

DEAF SMITH COUNTY
APPRAISAL DISTRICT

ANNUAL REPORT

TAX YEAR 2014

I.A.A.O. Standard of Public Relations
6.5.1

Deaf Smith County Appraisal District
2014 Summary Plan
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TASK LIST FOR 2014

October 2013

- Ratio Studies - a) Market value of ag-land, b) major residential nbhds, c) commercial properties. (Appraisers will analyze ratio studies and determine the areas, categories or nbhds that will need to be appraised.)

November 2013

- Depreciation schedule for personal property. (Review other schedules.)
- Start Reappraisal work.

December 2013

- Send Business Personal Property Renditions.
- Get Building permits from City Bldg & Zoning department.
- New Commercial Land Schedule.
- Annual Report to the Public.

January 2014

- Send Homestead forms (include hs remove letter).
- Publicize the legal requirements for filing rendition statements and the availability of the forms, including exemptions and ag-value.
- Send Homestead forms (include hs remove letter).
- Send Ag value forms.
- January Statements.
- PTD Feb. 1 Sales Submission.
- Give public notice of 2014 capitalization rate used to appraise property with low- and moderate-income housing exemption (Sec. 11.1825).

February 2014

- Disburse special inventory taxes from escrow accounts to taxing units.
- Chg14/upkeep work. (Inspection and appraisal of bldg permits and all upkeep work.
- Physical inspection of Mobile Homes.
- Physical inspection of Business Personal Property.

March 2014

- Vehicle schedule.
- Finish Reappraisal work.
- The chief appraiser notifies the taxing units of the form in which the appraisal roll will be provided to them (Sec. 26.01).

April 2014

- Finish Business Personal Property.
- Market value land schedule and Ag value schedule on agri. land.

May 2014

- Send Oldham CAD values current year appraisal cards.
- May Tax Notices.

- ☞ Send out Appraisal Notices
- ☞ Chief appraiser must publish notice about taxpayer protest procedures in a local newspaper
- ☞ Chief appraiser to prepare appraisal records and submit to ARB (Secs. 25.01, 25.22).

June 2014

- ☞ Hold Informal hearings.
- ☞ ARB Hearings.
- ☞ Chief appraiser submits prelim. 2015 budget to CAD board and taxing units

July 2014

- ☞ Chief appraiser to certify appraisal roll to each taxing unit.
- ☞ Effective Tax Rates.
- ☞ CAD reports formation of reinvestment zones and tax abatement agreements to the Comptroller (Sec. 312.005).

August 2014

- ☞ Create New Year layer in computer.
- ☞ Send PTD Sales Submission.
- ☞ Send EARS (Final Submission)
- ☞ Import / Export values for overlapping property.

September 2014

- ☞ CAD board to adopt 2015 CAD budget.
- ☞ CAD Board to approve 2015 – 2016 Reappraisal Plan, public meeting.

2014 CERTIFIED TOTALS

Property Count: 11,927

CAD - DEAF SMITH CAD
Grand Totals

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Land		Value				
Homesite:		27,776,900				
Non Homesite:		78,912,950				
Ag Market:		607,883,301				
Timber Market:		0		Total Land	(+)	714,573,151
Improvement		Value				
Homesite:		281,144,699				
Non Homesite:		548,799,144		Total Improvements	(+)	829,943,843
Non-Real		Count	Value			
Personal Property:		1,227	402,317,300			
Mineral Property:		1	500			
Autos:		0	0	Total Non Real	(+)	402,317,800
				Market Value	=	1,946,834,794
Ag	Non Exempt	Exempt				
Total Productivity Market:	607,713,201	170,100				
Ag Use:	96,359,506	22,800	Productivity Loss	(-)	511,353,695	
Timber Use:	0	0	Appraised Value	=	1,435,481,099	
Productivity Loss:	511,353,695	147,300	Homestead Cap	(-)	2,027,379	
			Assessed Value	=	1,433,453,720	
			Total Exemptions Amount (Breakdown on Next Page)	(-)	124,020,600	
			Net Taxable	=	1,309,433,120	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 1,309,433,120 * (0.000000 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2014 CERTIFIED TOTALS

Property Count: 11,927

CAD - DEAF SMITH CAD
Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	27	0	239,100	239,100
DV1S	3	0	15,000	15,000
DV2	11	0	114,000	114,000
DV3	10	0	86,000	86,000
DV3S	1	0	10,000	10,000
DV4	17	0	156,000	156,000
DV4S	2	0	12,000	12,000
DVHS	12	0	991,300	991,300
EX	1	0	2,400	2,400
EX-XG	9	0	1,372,100	1,372,100
EX-XI	6	0	2,058,600	2,058,600
EX-XL	1	0	1,100	1,100
EX-XV	198	0	117,661,600	117,661,600
EX366	27	0	3,100	3,100
FR	5	0	0	0
HS	3,315	0	0	0
LIH	2	0	1,298,300	1,298,300
Totals		0	124,020,600	124,020,600

2014 CERTIFIED TOTALS

Property Count: 11,927

CAD - DEAF SMITH CAD
Grand Totals

8/7/2014

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State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	4,918		\$734,300	\$318,214,899
B	MULTIFAMILY RESIDENCE	174		\$311,100	\$16,580,492
C1	VACANT LOTS AND LAND TRACTS	650		\$0	\$6,822,000
D1	QUALIFIED OPEN-SPACE LAND	3,468	935,508.5872	\$0	\$607,710,601
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	838		\$591,099	\$15,160,552
E	RURAL LAND, NON QUALIFIED OPEN SPA	1,151	3,413.8870	\$2,466,800	\$92,311,650
F1	COMMERCIAL REAL PROPERTY	686		\$1,169,200	\$114,046,000
F2	INDUSTRIAL AND MANUFACTURING REAL	180		\$1,084,200	\$245,234,900
G3	OTHER SUB-SURFACE INTERESTS IN LAN	1		\$0	\$500
J2	GAS DISTRIBUTION SYSTEM	14		\$0	\$3,637,700
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	36		\$0	\$87,390,900
J4	TELEPHONE COMPANY (INCLUDING CO-C	34		\$0	\$4,878,600
J5	RAILROAD	9		\$0	\$35,817,900
J6	PIPELAND COMPANY	14		\$0	\$5,426,700
J7	CABLE TELEVISION COMPANY	3		\$0	\$461,700
J8	OTHER TYPE OF UTILITY	5		\$797,600	\$836,800
L1	COMMERCIAL PERSONAL PROPERTY	1,063		\$0	\$142,414,400
L2	INDUSTRIAL AND MANUFACTURING PERS	59		\$0	\$121,388,300
M1	TANGIBLE OTHER PERSONAL, MOBILE HC	183		\$0	\$1,534,900
S	SPECIAL INVENTORY TAX	15		\$0	\$4,568,100
X	TOTALLY EXEMPT PROPERTY	244		\$3,996,200	\$122,397,200
	Totals		938,922.4742	\$11,150,499	\$1,946,834,794

2014 CERTIFIED TOTALS

Property Count: 11,927

CAD - DEAF SMITH CAD
Grand Totals

8/7/2014

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	6		\$0	\$220,500
A1	SINGLE FAMILY RESIDENCE	4,647		\$723,800	\$312,704,399
A2	SINGLE FAMILY MOBILE ATTACHED TO RI	327		\$10,500	\$5,290,000
B1	APARTMENTS / MULTIFAMILY	174		\$311,100	\$16,580,492
C1	VACANT LOT	650		\$0	\$6,822,000
D1	AG LAND PASTURE	3,468	935,508.5872	\$0	\$607,710,601
D2	IMPROVEMENTS ON QUALIFIED LAND	838	2.0000	\$591,099	\$15,160,552
D3	AG LAND FARM	12		\$0	\$561,400
E	E	1		\$0	\$9,500
E1	FARM OR RANCH IMPROVEMENT	1,125		\$2,466,800	\$91,016,350
E3	E3	1		\$0	\$1,100
E4	Rural Land - Non Qualified Land	31		\$0	\$723,300
F1	COMMERCIAL REAL PROPERTY	686		\$1,169,200	\$114,046,000
F2	INDUSTRIAL REAL PROPERTY	180		\$1,084,200	\$245,234,900
G1	MINERALS	1		\$0	\$500
J2	GAS COMPANY	14		\$0	\$3,637,700
J3	ELECTRIC COMPANY	36		\$0	\$87,390,900
J4	TELEPHONE COMPANY	34		\$0	\$4,878,600
J5	RAILROAD	9		\$0	\$35,817,900
J6	PIPELINE COMPANY	14		\$0	\$5,426,700
J7	CABLE TELEVISION COMPANY	3		\$0	\$461,700
J8	OTHER UTILITY	5		\$797,600	\$836,800
L1	PERSONAL PROPERTY COMMERCIAL	1,063		\$0	\$142,414,400
L2	INDUSTRIAL PERSONAL PROPERTY	59		\$0	\$121,388,300
M3	MOBILE HOMES PERSONAL	183		\$0	\$1,534,900
S	SPECIAL INVENTORY TAX	15		\$0	\$4,568,100
X	EXEMPT PROPERTY	244		\$3,996,200	\$122,397,200
	Totals		935,510.5872	\$11,150,499	\$1,946,834,794

2014 CERTIFIED TOTALS

Property Count: 11,927

CAD - DEAF SMITH CAD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: \$11,150,499
TOTAL NEW VALUE TAXABLE: \$7,154,299

New Exemptions

Exemption	Description	Count	2013 Market Value	Exemption Amount
EX	Exempt	1		\$0
EX-XV	Other Exemptions (including public property, re	1	2013 Market Value	\$282,400
EX366	HB366 Exempt	8	2013 Market Value	\$25,600
ABSOLUTE EXEMPTIONS VALUE LOSS				\$308,000

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	2	\$24,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	2	\$24,000
DVHS	Disabled Veteran Homestead	1	\$18,100
HS	Homestead	44	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$81,100
TOTAL EXEMPTIONS VALUE LOSS			\$389,100

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,255	\$83,490	\$604	\$82,886
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,812	\$77,032	\$559	\$76,473

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
4	\$243,100.00	\$224,100

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2014 NEIGHBORHOOD #1 (NORTHWEST HEREFORD)

Our ratios came in at 98% Average mean with a COD of \$5.84. Based on these numbers we will not make any changes on this neighborhood. However we did go in and checked our classes and depreciation in neighborhood 1 and made changes when necessary. We will look at this neighborhood in 2015.

2014 OT – WOMBLE-RICKETS (#3 & #4)

We had 9 sales in our ratio study which is not enough to show any trends, besides our ratio was 97% and our COD was \$9.96. We will look at this neighborhood in 2015.

MLS Listing from Mark Andrews Agency
As of 4/17/14

PID	Address	Living Area Sq. Ft.	MLS Listing	DSCAD Market Value	Ratio
NEW ?	5190 Hwy 214		\$37,900.00		0.00%
5067	519 Blevins	1300	\$50,000.00	\$32,800.00	65.60%
1534	1009 BLEVINS	2196	\$56,300.00	\$56,300.00	100.00%
5273	908 BREVARD	1129	\$59,200.00	\$47,500.00	80.24%
4460	205 W 6TH	1168	\$59,500.00	\$52,600.00	88.40%
1938	416 AVE.B	1140	\$60,000.00	\$54,900.00	91.50%
4781	404 & 406 JOWELL	1296	\$61,500.00	\$39,600.00	64.39%
5288	1309 13TH	1536	\$62,500.00	\$67,200.00	107.52%
2457	143 SUNSET	1036	\$63,000.00	\$56,000.00	88.89%
2860	143 NORTHWEST	1290	\$64,500.00	\$71,700.00	111.16%
4798	611 3RD-DUPLEX	1376	\$65,000.00	\$39,600.00	60.92%
4017	715 THUNDRBIRD	1148	\$69,900.00	\$63,200.00	90.41%
6362	721 STANTON	1664	\$77,900.00	\$79,900.00	102.57%
1246	107 AVE.C	1699	\$79,000.00	\$71,400.00	90.38%
2648	308 WESTERN	1381	\$82,000.00	\$66,100.00	80.61%
6292	206 16TH	2201	\$84,000.00	\$111,800.00	133.10%
6330	711 SEMINOLE	1416	\$84,500.00	\$74,200.00	87.81%
6323	304 16TH ST	6323	\$85,000.00	\$55,800.00	65.65%
2125	440 PALOMA LANE	1404	\$85,000.00	\$68,500.00	80.59%
2308	524 AVE.J	1834	\$89,900.00	\$78,400.00	87.21%
6015	600 AVE.F	1714	\$89,900.00	\$80,300.00	89.32%
1082	111 AVE.I	1810	\$89,950.00	\$66,700.00	74.15%
2358	511 AVE.J	1197	\$90,000.00	\$41,800.00	46.44%
3146	115 JUNIPER	1757	\$91,500.00	\$88,000.00	96.17%
3032	118 FIR	1788	\$92,000.00	\$76,600.00	83.26%
25452	1212 MAIN	2943	\$92,500.00	\$66,700.00	72.11%
2736	242 BEACH	1737	\$94,400.00	\$91,700.00	97.14%
2520	512 WILLOW LANE	1484	\$94,500.00	\$82,400.00	87.20%
3062	132 IRONWOOD	1642	\$94,500.00	\$88,300.00	93.44%
10883	127 STAR	2120	\$97,000.00	\$98,400.00	101.44%
10950	1301 S MAIN	1513	\$99,900.00	\$88,100.00	88.19%
3501	312 CENTRE	2087	\$99,900.00	\$83,500.00	83.58%
3021	303 WESTHAVEN	1632	\$102,900.00	\$86,900.00	84.45%
6265	215 CHEROKEE	2369	\$105,000.00	\$104,100.00	99.14%
3292	200 JUNIPER	1970	\$108,350.00	\$106,400.00	98.20%
3390	224 FIR	1731	\$109,900.00	\$102,100.00	92.90%
3149	116 KINGWOOD	1831	\$109,900.00	\$95,700.00	87.08%
2987	119 DOUGLAS	1887	\$110,000.00	\$95,900.00	87.18%
3402	211 ELM	1434	\$110,000.00	\$67,300.00	61.18%
3205	221 HICKORY	1583	\$112,900.00	\$89,200.00	79.01%
2605	211 SUNSET	2096	\$115,000.00	\$103,300.00	89.83%

MLS Listing from Mark Andrews Agency
As of 4/17/14

PID	Address	Living Area Sq. Ft.	MLS Listing	DSCAD Market Value	Ratio
2756	704 PLAINS	2575	\$116,500.00	\$116,000.00	99.57%
2067	404 AVE.E	2173	\$119,950.00	\$95,200.00	79.37%
26187	336 AVE.I	1784	\$119,500.00	\$81,800.00	68.45%
3034	126 FIR	2259	\$123,900.00	\$119,500.00	96.45%
918698	3543 CO RD 10	2355	\$125,000.00	\$135,900.00	108.72%
6630	125 KINGWOOD	2176	\$125,000.00	\$119,700.00	95.76%
6730	106 NUECES	2350	\$127,500.00	\$131,500.00	103.14%
3023	405 WESTHAVEN	2326	\$129,950.00	\$121,000.00	93.11%
2991	111 N DOUGLAS	1983	\$131,000.00	\$117,900.00	90.00%
25227	238 KINGWOOD	1838	\$136,900.00	\$134,100.00	97.95%
20067	326 FIR	1728	\$137,000.00	\$120,800.00	88.18%
6821	144 PECAN	2076	\$146,900.00	\$134,700.00	91.70%
2812	213 RANGER	2538	\$149,500.00	\$127,400.00	85.22%
7734	826 BALTIMORE	2223	\$149,900.00	\$160,600.00	107.14%
3024	403 WESTHAVEN	2483	\$150,000.00	\$132,300.00	88.20%
6728	111 MIMOSA	2040	\$155,000.00	\$121,500.00	78.39%
24439	820 COLUMBIA	2051	\$158,000.00	\$151,200.00	95.70%
28256	432 HICKORY	1836	\$162,000.00	\$148,600.00	91.73%
2054	209 E 15TH	2054	\$167,500.00	\$137,000.00	81.79%
3130	130 KINGWOOD	2792	\$171,400.00	\$170,900.00	99.71%
2607	207 SUNSET	2545	\$175,000.00	\$152,800.00	87.31%
2911	102 N DOUGLAS	1870	\$210,000.00	\$115,600.00	55.05%
10574	3258 FM 2943	3073	\$213,900.00	\$242,800.00	113.51%
6707	1808 PLAINS	4150	\$220,000.00	\$212,300.00	96.50%
6583	107 REDWOOD	2001	\$226,900.00	\$196,100.00	86.43%
2623	212 TEXAS	3521	\$229,000.00	\$204,200.00	89.17%
6774	120 QUINCE	3175	\$237,500.00	\$190,000.00	80.00%
2622	214 N TEXAS	4379	\$247,900.00	\$233,800.00	94.31%
2437	139 N TEXAS	4228	\$259,000.00	\$256,400.00	99.00%
6440	3676 CO RD 8	2185	\$229,000.00	\$228,700.00	99.87%
10719	3305 FM 1058	4266	\$379,900.00	\$301,700.00	79.42%
10691	3495 FM 1058	4428	\$595,000.00	\$353,500.00	59.41%

