connections, odors indicative of faulty sewer piping, drip pans, escaping steam, noisy radiators, rusting pipes, battered or rusted ductwork, furnaces or boilers in poor repair, mold, mildew from defective filters, air cleaners and venting, excessive soot or dust stains.
4. Roof – Evidence of leakage, oxidized roof metal, shingles or tiles missing or split, punctures, tears, shrinkage, splitting, blistering or embrittlement of coating, missing flashing, stained interior ceilings, sagging or decaying roof structure, cracking laminated trusses, tie rods to strengthen bottom chords of timber trusses, damaged truss bracing, plugged roof drains, evidence of standing water, vibration from mechanical equipment, damaged insulation.
5. Exterior Walls – Peeling paint, cracked or loose mortar joints, oxidized sheet metal, frame lines out-of-plumb, loose or decaying wood siding, loose ornamentation, exposed reinforcing bar at joints or in footings, unprotected or deteriorating steel framing, brick that needs painting or pointing, inoperable windows or clerestory sashes, broken or rusted screens, sticking doors, inoperable hardware.

Some of the external factors affecting the extent and rate of physical deterioration are:

1. Temperature Extremes – Extreme heat tends to dry out and warp lumber, damage roofing, cause cracks in stucco or plaster due to expansion and contraction, and oxidized paint coatings. Extreme cold with freezing down to frost line, expansion and contraction, etc., can cause similar problems.

2. Humidity Extremes – High humidity tends to promote dry rot and insect infestation.

3. Weather Extremes – Heavy snow, floods, hurricanes and tornadoes obviously cause damage. Torrential rains can undermine foundations and create ponding and leaks in roof structures, which in turn may damage interior finishes. Rainstorms accompanied by high winds can damage walls, doors, flooring and mechanical building equipment.

**Functional obsolescence** is the perceived reaction to under- or over-improvements in the utility or desirability of part or all of the improvement. This is divided into two typed, curable or incurable. These are further subdivided into inadequacies or deficiencies and super adequacies or excesses. Again the test as to when an item is curable or incurable is whether the capitalized gain or value added by correcting the obsolescence by replacement, remodel, addition or removal, is equal to or greater than the cost to cure as indicated in the market.

**Inadequacies** are some kind of building deficiency that does not meet current market expectations. Inadequate fixtures or ceiling insulation may be curable while a poor floor plan or tandem rooms may be incurable.

**Super adequacies** are those unwanted items, which do not add value at least equal to their cost, notably special- or singular-purpose features for a particular user. Many super adequacies are incurable except where excess-operating costs might make it economical to remove or replace the item.

### FUNCTIONAL INDICATORS

When considering the extent of functional obsolescence, pay particular attention to the following indicators:

1. Design Characteristics – Appealing or poor or antiquated style or design, traffic and noise levels, maintenance or serviceability, security, evacuation, market acceptance or resistance, environmentally responsible or safe, eye appeal, symmetry, scale, orientation, interaction or appropriate blend of materials, glazing, durability, colors, etc., sustainability, suitable for the occupancy, distinctive motif of a singular- or special-purpose use or architectural style.
2. Physical Layout – Suitable room or floor layout and orderly flow, overall or room, net vs. gross space, volume, appropriate wall heights, lighting levels, natural light and ventilation, shading, automated controls, adequate support facilities, storage, counter, cabinet size and placement, room for expansion.
3. Mechanical Equipment – Inadequate or excess number of poorly spaced or antiquated plumbing or electrical and lighting fixtures, HVAC, conveyance, appliances, PA system and other equipment, service or power requirements, energy consumption or efficiency, actual vs. rated capacity or performance, abnormal operating costs, proper leak detection or emission controls, pressure

differentials, technological changes, e.g., electric vs. standing pilot ignition, high speed wiring, etc., appropriate air quality and changes.

4. Site Assessment – Land use, size, shape, topography, access, easements or other encroachments, utilities, soil type, stability, drainage and percolation, water table and use, erosion, vegetation, land- or waterscape, view or other amenities, flood plain, wetlands, coastal, brush, can all affect the structure and its setting.