\$9,473,750.00 \$8,256,400.00 87.15%
LESS 6%
\$8,905,325.00 93.00%

Deaf Smith County Appraisal District
 2014 Sales Ratio and Adjusted Sales Ratio Comparison
 Sorted by Neighborhood Code, then by Sales Ratio: Northwest Hereford area (Samples)

Property ID	Address	Neighborhood Code	2013 Appraised Market Value	Actual Sales Price	Sale Date	Time Adjustment	Adjusted Sale Price	Adjusted Sales Ratio	Sales Ratio	Deviation	Square Footage	Sales Price per Sq. Foot	2014 DSCAD Mk Value	Value of Appreciation
3242	207 GREENWOOD	1J	83,300	85,000	5/8/13		0	#DIV/0!	0.98	0.00	1291	65.84		85,000
2665	410 WESTERN	1G	63,700	64,000	5/7/13		0	#DIV/0!	1.00	0.02	1178	54.33		64,000
2623	212 TEXAS	1E	204,200	210,000	5/10/13		0	#DIV/0!	0.97	0.01	3521	59.64		210,000
3807	320 HICKORY	1E	105,200	110,000	5/2/13		0	#DIV/0!	0.96	0.02	1946	56.52		110,000
3068	113 HICKORY	1H	131,000	135,500	5/22/13		0	#DIV/0!	0.97	0.01	2607	52.00		135,500
3499	314 CENTRE	1G	106,100	110,000	5/29/13		0	#DIV/0!	0.96	0.02	2123	51.81		110,000
6301	246 16TH	1E	132,400	136,250	6/6/13		0	#DIV/0!	0.97	0.01	2303	59.16		136,250
3180	200 HICKORY	1E	123,400	132,000	6/6/13		0	#DIV/0!	0.93	0.05	1897	69.58		132,000
2790	227 NORTHWEST	1D	96,800	101,500	5/10/13		0	#DIV/0!	0.95	0.03	1815	56.00		101,500
6812	137 OAK	1C	100,500	117,500	5/31/13		0	#DIV/0!	0.86	0.12	1861	63.13		117,500
2557	532 WILLOW LANE	1J	127,200	130,000	5/20/13		0	#DIV/0!	0.98	0.00	1954	66.53		130,000
2518	516 SYCAMORE	1J	75,900	80,000	6/19/13		0	#DIV/0!	0.95	0.03	1263	63.34		80,000
3278	215 JUNIPER	1E	87,600	84,000	6/19/13		0	#DIV/0!	1.04	0.06	1524	55.11		84,000
2636	302 SUNSET	1I	90,800	105,000	6/2/13		0	#DIV/0!	0.86	0.12	1687	62.24		105,000
918984	806 COL UMBIA	1A	137,400	140,000	6/27/13		0	#DIV/0!	0.98	0.00	1821	76.88		140,000
6749	1914 PLAINS	1A	205,300	230,990	7/5/13		0	#DIV/0!	0.89	0.09	3490	66.18		230,990
2715	221 ASPEN	1J	65,600	64,000	7/17/13		0	#DIV/0!	1.03	0.05	1188	53.87		64,000
6737	143 MIMOSA	1C	107,300	128,500	7/19/13		0	#DIV/0!	0.84	0.14	2064	62.25		128,500
2436	145 TEXAS	1I	180,000	209,000	7/19/13		0	#DIV/0!	0.86	0.12	3717	56.22		209,000
26005	139 REDWOOD	1WC	288,000	290,000	7/19/13		0	#DIV/0!	0.99	0.01	3454	84.00		290,000
6662	2022 PLAINS	1A	184,300	210,000	7/29/13		0	#DIV/0!	0.88	0.10	2654	79.12		210,000
7277	706 BALTIMORE	1A	112,100	115,000	7/25/13		0	#DIV/0!	0.97	0.01	1859	61.86		115,000
2915	201 RANGER	1D	141,900	150,000	7/23/13		0	#DIV/0!	0.95	0.03	2573	58.29		150,000
2555	508 SYCAMORE	1J	82,000	80,000	7/12/13		0	#DIV/0!	1.03	0.05	1842	57.00		80,000
3115	143 JUNIPER	1H	91,700	80,000	9/14/13		0	#DIV/0!	1.15	0.17	1363	58.89		80,000
2468	107 SUNSET	1H	85,100	85,000	8/12/13		0	#DIV/0!	1.00	0.02	1761	48.26		85,000
6678	116 OAK	1C	129,100	135,000	8/28/13		0	#DIV/0!	0.96	0.02	2294	58.85		135,000
3035	121 FIR	1H	94,100	85,000	9/18/13		0	#DIV/0!	1.11	0.13	2094	40.59		85,000
27839	324 FIR	1B	124,300	128,000	8/26/13		0	#DIV/0!	0.97	0.01	1800	71.11		128,000
10894	316 HICKORY	1E	118,300	95,000	9/25/13		0	#DIV/0!	1.25	0.27	1878	50.88		95,000
2631	312 SUNSET	1I	129,500	109,000	8/20/13		0	#DIV/0!	1.19	0.21	2922	37.30		109,000
3301	234 DOUGLAS	1F	100,600	108,500	10/1/13		0	#DIV/0!	0.93	0.05	1624	64.96		108,500
28116	337 HICKORY	1E	133,400	146,000	10/16/13		0	#DIV/0!	0.91	0.07	1904	76.68		146,000
2446	108 TEXAS	1I	144,400	153,500	10/10/13		0	#DIV/0!	0.94	0.04	2381	64.46		153,500
2738	248 BEACH	1J	91,800	90,000	10/25/13		0	#DIV/0!	1.02	0.04	2747	32.76		90,000
29891	115 DOUGLAS	1G	99,400	98,500	11/6/13		0	#DIV/0!	1.01	0.03	2358	41.77		98,500
3508	347 HICKORY	1E	125,600	124,500	11/14/13		0	#DIV/0!	1.01	0.03	1586	78.50		124,500

Deaf Smith County Appraisal District
 2014 Sales Ratio and Adjusted Sales Ratio Comparison
 Sorted by Neighborhood Code, then by Sales Ratio: Northwest Hereford area (Samples)

Property ID	Address	Neighborhood Code	2013 Appraised Market Value	Actual Sales Price	Sale Date	Time Adjustment	Adjusted Sale Price	Adjusted Sales Ratio	Sales Ratio	Deviation	Square Footage	Sales Price per Sq. Foot	Percent Of Appreciation
3242	207 GREENWOOD	1J	83,300	85,000	5/8/13		0	#DIV/0!	0.98	0.00	1291	65.84	#DIV/0!
2665	410 WESTERN	1G	63,700	64,000	5/7/13		0	#DIV/0!	1.00	0.02	1178	54.33	#DIV/0!
2623	212 TEXAS	1E	204,200	210,000	5/10/13		0	#DIV/0!	0.97	0.01	3521	59.54	#DIV/0!
3507	320 HICKORY	1E	105,200	110,000	5/21/13		0	#DIV/0!	0.96	0.02	1946	56.52	#DIV/0!
3068	113 HICKORY	1H	131,000	135,500	5/22/13		0	#DIV/0!	0.97	0.01	2607	52.00	#DIV/0!
3499	314 CENTRE	1G	106,100	110,000	5/29/13		0	#DIV/0!	0.96	0.02	2123	51.81	#DIV/0!
6301	246 16TH	1E	132,400	136,250	6/6/13		0	#DIV/0!	0.97	0.01	2303	59.16	#DIV/0!
3180	200 HICKORY	1E	123,400	132,000	6/6/13		0	#DIV/0!	0.93	0.05	1897	69.58	#DIV/0!
2790	227 NORTHWEST	1D	96,800	101,500	5/10/13		0	#DIV/0!	0.95	0.03	1815	56.00	#DIV/0!
6612	137 OAK	1C	160,500	117,500	5/31/13		0	#DIV/0!	0.86	0.12	1861	63.13	#DIV/0!
2557	532 WILLOW LANE	1J	127,200	130,000	5/20/13		0	#DIV/0!	0.98	0.00	1954	66.53	#DIV/0!
2518	516 SYCAMORE	1J	75,900	80,000	6/19/13		0	#DIV/0!	0.95	0.03	1263	63.34	#DIV/0!
3278	215 JUNIPER	1E	87,600	84,000	6/19/13		0	#DIV/0!	1.04	0.06	1524	55.11	#DIV/0!
2636	302 SUNSET	1A	90,800	105,000	6/21/13		0	#DIV/0!	0.86	0.12	1687	62.24	#DIV/0!
918984	806 COL UMBIA	1A	137,400	140,000	6/27/13		0	#DIV/0!	0.98	0.00	1821	76.88	#DIV/0!
6749	1914 PLAINS	1A	205,300	230,990	7/5/13		0	#DIV/0!	0.89	0.09	3490	66.18	#DIV/0!
2715	221 ASPEN	1J	65,600	64,000	7/17/13		0	#DIV/0!	1.03	0.05	1188	53.87	#DIV/0!
6737	143 MIMOSA	1C	107,300	128,500	7/19/13		0	#DIV/0!	0.84	0.14	2064	62.25	#DIV/0!
2436	145 TEXAS	1I	180,000	209,000	7/19/13		0	#DIV/0!	0.86	0.12	3717	56.22	#DIV/0!
26005	139 REDWOOD	1WC	288,000	290,000	7/19/13		0	#DIV/0!	0.99	0.01	3454	84.00	#DIV/0!
6652	2022 PLAINS	1A	184,300	210,000	7/29/13		0	#DIV/0!	0.88	0.10	2654	79.12	#DIV/0!
7727	706 BALTIMORE	1A	112,100	115,000	7/25/13		0	#DIV/0!	0.97	0.01	1859	61.86	#DIV/0!
2815	201 RANGER	1D	141,900	150,000	7/23/13		0	#DIV/0!	0.95	0.03	2573	58.29	#DIV/0!
2555	508 SYCAMORE	1J	82,000	80,000	7/12/13		0	#DIV/0!	1.03	0.05	1842	57.00	#DIV/0!
3115	143 JUNIPER	1H	91,700	80,000	9/14/13		0	#DIV/0!	1.15	0.17	1363	58.69	#DIV/0!
2468	107 SUNSET	1H	85,100	85,000	8/12/13		0	#DIV/0!	1.00	0.02	1761	48.26	#DIV/0!
6678	116 OAK	1C	129,100	135,000	8/28/13		0	#DIV/0!	0.96	0.02	2294	58.85	#DIV/0!
3035	121 FIR	1H	94,100	85,000	9/18/13		0	#DIV/0!	1.11	0.13	2094	40.59	#DIV/0!
27839	324 FIR	1B	124,300	128,000	8/26/13		0	#DIV/0!	0.97	0.01	1800	71.11	#DIV/0!
10894	316 HICKORY	1E	118,300	95,000	9/25/13		0	#DIV/0!	1.25	0.27	1878	50.58	#DIV/0!
2631	312 SUNSET	1I	129,500	109,000	8/20/13		0	#DIV/0!	1.19	0.21	2922	37.30	#DIV/0!
3301	234 DOUGLAS	1E	100,600	108,500	10/11/13		0	#DIV/0!	0.93	0.05	1624	64.95	#DIV/0!
2816	337 HICKORY	1E	133,400	146,000	10/16/13		0	#DIV/0!	0.91	0.07	1904	76.68	#DIV/0!
2446	108 TEXAS	1I	144,400	153,500	10/10/13		0	#DIV/0!	0.94	0.04	2381	64.46	#DIV/0!
2738	248 BEACH	1J	91,800	90,000	10/25/13		0	#DIV/0!	1.02	0.04	2747	32.75	#DIV/0!
2989	115 DOUGLAS	1G	99,400	98,500	11/6/13		0	#DIV/0!	1.01	0.03	2358	41.77	#DIV/0!
3508	347 HICKORY	1E	125,600	124,500	11/14/13		0	#DIV/0!	1.01	0.03	1586	78.50	#DIV/0!

Deaf Smith County Appraisal District
 2014 Sales Ratio and Adjusted Sales Ratio Comparison
 Sorted by Neighborhood Code, then by Sales Ratio: Northwest Hereford area (Samples)

Property ID	Address	Neighborhood Code	2013 Appraised Market Value	Actual Sales Price	Sale Date	Time Adjustment	Adjusted Sale Price	Adjusted Sales Ratio	Sales Ratio	Deviation	Square Footage	Sales Price per Sq. Foot	2014 DSCAD Mk. Value	Value of Appreciation
6814	139 OAK	1C	117,900	109,000	11/21/13		0	#DIV/0!	1.08	0.10	2018	54.01		109,000
2861	116 BEACH	1L	82,400	86,750	11/26/13		0	#DIV/0!	0.95	0.03	1881	46.12		86,750
3167	222 HICKORY	1E	76,900	79,500	12/20/13		0	#DIV/0!	0.97	0.01	1444	55.06		79,500
3049	120 GREENWOOD	1F	101,700	108,250	12/17/13		0	#DIV/0!	0.94	0.04	1820	57.28		108,250
3287	211 JUNIPER	1E	81,900	75,000	12/20/13		0	#DIV/0!	1.09	0.11	1532	48.96		75,000
3233	232 IRONWOOD	1E	124,300	125,000	1/16/14		0	#DIV/0!	0.99	0.01	2285	54.70		125,000
6596	2002 PLAINS	1A	168,100	178,500	1/27/14		0	#DIV/0!	0.94	0.04	3329	53.00		178,500
3050	126 GREENWOOD	1F	111,700	70,000	2/13/14		0	#DIV/0!	1.02	0.04	2016	54.56		110,000
2746	227 BEACH	1J	75,700	70,000	2/18/14		0	#DIV/0!	1.08	0.10	1322	53.00		70,000
3345	400 HICKORY	1E	112,500	100,000	3/13/14		0	#DIV/0!	1.13	0.15	1801	55.52		100,000
2933	100 CENTRE	1G	76,500	73,950	4/4/14		0	#DIV/0!	1.03	0.05	1442	51.28		73,950
2752	211 BEACH	1J	78,000	84,900	3/13/14		0	#DIV/0!	0.92	0.06	1308	64.91		84,900
3408	206 FIR	1E	118,400	110,000	3/20/14		0	#DIV/0!	1.08	0.10	2468	44.57		110,000
3390	224 FIR	1E	101,100	105,000	4/14/14		0	#DIV/0!	0.96	0.02	1731	60.65		105,000
2735	238 BEACH	1J	59,800	62,000	3/26/14		0	#DIV/0!	0.96	0.02	1240	50.00		62,000
6637	148 NUJCES	1C	130,000	135,000	4/11/14		0	#DIV/0!	0.96	0.02	2072	64.43		135,000
3410	212 FIR	1E	85,800	87,000	4/25/14		0	#DIV/0!	0.99	0.01	1638	53.11		87,000
2523	504 WILLOW LANE	1J	77,300	75,000	1/1/14		0	#DIV/0!	1.03	0.05	1457	51.48		75,000
TOTALS OR AVG			6,279,300	6,431,090			0	#DIV/0!	0.98	3.15				6,431,090

COD = 5.84
 COD (Coefficient of Dispersion) = Divide Average Absolute Deviation by Average Mean.

Avg. Means = 0.9800
 Average Means = Appraised MKI Value / Adj. Sale Price

Absolute Dev Avg = 0.057
 Avg Absolute Dev = Total on Absolute Dev. Divided by the # of examples. Based on Adjusted Sales Ratio

Average % Appreciation = Price divided by Total 20 Value.

DEAF SMITH COUNTY APPRAISAL DISTRICT

2014 EVANTS (Nbhd 2) and MABRY (Nbhd 4A) Reappraisal and Adjustments

Description of Neighborhoods involved:

Description of neighborhood # 4A: There are 221 single family residences in this nbhd. They range from a low of 360 sqft to a high of 2,922 sqft, the median is 1,112 sqft and the Average is 1,187 sqft. This nbhd primary consists of the Mabry addition south of Forrest Street. These are usually small and poor quality houses, one bathroom, few garages. Arms-length sales of these areas are usually few.

History: For 2013 a full reappraisal with a visual inspection of all residences was performed; the previous full reappraisal was in 2010. For 2013 it was discovered that as much as 1/3 of the houses on Blevins and Irving streets had been fixed up to various degrees, mainly new shingles, windows and doors, some had new vinyl siding and a few were now bricked. Some also had new garage doors or had put up carports. From the window dressings and outside indicators, it appeared as these houses have also had interior remodeling (new paint, ceramic tile, updated kitchens and bathrooms). However, there are still a lot of rentals that have not been fixed up. Brevard and Whittier Streets in particular have not changed.

Since this area had so few reliable sales, it was decided the properties would be reappraised using sales and from nbhds 4c, 2 and 3. Good values were produced when condition and depreciation was adjusted for the residences that were updated. No changes were made to the Mabry residential land schedules.

Description of Neighborhood # 2: This nbhd primary consists of the northeast quadrant of the city of Hereford. It has 25 Mile Ave. on the west, Park Ave. and Forrest Ave on the south, but does not include Bluebonnet and Northdale Additions. There are 1,620 residences in this neighborhood, making it the largest nbhd in Hereford. It is also the most varied (least homogenized); there are

- small and poor quality houses, these typically have one bathroom, no garages (however a number of these have been completely remodeled)
- pre-WWII mid-size frame and stucco homes
- small and large post war residences with garages
- the FHA / VA houses that were built in the 1970's
- large brick homes with multiple bathrooms and 2 car garages
- new homes; however only one or two (if any) will be constructed in any given year.

It is predominately residential, however, there are a number of apartments and duplexes scattered throughout the nbhd and there is commercial property along Park Avenue and 25 Mile Avenue.

History: Appraisal of Residences. This nbhd was reappraised and visually inspected for 2010. For 2011 and 2012 the appraiser had used adjustment codes to help adjust the values closer to market value. However, the 2013 ratio study indicated that the 2010 appraisals with the adjustments codes were no longer producing equal and uniform appraisals. The adjustments codes were deleted and all properties received a visual inspection for 2013 and were reappraised. This allowed depreciation to be adjusted for each property as well as finding the properties that were remodeled, flipped or those that would have some sort of obsolescence / deterioration above or below normal. The base schedule did not need to be adjusted as the ratio study showed the values were close to 100%. The follow up Ratio Study indicated that goals of the reappraisal were accomplished.

No changes were made to the Evants residential land schedules.

Multi-Family (Duplexes and Apartments)- Sales were examined as well as rents were acquired. Using this information we updated our income approach and used the income approach as these properties came up in the reappraisal.

Basic Appraisal using a modified Income Approach:

- Newer or nicer (for the nbhd) we use estimated yearly rents and take off 40% for expenses and then divide by a 12% cap rate.
- Older we use estimated yearly rents and then take off 50% for expenses and then divide by a 13% cap rate.

2014 Reappraisal

STEP 1: Land values. Land schedule will remain as is, due to the fact that land sales are so few, and residential vacant lots have not increased in value in other nbhds. Thus the land schedule for the nbhds remains as follows:

Residential NBHD 4A (Mabry)

Code	\$price	Method	Description / criteria
MRW	\$0.25	sqft	Residential lots on paved streets
MRWV	\$0.15	sqft	Vacant lots
MRWCL	\$0.15	sqft	Residential lots on caliche streets

Note: Large vacant/residential lots would be special priced at \$0.05 to 0.10 at the discretion of the appraiser.

Residential NBHD 2 (Evants)

Code	\$price	Method	Description / criteria
E	0.35	sqft	General areas in the nbhd
E1	0.50	sqft	FHA / VA areas
E2	0.75	sqft	Nicer more affluent
E3	1.00	sqft	Manufactured Housing Lots
EV	0.20	sqft	Vacant Lots in this nbhd

STEP 2: Appraisal of Residences.

Analysis: A ratio study for single family residences (category A1) was done for this nbhd using sales from 4/1/2013 to 5/1/2014. Using a computer generated list, only 37 sales were found. The list was further analyzed and a number of sales were excluded including sales that were between family members, a few foreclosures, a few had the wrong state code on them this weeded the list down to 31 properties. However there were other outliers; these included realtors who have become opportunistic in finding "good deals" (that is they are buying for themselves properties below market value, and then flipping the house, finding a buyer and selling the property above market value. Sometimes the realtor [or their partner] may finance the sale themselves). The problem in weeding these out is that they represented 25% of the remaining sales.

The resulting list had 23 viable sales and the ratio study showed:

a weighted mean of 1.03, a mean of 1.05, a COD of 10.72.

- The above measures of appraisal accuracy, the weighted mean and mean, tell us that the values are a little high.
 - 13 of the 23 sales (or 57%) are over 100% and
 - 9 of the 23 sales (or 39%) are over 105%.
 - It appears that demand is less for this year than in the previous year as the 2013 sales ratio study had 40 good sales and this year there are only 23.
- The uniformity (COD) looked good as the COD is 10.72.
 - Definition of COD - Coefficient of Dispersion is a measure of uniformity; the higher this number is the more unequal the appraisals.
 - Our goal is to have the COD under 15 and preferably close to 10.

Therefore the appraiser examined the sales ratio study for areas of bias in his appraisals and found the following:

- All 6 residences from 1,000 sqft to 1,299 sqft were over appraised.
- 4 out of the 5 residences in the 1,300 sqft to 1,499 sqft range were under appraised.
- And 5 out of the 6 residences on Blevins and Brevard streets were over appraised.
 - These properties are located on Ave.K and the Streets going East to Windsor Street and South of 14th Street down to Park Ave.

The spreadsheet was a valuable tool to use to adjust the market value closer to the sales value. It was found that the following adjustments would improve the ratio study. Some properties would have two adjustments codes.

The best adjustments to obtain the desired results are as follows:

- Residences 1,000 to 1,299 sqft -5% adjustment
- Residences 1,300 to 1,499 sqft +5% adjustment
- Residences in Mabry subdivision -10% adjustment
- All other residence will retain their 2013 values as the ratio study showed the values were close to 100%.

Making these adjustments on the spreadsheet changed the measures of central tendency to:

a Weighted Mean of 1.01, a Mean a 1.01 and a COD of 8.38

Action / Plan Procedure:

- 1) Adjustment codes were created;
 - a. 2.14a was put on the residences of 1,000 – 1,299 sqft and adjusted the improvement values down -5%. 1,027 improvements received this code.
 - b. 2.14b was put on the residences of 1,300 – 1,499 sqft and adjusted the improvement values up +5%. 482 improvements received this code.
 - c. 2.14b was put on the Mabry Addition residences and adjusted down -10%. 558 improvements received this code.
- 2) *Some properties would have two adjustments codes.* Thus some properties could be changed as much as 15% or as little as 5%.

Results:

Values before 2014 Adjustments

NBHD	Appraised Value
2 before	81,548,900
4a before	7,535,900
Total	89,084,800

Values after 2014 Adjustments

NBHD	Appraised Value
2 after	80,275,000
4a after	6,911,000
Total	87,186,000

Total Difference in Value -1,898,800

Follow up Ratio Study: - It was disappointing that we had so few viable sales since the adjustments were applied; making a follow up ratio study impractical. The Texas State Legislators needs to pass a bill to give Appraisal Districts sales disclosure; this would greatly help the reappraisal process.

Multi-Family – Duplexes and Apartments.

These categories were not addressed in the 2014 adjustment process because of a lack of sales information.

SALES RATIO REPORT

Search by Neighborhood Code: 2 (EVANTS)
 Search by Sale Date: From: 04/01/2013 To: 05/01/2014

4A (MABRY/SPT)
 To: 05/01/2014

Prop.ID	Num	Street	Living SFT	Sale Price	Sale Date	2014 Value	Ratio	Dev	Class	nbhd	Land SQFT	Add Val	Comments
1463	227	Ave F	909	\$25,000	3/10/2014	\$20,900	0.84	0.22	3F	e	1	5,513	1 car attached, Seller Concessions \$4,000
2306	433	Ave K	1,383	\$65,000	4/30/2014	\$58,400	0.90	0.15	5F+	e	1	7,926	MLS, No gar stg bldg, nice inside - wood lamin floor
1052	125	Ave J	900	\$55,000	1/28/2014	\$50,400	0.92	0.14	6F+	e	1	8,435	
5916	1601	Blevins	1,456	\$85,412	10/30/2013	\$78,600	0.92	0.13	5M+	m	0.95	10,170	Sales price 89,500 with 4,088 sellers concession
2393	518	Ave G	1,367	\$60,000	1/15/2014	\$56,000	0.93	0.12	5F+	e	1	5,674	encl gar
5988	601	Star	1,401	\$83,900	6/13/2013	\$81,000	0.97	0.09	6M-	e	1	9,100	Sold Price = \$87,500 - Seller's Concessions \$3,600 = \$83,900
1865	334	Ave B	1,043	\$40,000	3/5/2014	\$39,500	0.99	0.06	5M	e	1	14,000	No gar, sig bldg, big OP in the back
2263	425	Star	1,671	\$75,000	1/20/2013	\$74,100	0.99	0.06	5M	e	1	9,855	2 car attached
1372	234	Ave B	1,724	\$77,000	6/10/2013	\$76,600	0.99	0.08	5F+	e	1	12,800	\$500 2 car attached
1611	328	Star	2,231	\$98,000	4/18/2013	\$97,800	1.00	0.05	5M+	e	1	11,745	\$500 1 car attached
918662	1405	17th Street	1,411	\$87,000	1/27/2013	\$88,100	1.01	0.04	6F-	e	1	8,126	
6379	700	Ave F	1,648	\$71,500	5/1/2014	\$72,500	1.01	0.04	5M+	e	1	9,088	Sales price is the fee Appraisal, enclosed gar, 2 sm stg bldgs
5900	1514	Blevins	1,176	\$66,500	1/22/2013	\$68,700	1.03	0.02	6M-	m	0.95	7,980	2 car attached Seller's Concession \$2,000
1100	136	Ave H	1,146	\$50,000	12/2/2013	\$52,600	1.05	0.00	5M+	e	1	7,025	50,000 for house & 175,000 for com prop= 225,000 & business pp 150,000
1928	105	Grand	1,512	\$69,000	1/15/2013	\$72,800	1.06	0.00	6F-	e	1	12,371	1 car attached, carport
5014	207	Blevins	864	\$10,000	3/26/2014	\$10,800	1.08	0.03	2F	m	0.95	6,500	2 STG Bldgs, old run down, no garage
5222	841	Brevard	1,287	\$25,000	1/1/2013	\$27,200	1.09	0.04	4M	m	0.95	7,938	Rental wanted to get rid of it, vandalized, sold "as is". Included sm metal stg bldg
5207	811	Brevard	1,116	\$44,600	1/21/2014	\$49,100	1.10	0.05	5M	m	0.95	6,875	1 car attached
2330	518	Star	2,128	\$84,000	9/25/2013	\$97,600	1.16	0.11	5M+	e	1	14,175	\$800 \$84,000 with \$5,040 seller's concessions
1215	125	Ave D	2,285	\$90,000	2/18/2014	\$105,900	1.18	0.13	6M-	e	1	15,260	Was sold for 98,000 but needed elec 10,000 reduced to 90,000 house is clean but not remodded DJ
1825	339	Ave D	484	\$15,000	12/11/2013	\$17,900	1.19	0.14	4F	e	1	6,925	Sold for cash
1606	231	Ave K	1,073	\$48,000	10/9/2013	\$61,700	1.29	0.23	6F	e	1	8,910	\$500 \$400
5240	834	Brevard	1,200	\$20,000	4/16/2014	\$29,900	1.50	0.44	4F	m	0.95	7,800	no gar, rundown
				\$1,344,912		\$1,388,100	24.19	2.35					

Wf Mean 1.03
 Mean 1.05
 COD 10.72

Sorted by ratio

SALES RATIO REPORT

Search by Neighborhood Code: 2 (EVANTS)
 Search by Sale Date: From: 04/01/2013 To: 05/01/2014

4A (MABRY/SPT)

Prop.ID	rNum	Street	Living SFT	Sale Price	Sale Date	2014 Value	2014 Val Adj	Ratio	Dev	Class	nbhd	adj	Comments
1825	339	Ave D	484	\$15,000	12/11/2013	\$17,900	\$17,900	1.19	0.15	4F	e	1	Sold for cash
1052	125	Ave J	900	\$55,000	1/28/2014	\$50,400	\$50,400	0.92	0.12	6F+	e	1	
1463	227	Ave F	909	\$25,000	3/10/2014	\$20,900	\$20,900	0.84	0.21	3F	e	1	1 car attached, Seller Concessions \$4,000
1865	334	Ave B	1,043	\$40,000	3/5/2014	\$39,500	\$39,500	0.99	0.05	5M	e	1	No gar, sig bldg, big OP in the back
1606	231	Ave K	1,073	\$48,000	10/9/2013	\$61,700	\$59,849	1.25	0.21	6F	e	97%	
1100	136	Ave H	1,146	\$50,000	12/2/2013	\$52,600	\$52,600	1.05	0.01	5M+	e	1	50,000 for house & 175,000 for com prop= 225,000 & business pp 150,000
2393	518	Ave G	1,367	\$60,000	1/15/2014	\$56,000	\$56,000	0.93	0.11	5F+	e	1	encl gar
2306	433	Ave K	1,383	\$65,000	4/30/2014	\$58,400	\$58,400	0.90	0.14	5F+	e	1	MLS, No gar, sig bldg, nice inside - wood lamin floor
6988	601	Star	1,401	\$83,900	6/13/2013	\$81,000	\$81,000	0.97	0.08	6M-	e	1	Sold Price = \$87,500 - Seller's Concessions \$3,600 = \$83,900
918662	1405	17th Street	1,411	\$87,000	11/27/2013	\$88,100	\$88,100	1.01	0.03	6F-	e	1	1 car attached, carport
1928	105	Grand	1,512	\$69,000	11/15/2013	\$72,800	\$72,800	1.06	0.01	6F-	e	1	Sales price is the fee Appraisal, enclosed gar, 2 sm sig bldgs
6379	700	Ave F	1,648	\$71,500	5/1/2014	\$72,500	\$72,500	1.01	0.03	5M+	e	1	
2263	425	Star	1,671	\$75,000	11/20/2013	\$74,100	\$74,100	0.99	0.05	5M	e	1	2 car attached
1372	234	Ave B	1,724	\$77,000	6/10/2013	\$76,600	\$76,600	0.99	0.05	5F+	e	1	1 car attached
2330	518	Star	2,128	\$84,000	9/25/2013	\$97,600	\$97,600	1.16	0.12	5M+	e	1	\$84,000 with \$5,040 seller's concessions
1611	328	Star	2,231	\$98,000	4/18/2013	\$97,800	\$97,800	1.00	0.04	5M+	e	1	
1215	125	Ave D	2,285	\$90,000	2/18/2014	\$105,900	\$105,900	1.18	0.14	6M-	e	1	Was sold for 98,000 but needed elec 10,000 reduced to 90,000 house is clean but not remodded DJ
5014	207	Blevins	864	\$10,000	3/26/2014	\$10,800	\$10,476	1.05	0.01	2F	m	97%	2 STG Bldgs, old run down, no garage
5207	811	Brevard	1,116	\$44,600	1/21/2014	\$49,100	\$47,627	1.07	0.03	5M	m	97%	1 car attached
5900	1514	Blevins	1,176	\$66,500	11/22/2013	\$68,700	\$66,639	1.00	0.04	6M-	m	97%	2 car attached Seller's Concession \$2,000
5240	834	Brevard	1,200	\$20,000	4/16/2014	\$29,900	\$29,003	1.45	0.41	4F	m	97%	no gar, rundown
5222	841	Brevard	1,287	\$25,000	11/1/2013	\$27,200	\$26,384	1.06	0.01	4M	m	97%	Rental wanted to get rid of it, vandalized, sold "as is". Included sm metal sig bldg
5916	1601	Blevins	1,456	\$85,412	10/30/2013	\$78,600	\$76,242	0.89	0.15	5M+	m	97%	Sales price 89,500 with 4,088 sellers concession
				\$1,344,912		\$1,388,100	\$1,388,100	23.95	2.19				

Wt Mean 1.03
 Mean 1.04
 COD 9.92
 Adjustment - Ave.K East -3%

SALES RATIO REPORT

Search by Neighborhood Code: 2 (EVANTIS)
 Search by Sale Date: From: 04/01/2013 To: 05/01/2014

Prop.ID	Num	Street	Living SFT	Safe Price	Sale Date	2014 Value	2014 Val Adj	Ratio	Dev	Class	Size	adj	Comments
1825	339	Ave D	484	\$15,000	12/11/2013	\$17,900	\$17,900	1.19	0.15	4F		1	Sold for cash
5014	207	Blevins	864	\$10,000	3/26/2014	\$10,800	\$10,800	1.08	0.04	2F		1	2 STG Bldgs, old run down, no garage
1052	125	Ave J	900	\$55,000	1/28/2014	\$50,400	\$50,400	0.92	0.13	6F+		1	
1463	227	Ave F	909	\$25,000	3/10/2014	\$20,900	\$20,900	0.84	0.21	3F		1	1 car attached, Seller Concessions \$4,000
1865	334	Ave B	1,043	\$40,000	3/5/2014	\$39,500	\$37,525	0.94	0.11	5M	s	95%	No gar, stg bldg, big OP in the back
1606	231	Ave K	1,073	\$48,000	10/9/2013	\$61,700	\$58,615	1.22	0.18	6F	s	95%	
5207	811	Brevard	1,116	\$44,600	1/21/2014	\$49,100	\$46,645	1.05	0.00	5M	s	95%	1 car attached
1100	136	Ave H	1,146	\$50,000	12/2/2013	\$52,600	\$49,970	1.00	0.04	5M+	s	95%	50,000 for house & 175,000 for com prop= 225,000 & business pp 150,000
5900	1514	Blevins	1,176	\$66,500	11/22/2013	\$68,700	\$65,265	0.98	0.06	6M-	s	95%	2 car attached Seller's Concession \$2,000
5240	834	Brevard	1,200	\$20,000	4/16/2014	\$29,900	\$28,405	1.42	0.38	4F	s	95%	no gar, rundown
5222	841	Brevard	1,287	\$25,000	11/1/2013	\$27,200	\$25,840	1.03	0.01	4M	s	95%	Rental wanted to get rid of it, vandalized, sold "as is". Included sm metal stg bldg
2393	518	Ave G	1,367	\$60,000	1/15/2014	\$66,000	\$68,800	0.98	0.06	5F+	m	105%	encl gar
2306	433	Ave K	1,383	\$65,000	4/30/2014	\$68,400	\$61,320	0.94	0.10	5F+	m	105%	MLS, No gar! stg bldg, nice inside - wood lamin floor
5988	601	Star	1,401	\$83,900	6/13/2013	\$81,000	\$85,050	1.01	0.03	6M-	m	105%	Sold Price = \$87,500 - Seller's Concessions \$3,600 = \$83,900
918662	1405	17th Street	1,411	\$87,000	11/27/2013	\$88,100	\$92,505	1.06	0.02	6F-	m	105%	Sales price 89,500 with 4,088 sellers concession
5916	1601	Blevins	1,456	\$85,412	10/30/2013	\$78,600	\$82,530	0.97	0.08	5M+	m	105%	1 car attached, carport
1928	105	Grand	1,512	\$69,000	11/15/2013	\$72,800	\$72,800	1.06	0.01	6F-		1	Sales price is the fee Appraisal, enclosed gar, 2 sm stg bldgs
6379	700	Ave F	1,648	\$71,500	5/1/2014	\$72,500	\$72,500	1.01	0.03	5M+		1	
2263	425	Star	1,671	\$75,000	11/20/2013	\$74,100	\$74,100	0.99	0.06	5M		1	2 car attached
1372	234	Ave B	1,724	\$77,000	6/10/2013	\$76,600	\$76,600	0.99	0.05	5F+		1	1 car attached
2330	518	Star	2,128	\$84,000	9/25/2013	\$97,600	\$97,600	1.16	0.12	5M+		1	\$84,000 with \$5,040 seller's concessions
1611	328	Star	2,231	\$98,000	4/18/2013	\$97,800	\$97,800	1.00	0.05	5M+		1	Was sold for 98,000 but needed elec 10,000 reduced to 90,000 house is clean but not remodeled DJ
1215	125	Ave D	2,285	\$90,000	2/18/2014	\$105,900	\$105,900	1.18	0.13	6M-		1	
				\$1,344,912		\$1,388,100	\$1,389,770	24.02	2.04				