Some of the external factors affecting the extent of functional obsolescence are:

1. Code Requirements – Building codes or zoning for conforming use, height, stories, area, setback, building separation, size-mansionization, energy equivalency trade-offs, etc., OSHA, Fire and Safety, etc. compliance.
2. Fire Protection Requirements – Proper rating, detection for life safety and security, signaling controls, communications, signage, standpipe, sprinklers, extinguishers, hydrants, vents, draft curtains, fans, pumps, door and smoke controls, standby power, emergency phones, appropriate exits, overhang, balcony and deck exposures, stairways, roofing classification, safety or double glazing.
3. Environmental – EPA, wetlands and air quality compliance, water, soil, radon, asbestos, UREA formaldehyde foam insulation, PCBs, CFCs, high-voltage lines, halon, heavy metals or lea contamination, runoff, emissions or sediment containment, detection and testing, septic tanks, leach fields, demolition constraints, disposal or remediation. Evidence of leakage, absence of plants or animals, sick or stressed plants or animals, discolored soil or water, surface sheens and noxious odors, presence of discarded batteries, abandoned wells, sumps, tanks, barrels or other containers of fertilizer, pesticides and herbicides, paints and thinners, heating oil, petroleum or other hazardous chemical substances.
4. Weather Extremes – Appropriate insulation levels, heat gain or loss, shading, passive or active alternatives, energy equivalency trade-offs, window treatment, glass strength, proper trusses, size, spacing, pitch and drainage for ran and snow loading, proper connections for hurricane wind forces, uplift exposure, operable shutters, impact glazing.

**External obsolescence** is a change in the value of a property, usually negative but can be an enhancement, caused by forces outside the property itself, and is not included directly in the tables that follow. It can be divided into two types, location and economic. Location factors are generally incurable and may affect only a small area, while economic factors can cover a wide geographic area and may only temporary and reversible. These forces will affect different types of property, residential or commercial, differently. For example, it is desirable or advantageous for a manufacturing plant to be situated close to a railroad spur; conversely, it is a disadvantage for a residential property to be located close to the same spur. Close proximity to a major highway is generally much more

beneficial for an apartment complex than a single-family residence, etc. Any abnormal, isolated or temporary cases of external obsolescence, usually computed separately, can be measured by market abstraction and capitalization of the imputed loss or gain, which generally affects land values first, then the improvements, by changing the possible uses and altering remaining life.

### EXTERNAL INDICATORS

When considering the extent of external obsolescence, pay particular attention to the following indicators in the immediate vicinity, marketing area or community as a whole:

1. Physical Factors – Proximity of desirable or unattractive natural or artificial features or barriers, general neighborhood maturity, conformity, deterioration, rehabilitation or static character, known cleanup sites, fumes, noise, traffic or flight patterns, nuisances, graffiti, waste dump, swamp, toxic industry, electromagnetic fields, brush area, lack of view or landscaping, floodplain, dam inundation area, drainage, water table, sinkholes, soil types, liquefaction, landslides, etc., local ecosystem, endangered species, habitat areas.
2. Infrastructure – Highest and best use, quality, availability and source of utilities, public services, fire stations, staffed or volunteer, distance from hydrants, street improvements, traffic patterns, emergency response, evacuation routes, public transportation and shipping facilities, parking, retail, recreation, education facilities, etc.
3. Economic – Demand/supply imbalance, saturation or monopoly competition or alternatives, market share, industry or major plant relocation, employment development and growth patterns, utility and insurance rates, availability of funds or terms, labor and materials, interest rates, vacancy, building rates, general inflation or deflation rates, tenant ratings, length of time on market or lease up or absorption, income streams and returns, changing consumer habits, purchasing power, property association or government forces, zoning, land use, air rights, legal nonconformity, permit, taxing and assessment policies and bureaucracy or other limiting conditions or restrictions.

**General condition ratings** can be assigned to the improvement to assist in the development of an appropriate effective age based on observed condition, utility and age. The better the overall condition, the younger or lower the effective age, which lowers the percentage and amount of depreciation. Condition is an integral part in measuring the degree at which items subject to depreciation have been maintained. Applying any additional condition modifier once the effective age has been established based on condition would be redundant.

Effective age will change as changes in condition fluctuate by the amount of observed deterioration and obsolescence at the date of the appraisal. Over the life of a structure, you could expect the condition rating and effective age to move up and back down the effective age scale many times over. During the mid-life



cycles, the effective age will drift upward at a relatively slow pace, assuming normal maintenance, for longer periods of time than at any other period over the structure's entire life span. With each evaluation, the effective age choice must be reconsidered based on the actual conditions encountered at the current date, taking into account any changes that may have taken place since the last appraisal. Neglect or weather extremes could have accelerated condition and age, while major repairs will correct deficiencies to a like-new condition, lowering the effective age and starting the cycle all over again.

### CONDITION RATING INDICATORS

Excellent Condition – All items that can normally be repaired or refinished have recently been corrected, such as new roofing, paint, furnace overhaul, state-of-the-art components, etc. With no functional inadequacies of any consequence and all major short-lived components in like-new condition, the overall effective age has been substantially reduced upon complete revitalization of the structure regardless of the actual chronological age.