23

Wt Mean 1.03
 Mean 1.04
 COD 9.25

Adjustment - 1,000 to 1,299 sqf
 Adjustment - 1,300 to 1,499 sqf

SALES RATIO REPORT

Search by Neighborhood Code: 2 (EVANTS) 4A (MABRY/ISPT)
 Search by Sale Date: From: 04/01/2013 To: 05/01/2014

Prop.ID	Num	Street	Living SFT	Sale Price	Sale Date	2014 Value	2014 Adj Val	Ratio	Dev	Class	nbhd	adj	Size	adj	Comments
1825	339	Ave D	484	\$15,000	12/11/2013	\$17,900	\$17,900	1.19	0.18	4F	e	1	1	1	Sold for cash
5014	207	Blexins	854	\$10,000	3/26/2014	\$10,800	\$9,720	0.97	0.04	2F	m	90%	1	1	2 STG Bldgs, old run down, no garage
1052	125	Ave J	900	\$55,000	1/28/2014	\$50,400	\$50,400	0.92	0.09	6F+	e	1	1	1	
1463	227	Ave F	909	\$25,000	3/10/2014	\$20,900	\$20,900	0.84	0.17	3F	e	1	1	1	1 car attached, Seller Concessions \$4,000
1865	334	Ave B	1,043	\$40,000	3/5/2014	\$39,500	\$37,525	0.94	0.07	5M	e	1	s	95%	No gar, stg bldg, big OP in the back
1606	231	Ave K	1,073	\$48,000	10/9/2013	\$61,700	\$52,445	1.09	0.08	6F	e	90%	s	95%	
5207	811	Brevard	1,116	\$44,600	1/21/2014	\$49,100	\$41,735	0.94	0.07	5M	m	90%	s	95%	1 car attached
1100	136	Ave H	1,146	\$50,000	12/2/2013	\$52,600	\$49,970	1.00	0.01	5M+	e	1	s	95%	50,000 for house & 175,000 for com prop= 225,000 & business pp 150,000
5900	1514	Blexins	1,176	\$66,500	1/22/2013	\$68,700	\$58,395	0.88	0.13	6M-	m	90%	s	95%	2 car attached Seller's Concession \$2,000
5240	834	Brevard	1,200	\$20,000	4/16/2014	\$29,900	\$25,415	1.27	0.26	4F	m	90%	s	95%	no gar, rundown
5222	841	Brevard	1,287	\$25,000	11/1/2013	\$27,200	\$23,120	0.92	0.08	4M	m	90%	s	95%	Rental wanted to get rid of it, vandalized, sold "as is". Included sm metal stg bldg
2393	518	Ave G	1,367	\$60,000	1/15/2014	\$56,000	\$58,800	0.98	0.03	5F+	e	1	m	105%	encl gar
2306	433	Ave K	1,383	\$65,000	4/30/2014	\$58,400	\$61,320	0.94	0.07	5F+	e	1	m	105%	MLS, No gar! stg bldg, nice inside - wood lamin floor
5988	601	Star	1,401	\$83,900	6/13/2013	\$81,000	\$85,050	1.01	0.00	6M-	e	1	m	105%	Sold Price = \$87,500 - Seller's Concessions \$3,600 = \$83,900
918662	1405	17th Street	1,411	\$87,000	11/27/2013	\$88,100	\$92,505	1.06	0.05	6F-	e	1	m	105%	
5916	1601	Blexins	1,466	\$85,412	10/30/2013	\$78,600	\$74,670	0.87	0.14	5M+	m	90%	m	105%	Sales price 89,500 with 4,088 sellers concession
1928	105	Grand	1,512	\$69,000	11/15/2013	\$72,800	\$72,800	1.06	0.05	6F-	e	1	1	1	1 car attached, carpet
6379	700	Ave F	1,648	\$71,500	5/1/2014	\$72,500	\$72,500	1.01	0.00	5M+	e	1	1	1	Sales price is the fee Appraisal, enclosed gar, 2 sm sig bldgs
2263	425	Star	1,671	\$75,000	11/20/2013	\$74,100	\$74,100	0.99	0.02	5M	e	1	1	1	2 car attached
1372	234	Ave B	1,724	\$77,000	6/10/2013	\$76,600	\$76,600	0.99	0.01	5F+	e	1	1	1	1 car attached
2330	518	Star	2,128	\$84,000	9/25/2013	\$97,600	\$97,600	1.16	0.15	5M+	e	1	1	1	\$84,000 with \$5,040 seller's concessions
1611	328	Star	2,231	\$98,000	4/18/2013	\$97,800	\$97,800	1.00	0.01	5M+	e	1	1	1	
1215	125	Ave D	2,285	\$90,000	2/18/2014	\$105,900	\$105,900	1.18	0.17	6M+	e	1	1	1	Was sold for 98,000 but needed elec 10,000 reduced to 90,000 house is clean but not remodded DJ
						\$1,388,100	\$1,357,170	23.22	1.91						

WT Mean	1.01
Mean	1.01
COD	8.38

Adjustment - 1,000 to 1,299 sq -5%
 Adjustment - 1,300 to 1,499 sq 5%
 Adjustment - nbhd - Mabry -10%

Mobile Home Sales

Prop.ID	Situs Location	Living SFT	Sale Price	Sale Date	Market	Sale # Sta Class	Sub	Cond	Eff Yr	Heat AC	Land SQF	Add Val	Comments
1709	333 AVE.I TX	1,050	\$15,000	4/9/2013	\$23,900	1 A2 MH12+	1972		1979		20,000	\$2,500	
1843	311 AVE.C TX	720	\$10,000	10/26/2013	\$10,500	19 A2 MH12+	1969		1969		8,000	\$900	
11247	301 AVE.E TX	588	\$10,000	12/5/2013	\$9,400	25 A2 MH14	1974		1974		7,450	\$0	
25251	701 Ave.G	840	\$7,500	3/30/2012	\$2,700	M3 MH14	1972		1972		none		
918859	708 Ave.G	728	\$8,000	8/9/2013	\$1,600	M3 MH14-	1975		1975		none		
25091	720 Ave.g	980	\$14,000	2/1/2013	\$10,300	M3 MH14+	1983		1983		none		

LAND SALES

Prop.ID	Situs Location	Living SFT	Sale Price	Sale Date	Market	Sale # Sta Land SQF	Add Val	Comments
10642	336 AVE.D TX	0	\$12,000	3/27/2014	\$15,000	36 C1	75,082	\$0

BAD SALES

Prop.ID	Situs Location	Living SFT	Sale Price	Sale Date	Market	Sale # Sta Class	Sub	Land SQF	Add Val	Comments
1863	317 Star Street	1,315	51000	5/6/2014	54,000	5F+		11,745		Forclosure
1917	329 AVE.A TX	576	\$27,000	5/14/2013	\$14,900	7 A1 3F+	G3,ST	8,936	\$2,200	Strange sale, Powell buys for 27K then 2 months later sells to Marn T for 20K
1917	329 AVE.A TX	576	\$20,000	7/16/2013	\$14,900	13 A1 3F+	G3,ST	8,936	\$2,200	Strange sale, Powell buys for 27K then 2 months later sells to Marn T for 20K
5377	209 BREVARD	1,352	\$15,000	1/22/2014	\$27,200	1.81 4F	G2,ST	7,280	\$300	Relative
1728	310 AVE.H TX	780	\$7,000	3/13/2014	\$25,700	3.67 4F	G3,ST	10,000	\$0	oullier hse not livable was being fixed up, they wanted to get out from under it
1936	418 AVE.B TX	1,340	\$52,000	5/14/2013	\$64,400	1.24 6M	RA	5,304	\$0	FHA Sale
5346	513 WHITTIER	1,536	\$7,000	2/24/2014	\$4,400	0.63 1F	ST	7,800	\$0	Rundown junk doesn't fit nbhd

Opportunist: someone who tries to get something valuable from a situation without thinking about what is fair

1234	139 AVE.C TX	2,151	\$70,000	5/6/2013	\$79,400	1.13 ## 5M	RA	14,169	\$9,600	Leroy Rickman
1670	325 AVE.J TX	1,344	\$20,000	5/7/2013	\$22,200	1.11 ## 4F	RA	9,822	\$500	Jorge Gonz purch
1670	325 AVE.J TX	1,344	\$35,000	11/14/2013	\$33,900	0.97 ## 4F	RA	9,822	\$500	Jorge Gonz sale
1679	317 AVE.J TX	876	\$38,520	6/27/2013	\$32,100	0.83 ## 4F	G4,WAL	9,004		1 car attached, Charlie Kerr grantee
2253	428 STAR TX	1,373	\$35,000	4/19/2013	\$49,700	1.42 ## 5F	G4,CH	8,370		Jorge Gonz purch
5246	900 IRVING TX	1,289	\$64,390	10/31/2013	\$54,100	0.84 ## 5M+	RA	9,750		1 car attached, Charlie Kerr grantee \$68,500 \$4,110 seller's concessions
5298	827 BLEVINS T	1,305	\$30,000	6/24/2013	\$53,500	1.78 ## 4M+	G4,CH	8,750	\$300	Ankeney
92039	328 MILLER TX	520	\$27,000	4/15/2013	\$23,800	0.88 ## 5F+	G3,ST	5,340	\$0	Marn

Sales Ratio Report
 Search by Neighborhood Code
 Search by Sale Date

2 (EVANT'S)
 From: 04/01/2013 To: 05/01/2014

4A (MABRY/SP1)
 To: 05/01/2014

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	2014 Value	Ratio	Dev	Class	Heat AC	Land SQFT	Add Val	Comments
1052	125 AVE J TX	900	\$55,000	1/28/2014	\$50,400	0.92	0.24	GF+	G2,WAL	8,435	\$1,100	
1062	192 AVE I TX	1,210	\$90,000	4/12/2013	\$13,800	0.16	0.70	GF	G3,ST	15,689	\$300	
1100	136 AVE H TX	1,146	\$225,000	12/2/2013	\$210,700	1.20	0.04	5M+	RA	7,025	\$1,000	50,000 for house & 175,000 for com prop = 225,000 & business pp 150,000, Alva Lee said sold way cheap Buddy would roll over in grave Was sold for 98,000 but needed elec 10,000 reduced to 90,000 house is clean but not remodeled DJ LARRY RECICLERS
1215	125 AVE D TX	2,285	\$90,000	2/18/2014	\$105,900	1.18	0.02	6M-	CA	15,260	\$0	
1234	139 AVE C TX	2,151	\$70,000	5/6/2013	\$79,400	1.13	0.03	5M	RA	14,169	\$9,800	
1372	234 AVE B TX	1,724	\$77,000	6/10/2013	\$76,600	0.99	0.16	5F+	RA	12,800	\$500	
1463	227 AVE F TX	909	\$26,000	3/10/2014	\$20,900	0.84	0.32	3F	FF	5,513	\$0	
1606	231 N AVE K TX	1,073	\$48,000	10/9/2013	\$61,700	1.29	0.13	6F	FF	8,910	\$9,500	
1611	328 STAR TX	2,231	\$89,000	4/18/2013	\$97,800	1.00	0.16	5M+	G5,CH	11,745	\$0	
1670	325 AVE J TX	1,344	\$20,000	5/7/2013	\$33,999	1.70	0.34	4F	RA	9,822	\$1,400	
1679	317 AVE J TX	876	\$36,520	6/27/2013	\$32,100	0.97	0.19	4F	RA	9,822	\$1,400	
1728	310 AVE H TX	780	\$7,000	3/13/2014	\$25,700	3.67	2.51	4F	G4,WAL	10,000	\$0	
1825	339 AVE D TX	484	\$15,000	12/11/2013	\$17,900	1.19	0.03	4F	G2,ST	6,925	\$500	
1865	334 AVE B TX	1,043	\$40,000	3/6/2014	\$39,500	0.99	0.17	5M	G4,WAL,ST	14,000	\$1,400	No gar, sig bldg, big OP in the back
1928	105 GRAND TX	1,512	\$69,000	11/15/2013	\$72,800	1.06	0.10	6F-	RA	12,371	\$900	1 car attached, carport
1936	418 AVE B TX	1,340	\$52,000	5/14/2013	\$64,400	1.24	0.08	6M	RA	5,304	\$0	
2253	428 STAR TX	1,373	\$35,000	4/19/2013	\$49,700	1.42	0.26	5F	G4,CH	8,370	\$5,000	2 car attached
2263	425 STAR TX	1,671	\$75,000	1/12/2013	\$74,100	0.99	0.17	5M	G4,CH	9,855	\$500	
2306	433 N AVE K TX	1,383	\$65,000	4/30/2014	\$58,400	0.90	0.26	5F+	G4,FLF	7,926	\$400	M.L.S., No gar! sig bldg, nice inside - wood lamin floor
2330	518 Star Street	2,128	\$84,000	9/25/2013	\$97,600	1.16	0.00	5M+	RA	14,175	\$800	\$84,000 with \$5,040 seller's concessions
2393	518 Ave. G	1,367	\$60,000	1/15/2014	\$56,000	0.93	0.23	5F+	RA	5,674	\$1,100	end gar
3929	206 S-25-MILE AVE	5,510	\$225,000	12/2/2013	\$270,700	1.20	0.04	6M+	RA	7,025	\$4,000	2 car attached
5014	207 BLEVINS TX	864	\$10,000	3/26/2014	\$10,800	1.08	0.08	2F	G2,ST	6,500	\$3,300	2 STG Bldgs, old run down, no garage
5207	811 BREVARD TX	1,116	\$44,600	1/21/2014	\$49,100	1.10	0.06	5M	G4,CH	6,875	\$0	
5222	841 BREVARD TX	1,287	\$25,000	11/12/2013	\$27,200	1.09	0.07	4M	CA	7,938	\$0	Rentel wanted to get rid of it, vandalized, sold "as is", no gar, tundo/n
5240	834 BREVARD TX	1,200	\$20,000	4/16/2014	\$29,900	1.50	0.34	4F	G4,CH	7,800	\$0	Included sm metal sig bldg
5246	900 IRVING TX	1,289	\$64,390	10/31/2013	\$54,100	0.84	0.32	5M+	RA	9,750	\$0	1 car attached, Charlie Kerr grantee \$68,500 \$4,110 seller's concessions
5298	827 BLEVINS TX	1,305	\$30,000	6/24/2013	\$53,500	1.78	0.62	4M+	G4,CH	8,750	\$8,100	
5346	513 WHITTIER TX	1,536	\$7,000	2/24/2014	\$4,400	0.63	0.53	1F	ST	7,800	\$0	
5377	209 BREVARD TX	1,352	\$15,000	1/22/2014	\$27,200	1.81	0.65	4F	G4,ST	7,280	\$300	
5800	1514 BLEVINS TX	1,176	\$66,500	11/22/2013	\$66,700	1.03	0.13	6M-	RA	7,980	\$0	2 car attached, Seller's Concession \$2,000
5916	1601 BLEVINS TX	1,456	\$85,412	10/30/2013	\$78,600	0.92	0.24	5M+	CA	10,170	\$1,400	Sales price 89,500 with 4,088 sellers concession
5988	601 STAR TX	1,401	\$83,900	6/13/2013	\$81,000	0.97	0.19	6M-	CA	9,100	\$83,900	Sales Price = \$87,500 - Seller's Concessions \$3,600 = \$83,900
6379	700 AVE F TX	1,648	\$71,500	5/12/2014	\$72,500	1.01	0.15	5M+	G4,CH	9,088	\$700	Sales price is the fee Appraisal, enclosed gar, 2 sm sig bldgs
918662	1405 17th Street	1,411	\$87,000	11/27/2013	\$88,100	1.01	0.15	6F-	RA	8,126	\$0	
92039	328 MILLER TX	520	\$27,000	4/15/2013	\$23,800	0.88	0.28	5F+	G3,ST	5,340	\$0	
37			\$2,175,822		\$2,372,800	42.91	10.53					

W/L Mean 1.09
 Mean 1.16
 COD 33.00

OP 4/15/14

SALES RATIO REPORT

Search by Neighborhood Code 2 (EVANTS) 4A (MABRY/SP1)
 Search by Sale Date From: 04/01/2013 To: 05/01/2014

PropID	Status Location	Living SFT	Sale Price	Sale Date	2014 Value	Ratio	Dev	Class	Heat/AC	Land SQFT	Add Val	Comments
1052	125 AVE.J TX	900	\$55,000	1/28/2014	\$50,400	0.92	0.15	GF+	G2,WAL	8,435	\$700	50,000 for house & 175,000 for com prop = 225,000 & business pp 150,000. Alva Lee said sold way cheap Buddy would roll over in grave Was sold for 98,000 but needed elec 10,000 reduced to 90,000 house is clean but not remodeled DJ
1100	136 AVE.H TX	1,146	\$50,000	12/2/2013	\$52,600	1.05	0.02	5M+	RA	7,025	\$700	
1215	126 AVE.D TX	2,285	\$90,000	2/18/2014	\$105,900	1.18	0.11	BM-	CA	15,260	\$700	
1234	139 AVE.C TX	2,151	\$70,000	5/6/2013	\$79,400	1.13	0.06	5M	RA	14,169	\$9,600	
1372	234 AVE.B TX	1,724	\$77,000	6/10/2013	\$76,600	0.99	0.07	5F+	RA	12,800	\$500	Leroy Rickman 1 car attached
1463	227 AVE.F TX	909	\$25,000	3/10/2014	\$20,900	0.84	0.23	3F	FF	5,513		1 car attached, Seller Concessions \$4,000
1606	231 N AVE.K TX	1,073	\$48,000	10/9/2013	\$61,700	1.29	0.22	6F	FF	8,910	\$9,500	
1611	328 STAR TX	2,231	\$98,000	4/18/2013	\$97,800	1.00	0.07	5M+	G5,CH	11,745	\$500	Jorge Gonz purch
1670	325 AVE.J TX	1,344	\$20,000	5/7/2013	\$22,200	1.11	0.04	4F	RA	9,822	\$500	Jorge Gonz sale
1679	317 AVE.J TX	1,344	\$35,000	1/14/2013	\$33,900	0.97	0.10	4F	RA	9,822	\$500	1 car attached, Charlie Kerr grantee
1825	339 AVE.D TX	484	\$15,000	12/11/2013	\$17,900	1.19	0.12	4F	G2,ST	6,925	\$500	Sold for cash
1928	105 GRAND TX	1,512	\$69,000	1/15/2013	\$72,800	1.06	0.01	6F-	RA	12,371	\$900	No gar, sig bldg, big OP in the back
2263	428 STAR TX	1,373	\$35,000	4/19/2013	\$49,700	1.42	0.35	5F	G4,CH	8,370	\$500	Jorge Gonz purch
2306	425 STAR TX	1,671	\$75,000	1/12/2013	\$74,100	0.99	0.08	5M	G4,CH	9,855	\$400	2 car attached
2330	433 N AVE.K TX	1,383	\$65,000	4/30/2014	\$58,400	0.90	0.17	5F+	G4,FLF	7,926	\$800	ML.S, No gar! sig bldg, nice inside - wood lamin floor
2930	518 Star Street	2,128	\$84,000	9/25/2013	\$97,600	1.16	0.09	5M+	RA	14,175	\$1,100	\$84,000 with \$5,040 seller's concessions
5014	518 Ave. G	1,367	\$60,000	1/15/2014	\$56,000	0.93	0.14	5F+	RA	5,674	\$1,100	encl gar
5207	207 BLEVINS TX	864	\$10,000	3/26/2014	\$10,800	1.08	0.01	2F	G2,ST	6,500	\$3,300	2 STG Bldgs, old run down, no garage
5222	811 BREVARD TX	1,116	\$44,600	1/21/2014	\$49,100	1.10	0.03	5M	G4,CH	6,875		1 car attached
5240	841 BREVARD TX	1,287	\$25,000	1/11/2013	\$27,200	1.09	0.02	4M	CA	7,938		Rental wanted to get rid of it, vandalized, sold "as is" included sm metal sig bldg
5246	834 BREVARD TX	1,200	\$20,000	4/16/2014	\$29,900	1.50	0.43	4F	G4,CH	7,800		no gar, rundown
5298	900 IRVING TX	1,289	\$64,390	10/31/2013	\$54,100	0.84	0.23	5M+	RA	9,750		1 car attached, Charlie Kerr grantee \$68,500 \$4,110 seller's concessions
5900	827 BLEVINS TX	1,305	\$30,000	6/24/2013	\$53,500	1.78	0.71	4M+	G4,CH	8,750	\$300	Ankeney
5916	1514 BLEVINS TX	1,176	\$66,500	1/12/2013	\$68,700	1.03	0.04	6M-	RA	7,980		2 car attached Seller's Concession \$2,000
5988	1601 BLEVINS TX	1,456	\$85,412	10/30/2013	\$78,600	0.92	0.15	5M+	CA	10,170	\$1,400	Sales price 89,500 with 4,088 sellers concession
6379	601 STAR TX	1,401	\$83,900	6/13/2013	\$81,000	0.97	0.10	6M-	CA	9,100		Sold Price = \$87,500 - Seller's Concessions \$3,600 = \$83,900
918662	1405 17th Street	1,411	\$87,000	11/27/2013	\$88,100	1.01	0.06	6F-	RA	8,126	\$700	Sales price is the fee Appraisal, enclosed gar, 2 sm sig bldgs
92039	328 MILLER TX	520	\$27,000	4/15/2013	\$23,800	0.88	0.19	5F+	G3,ST	5,340	\$0	Main
31			\$1,684,822		\$1,736,800	33.16	4.39					

THIS IS WHAT LESLIE UNDERMINED OUT
 WHY SALES AFTER DENYING OFFERS?
 FOLLOWUP SALES!
 COD

WA Mean 1.04
 Mean 1.07
 COD 15.14

2014 AG VALUE

We dropped a good year 2007 and added a dry year 2008 – 2012. 2011 and 2012 are drought years. For dry land there was no harvest or grazing. However sure payments, disaster, direct payments and crop insurance, land owners broke even to making a little money. Instead of using insurance income, I used cash lease on dry land for 2012, some people say during drought years it is more common than share crop, using 20/ac which netted \$12.96/ac.

Pasture there was no grazing, however to keep their leases tenants still had to pay the lease (\$8.00 - \$10.00). On irrigation yields in corn was up and price was up. Milo same as in 2011 but price was up. Cotton was up slightly but price was down. See attached.

For irrigated crops expenses were up. Final net to land was \$12.91/ac almost identical for dry land \$12.96/ac.

2014 MARKET VALUE ON AG LAND

There was no change in our Dry land and Pasture schedules. However based on 2014 sales our Irrigation schedule did change from:

2014	2013
G – 1500	1300
B – 1200	1100
O – 1100	1000
Y + 1000	900
Y 900	800
BR 600	600
S 500	500
O 425	425

IRRIGATED YIELD AND PRICES

CORN	2006	2007	2008	2009	GARY	DOUG	2010	2011	2012
PRICE	2.69/bu	3.81/bu	4.48/bu	3.36/bu	4.50	4.00	6.17/bu	6.66/bu	7.20
YIELD	162/bu	196/bu	189/bu	190/bu			214/bu	107/bu	170/bu
MILO					DENNIS	JOE			
PRICE	2.40/bu	3.42/bu	3.75/bu	3.00/bu	6.27	6.27	5.85/bu	6.28/bu	6.60
YIELD	70.00/bu	90.00/bu	94.00/bu	93.00/bu	4.50 STATE		91.50/bu	70/bu	70/bu
COTTON									
PRICE	.53¢/lb	.57¢/lb	.54¢/lb	.52¢/lb			.80¢/lb	.80¢/lb	.75¢/lb
YIELD	964/lb	938/lb	748/lb	794/lb			984/lb	506/lb	600lb
WHEAT					GARY	DOUG	6.52/bu	7.44/bu	6.82/bu
PRICE	4.25/bu	5.25/bu	7.20/bu	5.00/bu	4.00	4.00	48.90/bu	22.7/bu	60/bu
YIELD	36.00/bu	58.00/bu	39.50/bu	35.00/bu	DENNIS	JOE			
					6.00	7.00			
DRY YIELD									
	2006	2007	2008	2009	2010	2011	2012		
COTTON	434	768	549	0	573	0	0		
SORGHUM	22.00	40.00	44.00	47.00	46.00	26.00	0		
WHEAT	8.00	35.00	11.50	11.50	24.50	14.00	0		

Ag Value ID1

- Page 1 I. Voters amended the constitution adding ID1 productivity appraisal in 1978.
- a. SPTB developed the ag manual that we still use today. We are required by law to follow this manual.
- Page 6 II. Land must be currently devoted principally to Ag-Use
- Page 7
- a. Cultivating the soil
 - b. Producing Crops
 - c. Raising or keeping livestock
- Page 19 III. In estimating productivity the appraiser considers only factors associated with the lands capacity to produce ag products.
- Page 19 IV. Ag Value is a Simple Income Approach to value and State Comptroller sets the cap rate.
- a. 10% or Fed Land Bank of Houston + 2.5%.
- Page 19 V. Annual net Income Estimate is based on 5 year period preceding the 2 years before the Appraisal. 2003 - 2007 for 2009.
- Page 21 VI. Net Income is based on County Avg.
- a. Typical Crops
 - b. Typical Crop Yields
 - c. Texas Ag Statistical Services gives us number of Harvested and Planted Ac.
- Page 23 VII. The law requires appraisers to determine net to land using cash or share lease method.
- Page 23 VIII. Once you have your Net to land ÷ by cap rate = value of the land.
- Page 29 IX. CRP land should be placed in the land class the property was before it qualified as CRP.
- Page 30 X. Since CRP payment are not based on farm production, they should not be considered in calculating a net to land.

PROCEDURES FOR AG VALUE

1. The first step for figuring ag value is receiving good, accurate information.
 - a. Mail out Ag Survey to Deaf Smith County land owners around Jan. 1 (see attached copies).
 - b. When figuring ag value, you are 2 years behind current year. Ag value is a 5 year average.

Example: For 2010 your 5 year average will be 2008 through 2004. Your survey letter will be asking for 2008 crop information.
 - c. Around March you will array all your crop information. You will choose the most typical or average.

Example: Wheat subsidy 6
 5
 4
 4 – median (choose 4 is a good choice)
 4
 3
 - d. Have first meeting with Ag Advisory Board
 1. Go over survey and make corrections if needed
 2. Discuss new crop year added to 5 year average
 3. Briefly go over Ag Advisory Manual put out by State Comptroller
 4. Plan next meeting
 - e. You will share this information with 4 to 8 local farmers that are knowledgeable in dry, irrigated and pasture farms. See what they would choose.
 - f. The Chief Appraiser will choose the most logical answers based on the survey, Ag Advisory Board, knowledgeable farmers in the county.
 - g. Chief appraiser will go to USDA website at www.nass.usda.gov and get crop yield and planted and harvested acreage.
 - h. Chief appraiser will contact local grain elevators to set crop prices during the crop year in question.
 - i. Have your next meeting around April with your Ag Advisory Board.
 1. Share survey answers and get their opinions.
 2. Plan next meeting
 - j. Chief appraiser will use the information he got from surveys, Ag Advisory Board, phone surveys, Nass and others.
 - k. Chief appraiser will get the net to land figure by using his information and ag manual put out by the State Comptroller.

2014 (Maps Year)

MARKET VALUE SCHEDULE

DEAF SMITH COUNTY APPRAISAL DISTRICT

Pasture Land	Dry Land Farm Land	Irrigated Farm	Improved Pasture
Class \$/Acre	Class \$/Acre	Class \$/Acre	Class \$/Acre
*1 390	1 500	G 1500	1-400
2 390	2 450	B 1200	2-400
3 350	3 425	O 1100	3-375
4 350	4 400	Y+ 1000	4-375
5 325	5 350	Y 900	5-350
6 325	6 325	BR 600	6-350
7 275	7 300	S 500	7-325
8 275	8 300	D 425	8-325

- G Green Best irrigation water in county
- B Blue Good
- O Orange Fair
- Y Weak
- BR Brown Fringe
- S Subject No wells, but in irrigation area.
- D Draws large playa lakes in irrigated areas.
(-300/ac with sprinkler)

SPRINKLERS

New Cost/ac
 ¼ sec. 70,000.00 120ac = 583

½ sec. 130,000.00 240ac = 541

Sec. 130,000.00 490ac = 265

1,389 ÷ 3 = 463 at 65% good = 300

vs 3 gpm/1ac Example 400gpm ÷ 3 = 133ac Ins

Rule of Thumb - Dry land Market Value = 100bu wheat/ac

100bu x 5.00 = 500.00

Deaf Smith County Appraisal
2013 Ratio Study

DRIYLAND						
PID	DSCAD VALUE	SOLD	RATIO	DEVIATION	DATE	
8998	\$80,000.00	\$42,664.00	1.25	0.20	05/14/12	
9106	\$51,300.00	\$96,000.00	1.20	0.15	08/30/12	
9952	\$115,000.00	\$136,000.00	1.20	0.15	01/01/12	
9072	\$120,000.00	\$800,000.00	0.88	0.17	02/15/12	
8854	\$876,400.00	\$85,000.00	1.09	0.04	02/15/12	
7573	\$106,500.00	\$85,000.00	1.25	0.20	01/31/12	
7343	\$88,800.00	\$80,000.00	1.11	0.06	12/27/12	
7119	\$195,100.00	\$162,000.00	1.20	0.15	05/17/12	
7337	\$129,200.00	\$143,511.00	0.90	0.15	07/10/13	
9965	\$139,600.00	\$109,530.00	1.27	0.23	07/03/13	
9722	\$434,000.00	\$640,000.00	0.68	0.37	03/28/12	
9303	\$140,700.00	\$208,000.00	0.68	0.37	10/16/13	
7170	\$516,500.00	\$5,232,200.00	0.99	0.06	11/25/13	
TOTAL			AVG-1.05	COD-16.80		

PASTURE						
PID	DSCAD VALUE	SOLD	RATIO	DEVIATION	DATE	
27875	\$31,200.00	\$28,000.00	1.11	0.01	05/26/10	
7496	\$61,800.00	\$57,155.00	1.08	0.02	02/03/12	
TOTAL			AVG-1.10	COD-1.36		

IRRIGATED						
PID	DSCAD VALUE	SOLD	RATIO	DEVIATION	DATE	
11222	\$289,000.00	\$310,000.00	0.93	0.04	05/15/12	
7215	\$301,500.00	\$256,263.00	1.17	0.20	06/20/12	
10324	\$256,200.00	\$263,750.00	0.97	0.00	12/19/12	
7316	\$947,000.00	\$947,862.00	0.99	0.02	03/07/12	
7069	\$875,900.00	\$1,037,142.00	0.84	0.13	03/01/12	
8158	\$450,600.00	\$420,000.00	1.07	0.10	02/29/12	
5748	\$1,659,900.00	\$1,610,000.00	1.03	0.06	01/10/14	
6607	\$401,400.00	\$416,000.00	0.96	0.01	09/14/12	
10481	\$402,700.00	\$448,500.00	0.90	0.07	06/21/12	
8205	\$1,742,100.00	\$1,969,360.00	0.88	0.09	12/19/12	
TOTAL			AVG-.97	COD-7.42		