Very Good Condition – All items well maintained, many having been overhauled and repaired as they've showed signs of wear, increasing the life expectancy and lowering the effective age with little deterioration or obsolescence evident with a high degree of utility.

Good Condition – No obvious maintenance required but neither is everything new. Appearance and utility are above the standard, and the overall effective age will be lower than the typical property.

Average Condition – Some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed, along with some refinishing. But with all major components still functional and contributing toward an extended life expectancy, effective age and utility is standard for like properties of its class and usage.

Fair Condition (Badly Worn) – Much repair needed. Many items need refinishing or overhauling, deferred maintenance obvious, inadequate building utility and services all shortening the life expectancy and increasing the effective age.

Poor Condition (Worn Out) – Repair and overhaul needed on painted surfaces, roofing, plumbing, heating, numerous functional inadequacies, substandard utilities etc. (found only in extraordinary circumstances). Excessive deferred maintenance and abuse, limited value-in-use, approaching abandonment or major reconstruction, reuse or change in occupancy is imminent. Effective age is near the end of the scale regardless of the actual chronological age.

Taking into consideration the actual market indicators for Montague County, typically a newly constructed structure would reflect 98 percent good. This would depreciate to 95 percent around eight to twelve years later depending on the upkeep.

Eighty five to ninety percent good is used for totally remodeled structures and 10 – 20 year old structures. Average condition would typically be 75 to 80 percent good. What is described as fair condition is 60 to 70 percent good. Poor condition is 30 to 50 percent good. A structure is considered to be in unlivable condition at 25 percent good or lower.

Specific depreciation tables, replacement components and cost-to-cure information can be viewed from the "Marshall & Swift Residential Cost Handbook" located with the appraisal staff's aids.

Exhibit G-6

TYPICAL LIFE EXPECTANCY IN YEARS  
DEPRECIATION

EFFECTIVE AGE IN YEARS	DEPRECIATION - PERCENTAGE										EFFECTIVE AGE IN YEARS
	15	20	25	30	35	40	45	50	55	60	
1	5%	4%	3%	3%	3%	2%	1%	1%	0%	0%	1
2	9	7	6	6	5	4	2	1	1	1	2
3	14	11	8	8	8	6	3	2	2	2	3
4	18	14	11	10	10	7	4	3	2	2	4
5	22	17	13	12	12	8	5	4	3	3	5
6	26	20	16	14	14	10	6	5	4	4	6
7	30	23	18	16	15	12	7	6	5	5	7
8	33	26	21	19	17	13	8	7	6	6	8
9	37	29	23	21	19	15	9	8	7	6	9
10	41	32	25	23	21	16	11	9	8	7	10
11	45	35	27	25	23	18	12	10	9	8	11
12	48	37	29	26	24	19	13	11	10	9	12
13	52	40	32	28	26	21	14	12	11	10	13
14	55	43	34	30	28	23	16	13	12	11	14
15	59	46	37	32	30	24	17	15	13	12	15
16	63	48	39	34	31	26	19	16	14	13	16
17	66	51	41	36	33	28	20	17	16	14	17
18		54	44	38	34	29	22	19	17	16	18
19		57	46	40	35	30	24	20	18	17	19
20		60	48	41	37	31	25	22	20	18	20
21		63	50	43	39	33	26	24	21	19	21
22		66	52	45	41	35	28	25	22	20	22
23			55	47	42	36	30	26	24	21	23
24			57	49	44	37	32	28	25	23	24
25			61	51	46	39	33	30	27	24	25
26			63	52	47	40	35	32	28	25	26
27			65	54	49	42	36	33	29	27	27
28				56	50	43	38	35	31	28	28
29				58	52	45	40	36	33	29	29
30				60	54	46	41	38	34	31	30
31				62	55	48	42	40	36	32	31
32				63	56	49	44	42	38	33	32
33				65	58	51	46	44	39	35	33
34					59	52	48	45	41	36	34
35					61	53	49	46	42	37	35
36					62	54	51	48	43	39	36
37					64	56	53	49	45	40	37
38					66	57	54	51	46	41	38
39						59	55	52	47	41	39
40						60	56	53	49	43	40
10					62	57	54	50	45	43	41
42					63	58	56	51	46	46	42
43					63	59	57	52	47	47	43
44					64	60	58	54	48	48	44
45					65	61	58	55	49	49	45
46						61	59	56	50	50	46
47						62	60	57	51	51	47
48						63	61	58	52	52	48
49						64	61	58	53	53	49
50						65	62	59	54	54	50
51						62	60	56	55	55	51
52						63	61	56	56	56	52
53						64	61	57	57	57	53
54						64	62	58	58	58	54
55						62	62	59	59	59	55
56						62	62	59	59	59	56
57						63	63	60	60	60	57
58						63	63	61	61	61	58
59						64	64	62	62	62	59
60						64	64	62	62	62	60
61						65	65	63	63	63	61
62								63	63	63	62
63								64	64	64	63
64								64	64	64	64
65								64	64	64	65