2014 DRYLAND

9202	4-4-Sec 29 - 90ac		Dry	300	8/24/2010	Bad Sale Family Member
9644	K-5-Sec 60 - 218ac		Mix	335	9/10/2010	
919967	K-11-Sec 30 E/2 - 320ac		Dry	350	10/1/2010	
8913	3-1-Sec 31 S/2 - 320ac		Mix	360	8/25/2010	Bind Weed
8915	3-1-Sec 32 E/2 - 316.3ac	1,436ac	Mix	360	8/25/2010	
8890	3-1-Sec 21 NE/4 - 160ac		Mix	360	8/25/2010	
8893	3-1-Sec 22 -All - 640ac		Mix	360	8/25/2010	
10312	3-1-Sec 27 NW/4 160ac			Dry	385	11/15/2011
8782	2-2-Sec 7 NW/4 160ac		Dry	400	12/21/2010	
9205	4-4-Sec 29 249ac	270ac	Dry	400	12/9/2010	
9214	4-4-Sec 31 21ac		Dry	400	12/9/2010	
8998	4-1-Sec 14 SE/4 160ac		Dry	400	3/21/2012	
9106	4-3-Sec 2 107ac		Mix	400	8/30/2012	
9952	Carter & Head 240ac		CRP Dry	400	1/1/2012	
9072	4-2-Sec 20 W/2 320ac		CRP Dry	425	2/15/2012	
8854	3-1-Sec 2,10,11-1820ac		CRP Dry	439	5/2/2013	
9826	K-11-Sec 48 640ac		Mix	450	11/18/2010	
919958	K-11-Sec 80 SE/4 160ac		Dry	450	1/1/2011	
8629	3-3-Sec 1 SW/4 107ac		Dry	460	1/1/2011	
8630	3-3-Sec 1 SW/PT 54ac	822ac	Dry	460	1/1/2011	
919998	4-3-Sec 35 2ac		Dry	460	1/1/2011	
9518	6-3-Sec 2 7-3-Sec 27,34	664ac	Dry	470/ac	3/21/2014	
7573	M-7-Sec 65 177ac		Dry	478	1/31/2012	
7343	K-8-54 SW/4 160ac		Dry	500	12/27/2012	
919735	K-6-Sec 87 627.5ac		Dry	500	12/20/2010	
7119	K-7-Sec 58	325ac	Dry	500	5/17/2012	Surrounded By High Circles
7356	K-8-Sec 62 W/2 649ac		Dry	500	9/2/2011	Close to lrg
10327	K-8-Sec 62 E/2 649ac	649ac	Dry	500	9/2/2011	
9488	6-2-Sec 15 E/2 320ac	640ac	Dry	525	11/11/2010	
9500	6-2-Sec 22 E/2 320ac		Dry	525	11/11/2010	
9053	4-2-Sec 9	640ac	Crp	531	5/5/2014	
9303	5-2-Sec 22	320ac	Dry	650/ac		CRP
8575	2-4-Sec 20	240ac	Crp Dry	650	5/29/2014	More than
9965	Carter & Head	183ac	Dry	600	6/24/2013	
7337	K-8-Sec 53	213ac	Dry	675	6/24/2013	Some lrg
9722/27688	k-6-Sec 28	640ac	Dry	700/ac	3/30/2012	High
4690	M-7-Sec 43	109ac	Dry	700/ac	5/25/2012	Includes wind right 50%
7356	k-8-62 All	649ac	Dry			
10327			Slight lrg	770/ac	12/28/2012	

2014 PASTURE

9550	6-4-Sec 32	208.2ac	Pasture	250	6/20/2012	
27875	K-5-Sec 83	80ac	Pasture	350	5/26/2010	
7496	M-7-Sec 2	163ac	Pasture	350	2/3/2012	
7900	M-2-Sec 107	136ac	Pasture	500/ac	5/12/2014	close to lrg
7170	K-2-Sec 93 All	654ac	Pasture/was lrg	700/ac	11/25/2013	after sub imp
9644	K-5-Sec 60	220ac	Crp & Native	1,500/ac	too high adjoins their other property	
12381	K-5-Sec 46	193ac		360,000		
				<u>-162,900</u>	Imp	
				$197,100 \div 193ac = 1,021$ say 1,000/ac		

2014 IRRIGATION

9713	K-6-Sec 13 E/2 320ac		575/ac	4/15/2011	—CRP with old wells
8577	Township-2-4 Sec 21 320ac	505.3ac	600/ac	4/10/2012	Bussy-Rough Pasture 286 grass 219 CRP
8581	Town ship-2-4 Sec 22 185.3ac				
7108	K-7-Sec 51 655ac		655/ac	7/8/2010	Low Irg
7151	K-7-Sec 81 N/2 328 ac		750/ac	3/25/2011	Low
6864	K-4-Sec 19 & 20	1,280ac	800/ac	6/5/2014	Irg grass mix 360/ac-irg land 920/ac
7648	M-7-Sec 88 NW/4 187ac		802/ac	1/28/2011	
7652					
			10.00		
11222	K-3-Sec 44 N/2	259ac	840/ac	5/15/2012	—Pasture & CRP—3 Old Wells
7215	K-8-Sec11 E/2	301.486	850/ac	6/20/2012	—weak-to fair water
24810	Blk-7-Sec 50	315ac	884/ac	5/1/2014	—relative?
6612	K-3-Sec 86	82.5ac	909/ac	1/18/2010	—CRP had to pull pump & fit well
8044	K-3-Sec 86 had to drill well but in good loc 82.5ac		910/ac	1/18/2010	—CRP Old wells
10324	K-4-13 E/2	320ac	1,000/ac	9/26/2012	
7314	K-8-Sec 48 320ac				
7316	K-8-Sec 49 323ac				
7324	K-8-Sec 50 143ac	946ac	1,001/ac	3/7/2012	not much water—Farmer Garth
21428	K-8-Sec 49 NE/4 160ac				
7069	K-7-Sec 29 S/2 328.3ac				
7071	K-7-Sec 31 658.5ac	986.8ac	1,112/ac	3/22/2012	—Dairy low water
8157	Greg-1-Sec 4 174.5ac				
8158	Greg-1-Sec 5 180.8ac	373.7ac	1,124/ac	2/29/2012	—Dairy low water
8159	Greg-1-Sec 6 18.4ac				
11222	K-3-44	260ac	1192/ac	5/20/2012	—CRP
6976	K-4-Sec 78 S/2 311ac		1,200/ac	12/28/2010	—Farmer Meyer
5748	K-34-Sec 47,34,13	1,455ac	1,200/ac	1/10/2014	—Avg-Marnell less sprinkler & imp 1,100
6607	K-3-85 W/2	320ac	1,300/ac	9/17/2012	—CRP Cabiness
10481	M-7-Sec 153	321ac	1,500/ac	6/21/2012	
920453	K-4-Sec 84	325ac-2 sprinklers 2200ac-700ac =	1,500/ac	8/8/2013	—Dairy
7385	K-8-Sec 71 632.75ac				
8595	Township-2-5-Sec 4 188ac	1,022.68ac	1,600/ac	10/13/2011	—Dairy Avg
8598	Township-2-5-Sec 5 201.93ac				
6411	K-3-Sec 72	238ac	1,612/ac	4/4/2014	—10.00 could be higher
8205		1,273ac	1,750/ac	12/27/2012	—Low Avg Water 862ac Irg
10707	Blk 3-Sec 5 & 6	Less Sprinkler & imp	1,500/ac		13 wells 2 ½ Mile Sprinkler
5477	K-3-Sec 6 625ac				
5503	K-3-Sec 14 647ac	1,922ac	1,700/ac	4/26/2011	—Feed yard good water
5550	K-3-Sec 26 645ac				
5553	K-3-Sec 27 5ac				
920543	Blk-7-Sec 2 SW/2	160ac	1,800/ac	4/25/2014	—has a sprinkler=1400-1500/ac 450 spm water
6536	K-3-Sec 81 122ac		1,849/ac	2/4/2011	—Farmer Schlabs
5778	K-3-Sec 57	640ac	2,500/ac	5/20/2014	—without sprinkler 2,300/ac

2014 AG SCHEDULE

NATIVE GRASS

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
1.	38	37	37	37	48	48	55	55	58	51	51	51
2.	38	37	37	37	48	48	55	55	58	51	51	51
3.	35	34	35	35	45	45	53	53	55	48	48	48
4.	35	34	35	35	45	45	53	53	55	48	48	48
5.	30	29	30	30	39	39	42	42	53	45	45	45
6.	30	29	30	30	39	39	42	42	53	45	45	45
7.	30	29	30	30	39	39	42	42	53	45	45	45
8.	30	29	30	30	39	39	42	42	53	45	45	45

IMPROVED PATURE

	2011	2012	2013	2014
1.	95	80	80	80
2.	95	80	80	80
3.	85	75	75	75
4.	85	75	75	75
5.	70	60	60	60
6.	70	60	60	60
7.	60	55	55	55
8.	60	55	55	55

DRYLAND

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
1.	93	88	88	88	73	73	86	86	155	155	155	170	170	123
2.	93	88	88	88	73	73	86	86	155	155	155	170	170	123
3.	70	70	70	70	60	60	78	78	150	150	150	158	158	109
4.	70	70	70	70	60	60	78	78	150	150	150	158	158	109
5.	30	30	30	30	37	37	55	55	120	120	120	116	116	100
6.	30	30	30	30	37	37	55	55	120	120	120	116	116	100
7.	30	30	30	30	37	37	55	55	120	120	120	116	116	100
8.	30	30	30	30	37	37	55	55	120	120	120	116	116	100

IRRIGATED

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
1.	215	210	210	210	152	152	152	152	174	174	252	236	236	195
2.	215	210	210	210	152	152	152	152	174	174	252	236	236	195
3.	170	167	167	167	148	148	148	148	171	171	250	200	200	164
4.	170	167	167	167	148	148	148	148	171	171	250	200	200	164
5.	160	157	157	157	140	140	140	140	160	160	200	180	180	135
6.	160	157	157	157	140	140	140	140	160	160	200	180	180	135
7.	160	157	157	157	140	140	140	140	160	160	200	180	180	135
8.	160	157	157	157	140	140	140	140	160	160	200	180	180	135

Deaf Smith County Appraisal District
 2014 Ag Values (Crop Year 2012)
 Recap Sheet

CAP RATE 0.1000

CATEGORY	FINAL VALUE PER ACRE
Irrigated Cropland	\$193.00
Dry Cropland	\$121.00
Native Pasture	\$50.00

IRRIGATED CROPLAND					
	CASH	SHARE	SELECT (C or S)	NET TO LAND	Comptroller
2007 (Drop)	X		S	\$35.34	\$35.34
2008		X	S	(\$7.06)	\$15.58
2009		X	S	\$25.25	(\$17.96)
2010	X		S	\$55.06	\$42.96
2011	X		S	\$40.55	(\$38.39)
2012			S	\$12.91	\$15.00
5 YEAR AVERAGE NTL				\$19.33	\$3.43
IRRIGATED CROPLAND VALUE				\$193.00	

Cash Lease		
Sprinkler (Irrigated)	0	Row Crop
Per Acre	80	Per Acre
Well Depr. & Sp. Depr.	25	Well Depr.
Tax	4.42	Tax
Management	5.6	Management
\$0.00 NTL	44.98	NTL
\$0.00 NTL/Cap Rate	450	NTL/Cap Rate
Sprinkler		
Row Crop		
Irrigated Average		Per Acre

DRY CROPLAND					
	CASH	SHARE	SELECT (C or S)	NET TO LAND	Comptroller
2007 (Drop)			S	\$39.72	\$25.74
2008			S	\$15.00	\$18.78
2009			S	\$2.33	\$11.72
2010			S	\$19.64	\$31.09
2011	\$15.03	\$6.69	S	\$10.86	(\$3.64)
2012	\$12.96	\$21.00	C	\$12.96	\$0.00
5 YEAR AVERAGE NTL				\$12.15	\$11.59
DRY CROPLAND VALUE				\$121.00	

Cash Lease		
Dry Land	20	\$25.00
Per Acre	0.25	\$0.25
Domestic Well	3.39	\$3.39
Tax	2	\$2.00
Fence	1.4	\$1.75
Management		
\$0.00 NTL	12.96	\$17.61
\$0.00 NTL/Cap Rate	129	\$176.00
Dry Cropland		

NATIVE PASTURELAND			
		NET TO LAND	Comptroller
2007 (Drop)		\$5.04	\$4.50
2008		\$4.13	\$4.43
2009		\$4.14	\$4.21
2010		\$4.96	\$6.08
2011		\$5.61	\$5.89
2012		\$5.89	\$5.89
5 Year Average		\$4.94	\$5.30
NATIVE PASTURE VALUE			

1. 2011 & 2012 were Drought Years
2. Ins. Incurred was Used (Dryland)
3. No Grazing on dryland
4. Because of Ins. & Sure Payments Dryland Broke Even to making some money -
5. In drought situations cash lease is more prevalent

Deaf Smith County Appraisal District
2014 Ag Values

Irrigated Cropland for Crop Year 2012

Used Cattle Ac, Nass County

Crop Information	Acres and Yields				Prices		Crop Mix		
	Planted	USDA-NASS Harvested	Yield	Unit	Price	Unit	% Acres	x NTL =	Contribution
Corn	45,300	21,600	170	Bushels	\$7.20	Bushels	35.30%	9.52	3.36
Cotton	14,577	10,600	600	Pounds	\$0.75	Pounds	11.30%	(28.22)	(3.19)
Sorghum	22,500	15,500	70	Bushels	\$6.60	Bushels	17.50%	(4.65)	(0.81)
Wheat	46,131	40,000	60	Bushels	\$6.82	Bushels	35.90%	37.74	13.55
ENSILAGE									
Totals	128,508	87,700							12.91

FINAL NTL - SHARE LEASE

Irrigated Corn Budget	Unit	No. of Units	Share %	\$/Unit	Total
Income:					
Corn	Bushels	81.00	33%	7.20	192.46
Prod. Flexibility Cnt. Pmnts.	Acre	1.00	33%	25.00	8.25
Other (Specify) Stalks	Acre	1.00	33%	80.00	26.40
Total Income					227.11
Variable Expenses					
Fertilizer	Acre	1.00	33%	200.00	66.00
Insecticide	Acre	1.00	33%	50.00	16.50
Herbicide	Acre	1.00	33%	40.00	13.20
Harvest	Bushels	1.00	33%	150.00	49.50
Dry	Bushels	1.00	33%	68.00	22.44
Crop Insurance	Acre	1.00	0%	0.00	0.00
Irrigation	Acre	1.00	33%	0.00	0.00
SEED	Acre	1.00	33%	0.00	0.00
Total Variable Expenses					167.64
Fixed Expenses					
Management	Acre	1.00	100%	15.23	15.23
Well Expense	Acre	1.00	100%	30.00	30.00
Taxes	Acre	1.00	100%	4.72	4.72
Other (Specify)	Acre	1.00	100%	0.00	0.00
Total Fixed Expenses					49.95
Total Expenses					217.59
Corn Net to Land					9.52

Stalks 3 tons/ac at 50¢ = 150
Cost 70
Net 80/ac

Irrigated Cotton Budget	Unit	No. of Units	Share %	\$/Unit	Total
Income:					
Cotton	Pounds	436.00	25%	0.75	81.75
Cottonseed-	Tons	120.00	25%	1.00	30.00
Prod. Flex Cnt. Pmnts.	Acre	1.00	25%	25.00	6.25
INSURANCE	Acre	1.00	25%	0.00	0.00
Total Income					118.00
Variable Expenses					
Fertilizer	Acre	1.00	25%	100.00	25.00
Insecticide	Acre	1.00	25%	30.00	7.50
Herbicide	Acre	1.00	25%	0.00	0.00
Harvest	Cwt.	1.00	25%	150.00	37.50
Gln, Bag & Tie	Cwt.	1.00	25%	66.00	16.50
Crop Insurance	Acre	1.00	25%	50.00	12.50
Irrigation	Acre	1.00	25%	0.00	0.00
Other (Specify) DEFOLIATE	Acre	1.00	25%	20.00	5.00
Total Variable Expenses					104.00
Fixed Expenses					
Management	Acre	1.00	100%	7.50	7.50
Well Expense	Acre	1.00	100%	30.00	30.00
Taxes	Acre	1.00	100%	4.72	4.72
Other (Specify)	Acre	1.00	100%	0.00	0.00
Total Fixed Expenses					42.22
Total Expenses					146.22
Cotton Net to Land					(28.22)

Cost to gin 11¢ x 600 = 66
Cottonseed 600 lbs x 1.51 = 906 ÷ 100 = 9.06 x 13.25 = 120

Deaf Smith County Appraisal District
2014 Ag Values

Irrigated Cropland for Crop Year 2012

Irrigated Sorghum Budget	Unit	No. of Units	Share %	\$/Unit	Total
Income:					
Sorghum	BU	48.00	33%	6.60	104.54
SUBSIDY	Acre	1.00	33%	25.00	8.25
Grazing - Stalks	Acre	1.00	33%	25.00	8.25
Other (specify)	Acre	1.00	33%		0.00
Total Income					121.04
Variable Expenses					
Fertilizer	Acre	1.00	33%	110.00	36.30
Insecticide	Acre	1.00	33%	25.00	8.25
Herbicide	Acre	1.00	33%	25.00	8.25
Harvest	Cwt.	1.00	33%	65.00	21.45
Dry	Cwt.		33%		0.00
Crop Insurance	Acre	1.00	33%	25.00	8.25
Irrigation	Acre		0%		0.00
Other (specify)	Acre		33%		0.00
Total Variable Expenses					82.50
Fixed Expenses					
Management	Acre	1.00	100%		8.47
Well Expense & Sprinkler	Acre	1.00	100%		30.00
Taxes	Acre	1.00	100%		4.72
Other (specify)	Acre		100%		0.00
Total Fixed Expenses					43.19
Total Expenses					125.69
Sorghum Net to Land					(4.65)

Irrigated Wheat Budget	Unit	No. of Units	Share %	\$/Unit	Total
Income:					
Wheat	Bushels	52.00	33%	6.82	117.03
Prod. Flex Cnt. Pmnts.	Acre	1.00	33%	25.00	8.25
Grazing	Acre	1.00	33%	80.00	26.40
INSURANCE	Acre	1.00	33%		0.00
Total Income					151.68
Variable Expenses					
Fertilizer	Acre	1.00	33%	100.00	33.00
Insecticide	Acre	1.00	33%	15.00	4.95
Herbicide	Acre	1.00	33%	0.00	0.00
Harvest	Acre	1.00	33%	70.00	23.10
Dry	Bushels	1.00	33%		0.00
Crop Insurance	Acre	1.00	33%	25.00	8.25
Irrigation	Acre	1.00	0%		0.00
Other (specify)	Acre	1.00	33%		0.00
Total Variable Expenses					69.30
Fixed Expenses					
Management	Acre	1.00	100%		9.92
Well Expense & Sprinkler	Acre	1.00	100%		30.00
Fence	Acre	1.00	100%		
Taxes	Acre	1.00	100%		4.72
Other (Specify)	Acre	1.00	100%		0.00
Total Fixed Expenses					44.64
Total Expenses					113.94
Wheat Net to Land					37.74

$700/65 \text{ t+the ac} \div 100 = 7 \times 4.5 = 31.5 \times 3 \text{ months}$
 $= 94.50$
 $\text{Brun} = 50$
 $\text{C/v/son} = 125$
 $\text{Some} = 0$

SAY 80/90 9/21/12

Deaf Smith County Appraisal District
2014 Ag Values

Dry Cropland for Crop Year 2012

Crop Information	Acres and Yields				Prices	Crop Mix		
	Planted	Harvested	Yield	Unit		Unit	% Acres	x NTL =
Corn	0	0	0.0	Bushels		0.0%	0.00	0.00
Cotton	5,323	0	0.0	Pounds	\$0.74	2.3%	12.42	0.29
Sorghum	51,000	13,000	27.8	Bushels	\$6.60	22.2%	15.97	3.55
Wheat	173,356	10,000	2.0	Bushels	\$6.82	75.5%	22.74	17.17
Totals	229,679	23,000						21.00

Dryland Corn Budget	Unit	No. of Units	Share %	\$/Unit	Total
Income:					
Corn	Bushels	0.00	25%	0.00	0.00
Prod. Flexibility Cnt. Pmnts.	Acre		25%	0.00	0.00
Other (Specify)	Acre		25%	0.00	0.00
Total Income					0.00
Variable Expenses					
Fertilizer	Acre		0%	0.00	0.00
Insecticide	Acre		0%	0.00	0.00
Herbicide	Acre		0%	0.00	0.00
Harvest	Bushels		0%	0.00	0.00
Dry	Bushels		0%	0.00	0.00
Crop Insurance	Acre		0%	0.00	0.00
Irrigation	Acre		0%	0.00	0.00
Other (Specify)	Acre		0%	0.00	0.00
Total Variable Expenses					0.00
Fixed Expenses					
Management	Acre		100%	0.00	0.00
Well Expense	Acre		100%	0.00	0.00
Taxes	Acre		100%	0.00	0.00
Other (Specify)	Acre		100%	0.00	0.00
Total Fixed Expenses					0.00
Total Expenses					0.00
Corn Net to Land					0.00

Dryland Cotton Budget	Unit	No. of Units	Share %	\$/Unit	Total
Income:					
Cotton	Pounds	0.00	25%	0.00	0.00
Cottonseed-	Tons	0.00	25%	0.00	0.00
Prod. Flex Cnt. Pmnts.	Acre	1.00	25%	12.00	3.00
Other (Specify) crop ins.	Acre	1.00	25%	100.00	25.00
Total Income					28.00
Variable Expenses *					
Fertilizer	Acre	1.00	25%	0.00	0.00
Insecticide	Acre	1.00	25%	0.00	0.00
Herbicide	Acre	1.00	0%	0.00	0.00
Harvest	Cwt.	1.00	25%	0.00	0.00
Gin, Bag & Tie	Cwt.	1.00	25%	0.00	0.00
Crop Insurance	Acre	1.00	25%	40.00	10.00
Irrigation	Acre	1.00	0%	0.00	0.00
Other (Specify) DEFOLIATE	Acre	1.00	25%	0.00	0.00
Total Variable Expenses					10.00
Fixed Expenses					
Management	Acre	1.00	100%	2.19	2.19
Well Expense	Acre	1.00	100%	3.39	3.39
Taxes	Acre	1.00	100%	0.00	0.00
Other (Specify)	Acre	1.00	100%	5.58	5.58
Total Fixed Expenses					15.58
Total Expenses					12.42
Cotton Net to Land					12.42

* Variable Expenses shown but used as landowner is a non-participant

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Deaf Smith County Appraisal District
2014 Ag Values

Dry Cropland for Crop Year 2012

Dry Land Sorghum Budget	Unit	No. of Units	Share %	\$/Unit	Total
<i>Income:</i>					
Sorghum	Bushel	1.00	33%	0.00	0.00
Prod. Flexibility Cnt. Pmnts.	Acre	1.00	33%	14.00	4.62
Grazing-Stalks	Acre	1.00	33%	0.00	0.00
Other (specify)INS	Acre	1.00	33%	80.00	26.40
Total Income					31.02
<i>Variable Expenses *</i>					
Fertilizer	Acre	1.00	33%		0.00
Insecticide	Acre	1.00	33%		0.00
Herbicide	Acre	1.00	33%		0.00
Harvest	Acre	1.00	33%		0.00
Dry	Cwt.	1.00	0%		0.00
Crop Insurance	Acre	1.00	33%	20.00	6.60
Other (specify)	Acre	1.00	0%		0.00
Total Variable Expenses					6.60
Fixed Expenses					
Management	Acre	1.00	100%		2.61
Well Expense	Acre	1.00	100%		0.25
Taxes	Acre	1.00	100%		3.39
Other (specify)FENSE	Acre	1.00	100%		2.00
Total Fixed Expenses					6.45
Total Expenses					15.05
Sorghum Net to Land					15.97

* Variable Expenses shown but used as landowner is a non-participant

Dry Land Wheat Budget	Unit	No. of Units	Share %	\$/Unit	Total
<i>Income:</i>					
Wheat	Bushels	0.12	33%	0.00	0.00
Prod. Flex Cnt. Pmnts.	Acre	1.00	33%	20.00	6.60
Grazing	Acre	1.00	33%	0.00	0.00
Other (Specify) Crop Ins.	Acre	1.00	33%	100.00	33.00
Total Income					39.60
<i>Variable Expenses *</i>					
Fertilizer	Acre	1.00	33%		0.00
Insecticide	Acre	1.00	0%		0.00
Herbicide	Acre	1.00	33%		0.00
Harvest	Acre	1.00	33%		0.00
Dry	Bushels	1.00	0%		0.00
Crop Insurance	Acre	1.00	33%	25.00	8.25
Other (specify)	Acre	1.00	0%		0.00
Total Variable Expenses					8.25
Fixed Expenses					
Management	Acre	1.00	100%	3.23	2.77
Well Expense	Acre	1.00	100%		0.25
Fence	Acre	1.00	100%		2.00
Taxes	Acre	1.00	100%	3.39	3.39
Other (Specify)	Acre	1.00	100%		0.00
Total Fixed Expenses					8.41
Total Expenses					16.86
Wheat Net to Land					22.74

* Variable Expenses shown but used as landowner is a non-participant

Deaf Smith County Appraisal District
 2014 Ag Values

Native Pasture Land for Crop Year 2012

NATIVE PASTURELAND						
	(Dropped Year) 2007	2008	2009	2010	2011	2012
Income:						
Lease	8.00	8.00	8.00	10.00	10.00	10.00
Hunting						
Other						
Total Income						
Expense:						
Tax	0.90	1.01	1.00	1.00	1.05	1.00
Fence	1.25	1.71	1.71	2.89	2.19	2.16
Well/Water	0.25	0.45	0.45	0.45	0.45	0.25
Management	0.00	0.70	0.70	0.70	0.70	0.70
Brush Control Program						
Other						
Total Expenses	2.40	3.87	3.86	5.04	4.39	4.11
Net to Land	5.04	4.13	4.14	4.96	5.61	5.89
5 Year Average	4.95					

IRRIGATED YIELD AND PRICES

CORN	2006	2007	2008	2009	GARY	DOUG	2010	2011	2012
PRICE	2.69/bu	3.81/bu	4.48/bu	3.36/bu	4.50	4.00	6.17/bu	6.66/bu	7.20
YIELD	162/bu	196/bu	189/bu	190/bu			214/bu	107/bu	170/bu
MILO					DENNIS	JOE			
PRICE	2.40/bu	3.42/bu	3.75/bu	3.00/bu	6.27	6.27	5.85/bu	6.28/bu	6.60
YIELD	70.00/bu	90.00/bu	94.00/bu	93.00/bu	4.50 STATE		91.50/bu	70/bu	70/bu
COTTON									
PRICE	.53¢/lb	.57¢/lb	.54¢/lb	.52¢/lb			.80¢/lb	.80¢/lb	.75c/lb
YIELD	964/lb	938/lb	748/lb	794/lb			984/lb	506/lb	600lb
WHEAT					GARY	DOUG	6.52/bu	7.44/bu	6.82/bu
PRICE	4.25/bu	5.25/bu	7.20/bu	5.00/bu	4.00	4.00	48.90/bu	22.7/bu	60/bu
YIELD	36.00/bu	58.00/bu	39.50/bu	35.00/bu	DENNIS	JOE			
					6.00	7.00			
DRY YIELD									
	2006	2007	2008	2009	2010	2011	2012		
COTTON	434	768	549	0	573	0	0		
SORGHUM	22.00	40.00	44.00	47.00	46.00	26.00	0		
WHEAT	8.00	35.00	11.50	11.50	24.50	14.00	0		

2012 CROP YEAR
IRRIGATION

I/3	I/4	IRG COST	CASH LEASE	HERT	HARVEST	CROP INS	INSECT	SUB WHEAT	SUB CORN	SUB MILO	SUB COTTON	GRAZING INCOME	INS	WHAT KIND OF YEAR	HERB
1			45.00					7.00	8.00		24.00	NONE			
1			59.00					12.00	12.00	6.00	25.00	S-10.00			
1			85.00					12.00	22.00	12.00	80.00	S-10.00			
	CORN	150.00		150.00	60.00	30.00	22.00	15.00	25.00	15.00		W-20.00			
		200.00		193.00	90.00	40.00	30.00	15.00	31.00	20.00		W-25.00			
		250.00		200.00	110.00	68.00	35.00	22.00				W-40.00			
		250.00		200.00	120.00	85.00	45.00					W-125.00			
		250.00		200.00	150.00										
		290.00		200.00	200.00										
				210.00											
	WHEAT														
	COTTON	145.00		90.00	100.00	50.00	30.00								60.00

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1 SURVEY TOTAL COST OF PLANTING & FARMING WHEAT 55/AC

2012 CROP YEAR
DRY

1/4	SHARE	1/3	CASH LEASE	FERT	HARVEST	CROP INS	INSECT	SUB WHEAT	SUB MILLO	SUB COTTON	GRAZING INCOME	INS	WHEAT KIND OF YEAR
	WHEAT		13-16		20.00	10.00		6.20	6.20	12.00	NONE		DRY
		1	16.00			11.00		8.00	8.00		POOR		NO CROPS
		1	18.00		25.00	15.00		11.00	*14.00		NONE		HARVEST
		1	20.00			15.00		*20.00	25.00		NONE		DRY
		1	20.00		25.00	18.00		25.00			POOR		DROUGHT
		1	20.00		*28.00	18.00					VERY LITTLE		NO HARVEST
		1	20.00		35.00	20.00					POOR		NO HARVEST
		1	20.25		40.00	20.00					5.00		NO HARVEST
		1			40.00	21.00					5.500		POOR
		1				25.00					W 15.00		2 YR DROUGHT
		1	22			25.00					*\$8W 30.00 PERRIN		DRYLAND
		1	24			25.00					NONE		NO GRAZING
		1				30.00					NONE		POOR
		1				*40.00					NONE		FAILED
		1				70.00							
	MILLO												
				10.00			12.00						
				15.00			40.00						
	COTTON					40.00							

2012 CROP YEAR

PASTURE

CASH LEASE	GRAZING INCOME	WAS THERE GRAZING	NO	CRP
6.00	2.00	NO	NO	30.00
8.00-10.00	5.00	VERY LITTLE	4 YEAR DROUGHT	HERB 7.00/AC
10.00	7.00	NONE		
10.00	10.00	POOR		
10.00-12.00	*12.00	POOR	NORMALLY RUN 2,650 YEARLINGS IN 2012 RAN 294 HD	
11.00		POOR	NORMALLY RUN 795 YEARLINGS IN 2012 RAN 100 HD	
20.00		POOR	DROUGHT	

IN LAST 54 YEARS THIS IS THE WORST

POOR

NO GRAZING

AVERAGE

POOR

U

B

U

2012 Deaf Smith

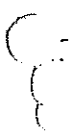
	County Average Yield	Price	50% level Coverage per acre	Premium	Net after P
Irrigated Wheat	46	\$ 8.62	\$ 198.26	\$ 10.88	\$ 187.38
Dryland Wheat	23	\$ 8.62	\$ 99.13	\$ 9.39	\$ 89.74
Irrigated Corn	128	\$ 5.68	\$ 363.52	\$ 8.02	\$ 355.50
Irrigated Milo	56	\$ 5.53	\$ 154.84	\$ 10.01	\$ 144.83
Dryland Milo	28	\$ 5.53	\$ 77.42	\$ 11.12	\$ 66.30
Irrigated Cotton	606	\$ 0.93	\$ 281.79	\$ 20.66	\$ 261.13
Dryland Cotton	261	\$ 0.93	\$ 121.83	\$ 12.68	\$ 109.15

* would have to take the cost it takes to put in crop out of this number
Seed/Fertilizer/irrigation/equipment

2011 Pasture Survey

Cash Lease	Subsidy	Grazing	Grazing
5	37	0	Poor
5	McGowan	0	No
7		0	No
8		0	No
8	County Com		
10	Eicke	0	No
10		5	No
10		20	No
crp-12			Poor
			Poor
			No

Rule of thumb even though a drought year you still pay for the lease but if



2011 Irg Survey

Share	Crop	Cash Lease	Fertilized		Harvest Haul		Crop Insurance		Insect		Irg Cost		Subsidy		Grazing		What kind of Year	Was there grazing												
			Corn	Cotton	Wheat	Milo	Corn	Wheat	Cotton	Milo	Wheat	Cotton	Corn	Wheat	Cotton	Milo			Corn	Wheat	Cotton	G	W	S						
1/3	1/4		38	5	50	50	21	35	25	11	13	10	10	7	10	15	30	80	100	120	42	10	10	5	6	5	15	10		Poor
1	40%		101	70	60	101	40	45	50	75	25	30	20	10	15	30	90	100	180	135	15	15	10	25	10	20	25	15		Poor
1			110	100	60	110	60	50	70	80	30	30	25	15	20	40	100	130	200	150	16	20	20	25	15	50	20		No	
1			125	100	75	150	100	65	100	100	50	50	30	20	45	50	150	200	200	150	20	20	34	30	19	100	40		Poor	
			200	200	100	150	125	125		300	75	50	45	100	80	50	150	200	250	150	20	20	39	34	22				No	
			200				150				75	50	45	300	80						20	20	47	38					Poor	
			250				275				120				80						400	25	23						No	

Ins Income			
Wheat	Milo	Corn	Cotton
10	16	30	40
40	20	150	50
40	100	200	252
50	150	300	350
63 (Harvest)		362	
73		380	
100		457	
108			
108			

2011 Dry Survey

Share Crop 1/4 1/3	Cash Lease	Harb		Fertilized		Harvest		Crop Insurance		Insect		Subsidy		Grazing		Wheat kind of year		Insurance
		Cotton	Wheat	Wheat	Milo	Wheat	Milo	Cotton	Wheat	Milo	Cotton	Wheat	Milo	W	S	Wheat	Milo	
1	10	16	26	45	15	25	31	10	14	7	8	8	12	5				Wheat 20
1	18 Jack					31	25	14	18		10	9	15					Milo 90
1	20 Jack 20					40	30	18	18									Cotton 150-Br 180
						40		20	25									78-Hamfeld 100
								30										79 115-Gr 218
																		83 Brown 84-P-Smith 84
																		85-Drumley 90
																		90 94 Yes 100

Deaf Smith County Appraisal District

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140 E. 3rd St.
Hereford, TX 79045

Phone 806-364-0625
Fax 806-364-6895
e-mail: dscad@wtrt.net

Ag Advisory Board (Irrigation & Dry)
Minutes for March 10, 2014 Meeting

- I. Meeting was called to order at 9:00 a.m.
 - A. Present:
 1. Doug Detten (member)
 2. Others: Danny Jones and Patty Scott (Deaf Smith County Appraisal District staff)
- II. Minutes of the March 6, 2013 meeting were read and approved.
- III. Topics of discussion were the 2012 crops and the various factors effecting the income or loss and general farming practices. The 2013 Texas Farm and Ranch Survey (using 2012 crop data) was filled out. Doug reported:
 - A. 2012 had bad hail storms on wheat and corn
 - B. Corn planted was used as ½ corn seed and ½ for ensilage. Ensilage yielded 21 tons per acre at \$60/ton and cost of harvest was \$9.25/ton. Grain Corn yield was 170-200 bushel at \$7.63/bu./acre. Gary reported 195/bu.
 - C. Wheat yielded 63-73 per bushel at \$6.80/bu./acre. Gary reported dry wheat costs of \$ 20, insurance premiums of \$79.
 - D. Cattle grazing on irrigated wheat ran \$4.50/cwt./month. Duration of grazing was typically 3 to 3.5 months. An example is the weight of cattle coming in: 100,000 lbs. X 4% shrink = 96,000 lbs. ÷ 100 = 960 lbs. X \$4.50 = \$4,320 X 3 months = \$12,960. As a general rule, for bad wheat you can graze 700 lbs. acre and good wheat can graze 900 lbs. per acre.
 - E. Dry wheat insurance only: Using an average yield of 33 bushel at \$8.62/bu. with a cost of \$32/acre, paid \$103.00 = \$71 net. These rates can't be used for overall dry land crop insurance because this includes irrigated land too. Gary reported wheat cost of \$20, Insurance payment of \$79. Jack reported cost of \$15, payment of \$26 with a net of \$11.
 - F. Subsidies same as 2011 except disaster payments were big. You get 2011 disaster money in 2012.
 - G. Even though yields were down and costs were higher (such as fertilizer) most irrigated farmers made money in 2012 because of the insurance payouts and high commodity prices.
 - H. We will need more information from Dennis Brown and Joe Perrin on dry land farming..