Exhibit C-7

### MOBILE HOME DEPRECIATION GUIDE

AGE	YEAR	% DEPR
New	2010	1.00%
1	2009	3.00%
2	2008	5.00%
3	2007	7.00%
4	2006	10.00%
5	2005	14.00%
6	2004	17.00%
7	2003	20.00%
8	2002	24.00%
9	2001	28.00%
10	2000	33.00%
11	1999	36.00%
12	1998	40.00%
13	1997	44.00%
14	1996	47.00%
15	1995	50.00%
16	1994	55.00%
20	1990	65.00%
25	1985	75.00%

Montague County  
 Appraisal District  
 P.O. Box 121  
 Montague, TX 76251

*Exhibit C-8*

COMMERCIAL PERSONAL PROPERTY

Percent Good Table

Economic Life Index	*2	*	3	4	#	*5	6	7	*8	*10	11	*12	14	*15	@	*20	*30	Yr Acqd.	
1.00	1	40	68	78	83	75	85	87	89	90	91	92	93	94	95	97	96	97	2001
1.016	2	20	44	56	66	55	70	74	78	80	82	84	86	88	90	95	92	94	2000
1.032	3	10	28	35	49	40	55	61	67	70	73	76	79	82	85	92	88	91	1999
1.069	4		10	13	32	25	40	48	56	60	64	68	72	76	80	87	84	88	1998
1.099	5		5		15	15	25	35	45	50	55	60	65	70	75	85	80	85	1997
1.12	6		2		10	10	22	34	40	46	52	58	64	70	81	76	83	1996	
1.134	7				5		10	23	30	37	44	51	58	65	77	72	81	1995	
1.157	8				2		12	20	28	36	44	52	60	70	81	68	79	1994	
1.187	9							10	19	28	37	46	55	68	81	64	77	1993	
1.252	10								10	20	30	40	50	63	80	60	75	1992	
1.26	11									12	23	34	45	57	73	56	73	1991	
	12									16	28	40	51	65	82	52	71	1990	
	13									10	22	35	45	60	78	48	69	1989	
	14									16	30	44	60	80	100	44	67	1988	
	15									10	25	40	55	75	100	40	65	1987	
	16									20	36	51	68	96	100	36	63	1986	
	17										32	48	66	96	100	32	61	1985	
	18										28	38	54	84	100	28	59	1984	
	19										27	37	53	83	100	27	57	1983	
	20										26	36	52	82	100	26	55	1982	
	21										25	35	51	81	100	25	53	1981	
	22										51	71	91	100	51	49	1979		
	23										47	67	87	100	47	47	1978		
	24										45	65	85	100	45	45	1977		
	25										43	63	83	100	43	43	1976		
	26										41	61	81	100	41	41	1975		
	27										39	59	79	100	39	39	1974		
	28										37	57	77	100	37	37	1973		
	29										35	55	75	100	35	35	1972		
	30										33	53	73	100	33	33	1971		
	31																		

- \*2 - Video Tapes, VCR's
- \* - \$99,999 and below - Computers
- # - \$100,000 and above - Computers
- \*5 - Electric Gas Pumps, Passenger Vehicles, Electric Equipment, Security Systems, etc.
- \*8 - Office Equipment, Signs, Tractor-Trailers, Fastfood Restaurants, Convenience Stores, Most Retail Business, etc.
- \*10 - Mechanical Gas Pumps, Carwash Equipment, Some Retail Operations, etc.
- \*12 - Forklifts, Pallet Trucks, Construction Equipment, etc.
- \*15 - Industrial Equipment, Excavation Equipment, Commercial Airplanes, etc.
- @ - Commercial Airline
- \*20 - Tanks, Piping, etc.
- \*30 - Sign Poles, Billboards

## Exhibit D

Intended Users

Jurisdictions

Montague County

Alvord ISD

Bowie ISD

Forestburg ISD

Gold-burg ISD

Montague ISD

Nocona ISD

Prairie 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