Meeting adjourned at 11:30 a.m.

Approved:

Date:

Board Member

Certified Acres 2012

Irrigated

Wheat	Irg	46,131ac
	Dry	173,356ac
Corn	Irg	43,098ac
Cotton	Irg	14,576ac
	Dry	5,419ac
Sorghum	Irg	47,432ac
	Dry	44,174ac

COUNTY EXTENTION OFFICE

YEILDS 2012

THERE WAS NO DRYLAND YEILD

Irrigated

Cotton	700lbs	(you want 2 bales to the ac 500 + 500 = 1,000lb)
Wheat	40bu	Yos - 70bu Det - 70bu
Milo	70bu	
A little Dryland 15bu		
Corn	170bu	Det - 170bu Yos - 195bu
Corn Silage	22ton	Yos - 25ton Det - 21ton Harvest cost 9.25/ton

Yosten

1. Yeilds down	Detten	1. Bad hail on wheat and corn
2. Price was good		
3. Cost fert. High		
4. Made money		

Dry 2012

G. JAC

	Cost	Paid	Net
1. Ins wheat	15/ac	26/ac	11
2. Subsidy	12-15/ac		
3. No dry crop in 2012			
4. Only cost shared Crop Ins, Harvest, Bugs			
5. Fert in 5 years			
6. Lost money in 2012			

Ted - I (sure payments were good)

	Harvest & Ins		
1. Crop share 1/3			
2. Ins	Cost	Paid	Net
Wheat	15 - 20	100	80/ac
Milo	15 - 20	100	80/ac
3. Commodities were high			
4. Harvest 25/ac	No harvest		
5. Very little grazing 10-20%			
6. Subsidy same as 2011			

Detten 1. Lots of disaster money. Disaster in 2011 paid in 2012

	Cost	Paid	Net
Dry Wheat	32	103	71
2. Subsidy same as 2011			

Lucy

No grain harvest	Share crop 1/3 - Harvest, Ins, Bugs		
	Cost	Paid	Net
Wheat	14	127	112/ac
Milo	12	174	162/ac
Grazing \$10,500 ÷ 2,795ac = 3.75ac (wheat, volunteer, weeds)			
Grazing was Bad			

Dennis Brown

1. Ins paid around 100/ac
2. Got sure payments
3. Made a Little
4. Absolutely no grazing

J - Per

1. Cash lease is typical 24/ac

D - Bartels

1. Cash lease \$22.00 as typical as share crop 50 - 50
2. Ins payments in 2012 gross 80 - 100/ac. Since it is being used more, in 2013 it will be less

J - Per

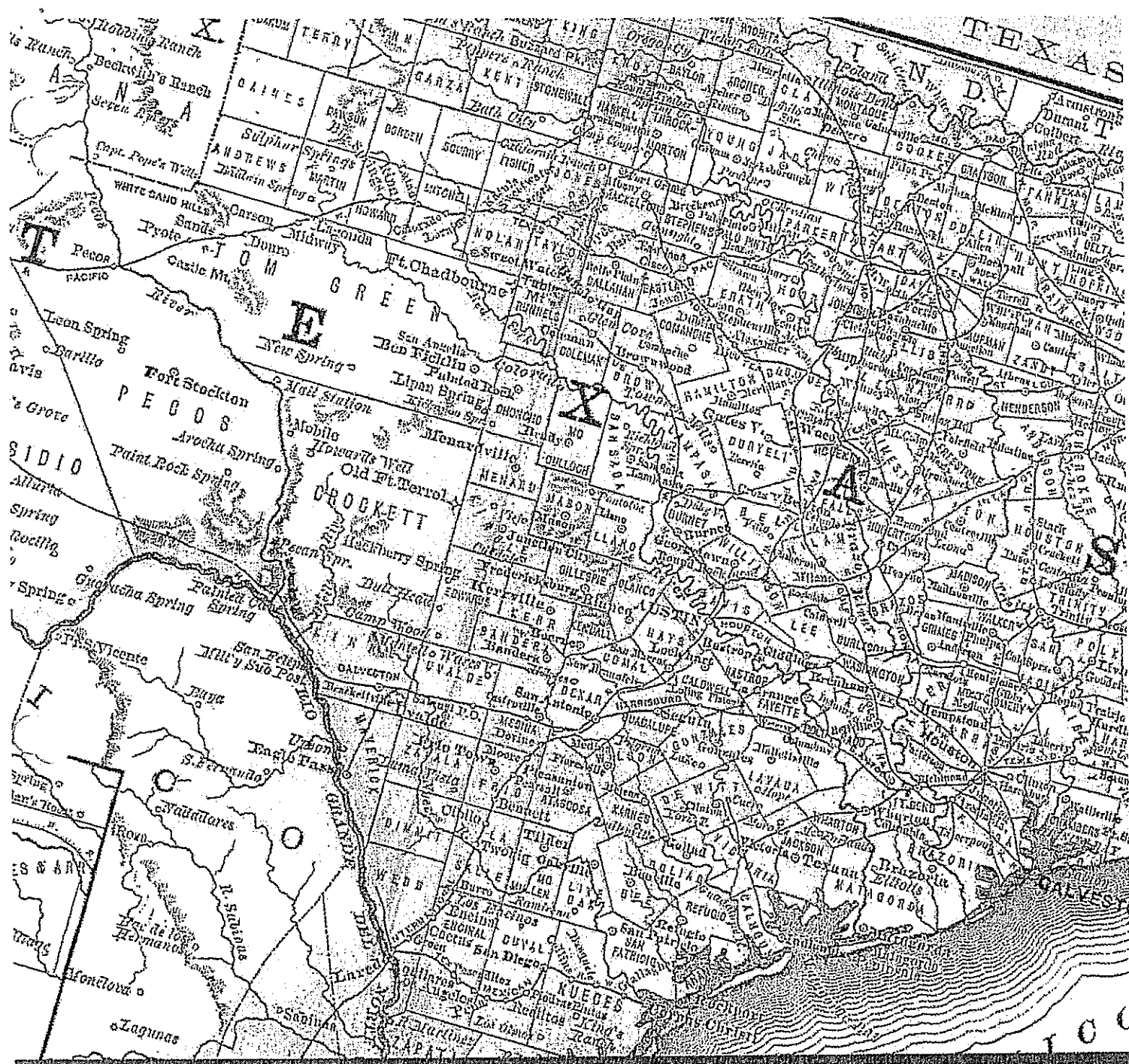
1. No Harvest
2. No Grazing
3. Slightly made money

Yos

1. No dry wheat Ins net 79/ac

Edward A

1. Ins - 100 - 145 gross net 80 - 100/ac



METHODS AND ASSISTANCE PROGRAM 2014 REPORT

Deaf Smith County Appraisal District



Glenn Hagar, Texas Comptroller of Public Accounts



Deaf Smith County Appraisal District

Mandatory Requirements	PASS/FAIL
1. Does the appraisal district have up-to-date appraisal maps?	PASS
2. Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
3. Does the appraisal district comply with its written procedures for appraisal?	PASS
4. Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	MEETS ALL
Taxpayer Assistance	MEETS ALL
Operating Procedures	MEETS ALL
Appraisal Standards, Procedures and Methodology	MEETS ALL

Appraisal District Ratings:

Meets All – The total point score is 100.

Meets – The total point score ranges from 90 to less than 100.

Needs Some Improvement – The total point score ranges from 85 to less than 90.

Needs Significant Improvement – The total point score ranges from 75 to less than 85.

Unsatisfactory – The total point score is less than 75.

Review Areas	Total Questions in Review Area (excluding Not Applicable questions and Not Evaluated questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	3	3	100
Taxpayer Assistance	9	9	100
Operating Procedures	4	4	100
Appraisal Standards, Procedures and Methodology	11	11	100



Deaf Smith CAD Review Questions and Answers

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required to review appraisal district:

- governance;
- taxpayer assistance;
- operating procedures; and
- appraisal standards, procedures and methodology.

Each CAD is reviewed every other year. This report details the results of the review for the appraisal district named above.

Because of the diversity of property within Texas, some parts of the review may not be applicable to a county. If questions or a section of questions do not apply, such as when a county has no timber, the question or questions will be marked as "Not Applicable" and the final score will not be negatively impacted by these questions. Some questions will be marked as "Not Evaluated" when an appraisal district meets the criteria set forth in the Methods and Assistance Program review guidelines.

GOVERNANCE

1. Did the board of directors meet at least quarterly in the prior year, as required by Tax Code Section 6.04(b)? YES X NO
2. If the board of directors held an executive or closed session in the prior year, was it shown on the meeting agenda for one of the purposes authorized by law? YES X NO
3. Did the board of directors evaluate the performance of the chief appraiser and discuss the evaluation with him or her at any time from Jan. 1, 2012 to the time of the issuance of the preliminary MAP report in 2014 or 2015? YES X NO
4. Did the board of directors take official action to select an auditor to prepare the annual financial audit as required by Tax Code Section 6.063 in the prior year? YES NO

NOT EVALUATED

5. Did the board of directors solicit bids for a bank depository in any year since 2009 as required by Tax Code Section 6.09(c)? YES NO

NOT EVALUATED

6. Did the board of directors designate a bank depository by official action in any year since 2009 as required by Tax Code Section 6.09(b)? YES NO

NOT EVALUATED

TAXPAYER ASSISTANCE

7. Has the appraisal district implemented its public relations plan described in the IAAO Standard on Public Relations? YES X NO
8. Does the appraisal district have written documents explaining how property is appraised for use by property owners? YES X NO
9. Does the appraisal district's website offer the ability to file protests to the appraisal review board online as required by Tax Code Section 41.415? YES X NO
10. Did the chief appraiser publicize in a manner reasonably designed to notify all property owners of the requirements of law relating to the filing of rendition statements and reports and the availability of forms, as required by Tax Code Section 22.21 in the current or prior year? YES X NO
11. Did the chief appraiser publicize in a manner reasonably designed to notify all residents in the appraisal district of the legal requirements for filing exemption applications and the availability of application forms, as required by Tax Code Section 11.44(b), in the current or prior year? YES X NO
12. Did the chief appraiser publicize in a manner reasonably designed to notify all residents of the appraisal district of the requirements for special appraisal of land used for agricultural, timber, and open-space purposes and the availability of application forms, as required by Tax Code Sections 23.43(f), 23.54(g), and 23.75(g), in the current or prior year? YES X NO
13. Did the chief appraiser deliver notices to the property owners who were required to receive them stating that exemption applications were required and provide appropriate application forms in the current year, as required by Tax Code Section 11.43(c)? YES NO

NOT APPLICABLE

14. Did the chief appraiser deliver notices to property owners whose exemptions were cancelled in the prior or current year, as required by Tax Code Section 11.43(h)? YES X NO
15. Did the chief appraiser deliver appropriate exemption application forms in the current year to persons who in the preceding year were allowed exemptions requiring annual applications, as required by Tax Code Section 11.44(a)? YES NO

NOT APPLICABLE

16. Did the chief appraiser deliver notices of modifications or denials of exemption applications that included brief explanations of the procedures for protesting the actions in the current or prior year, as required by Tax Code Section 11.45(d)? YES NO

NOT APPLICABLE

17. If the chief appraiser received a report of decreased value from a property owner, was a notice of value determination delivered to the property owner, as required by Tax Code Section 22.03(c)? YES NO

NOT APPLICABLE

18. Did the chief appraiser deliver notices and application forms to property owners whose open-space land use changed or eligibility ended for special appraisal in any year since Jan. 1, 2010, as required by Tax Code Section 23.54(e)? YES NO

NOT APPLICABLE

19. If the chief appraiser imposed a penalty for failure of a property owner to notify the appraisal district that land no longer qualifies for open-space special appraisal in any year since Jan. 1, 2010, was a notice of imposition of the penalty and an explanation of the procedures for protesting the imposition of the penalty delivered to the owner, as required by Tax Code Section 23.54(i)? YES NO

NOT APPLICABLE

20. Did the chief appraiser deliver notices of denials of applications for open-space land designation that include brief explanations of the procedures for protesting the denials and full explanations of the reasons for the denials in the current or prior year, as required by Tax Code Section 23.57(d)? YES NO

21. In the current or prior year, did the chief appraiser deliver notices of determinations that a change in use of open-space land has occurred and include in the notices an explanation of the owner's right to protest the determinations, as required by Tax Code Section 23.55(e)? YES NO

NOT APPLICABLE

22. In the current or prior year, did the chief appraiser include with the notice of appraised value an application form for a residence homestead exemption if the property did not qualify for a residence homestead exemption in the current tax year, as required by Tax Code Section 25.19(b-2)? YES NO

23. Has the appraisal district's board of directors implemented its procedures explaining how taxpayer complaints are handled, as required by Tax Code Sections 6.04(f) and (g)? YES NO

NOT APPLICABLE

OPERATING PROCEDURES

24. Did the appraisal district maintain a partial exemption list as required by Tax Code Section 11.46 and Comptroller Rule 9.3010 in the current or prior year? YES NO

25. Do the exemption forms used by the appraisal district comply with Comptroller Rule 9.415? YES NO

26. Has the appraisal district implemented written procedures for applying "capped" homestead property values as required by Tax Code Section 23.23? YES X NO

27. Does the appraisal district have written procedures concerning disaster recovery and mitigation? YES X NO

APPRAISAL STANDARDS, PROCEDURES AND METHODOLOGY

28. Has the appraisal district begun implementation of the 2013 Texas Property Tax Assistance Property Classification Guide? YES X NO

29. Did the appraisal district supplement its appraisal records with omitted property in the prior or current year, according to the requirements of Tax Code Section 25.21? YES NO

NOT APPLICABLE

30. Do the appraisal district's appraisal practices conform to its appraisal manual and procedures for residential property? YES X NO

31. Do the appraisal district's appraisal practices conform to its appraisal manual and procedures for land valuation? YES X NO

32. Do the appraisal district's appraisal practices conform to its appraisal manual and procedures for commercial property? YES X NO

33. Do the appraisal district's appraisal practices conform to its appraisal manual and procedures for business personal property? YES X NO

34. Do the appraisal district's appraisal manual and procedures for business personal property include up-to-date depreciation tables? YES X NO

35. Do the appraisal district's appraisal practices conform to its appraisal manual and procedures for open-space or agricultural land? YES X NO

36. Do the appraisal district's procedures comply with the *Manual for the Appraisal of Timberland* with regard to classifying qualified timberland by forest and soil type? YES NO

NOT APPLICABLE

37. Does the appraisal district properly value qualified timberland based on forest and soil type? YES NO

NOT APPLICABLE

38. Do the appraisal district's appraisal practices conform to its appraisal manual and procedures for the qualification and appraisal of land used for wildlife management? YES NO

NOT APPLICABLE

39. Did the appraisal district use internally prepared ratio studies in the preparation or implementation of its reappraisal plan? YES X NO
40. Are net-to-land calculations for the open-space land designated as native pasture reproducible from the appraisal records? YES X NO
41. Are net-to-land calculations for the open-space land designated as dry and irrigated cropland reproducible from the appraisal records? YES X NO
42. Since Jan. 1, 2012, did the appraisal district recognize that beekeeping is an agricultural use for 5 - 20 acres devoted to such a purpose for purposes of open-space land designations through the creation of guidelines and/or the approval of applications, pursuant to Tax Code Section 23.51(2)? YES X NO
43. Did the appraisal district provide all the data in the format requested relating to Tax Code Sections 23.01(e) and 41.43(a-3)? YES NO

NOT APPLICABLE

DEAF SMITH CO. APPRAISAL REVIEW BOARD

ARB Schedule for:

Thursday, July 17, 2014

#	TIME	OWNER	PROPERTY.ID	PROPERTY	Appraiser	packet	
1	9:30 AM	ARB meets and organizes					
2	10:00 AM	Elaine Webster	R5519	12 acres and residence at 4213 Hwy 60	DJ & MP	X	
3	10:20 AM	Fiji Hotel Group	27888, 6527, 25475	Holiday Inn Express 1400 W. 1st Street <i>Sched 7/16/14</i>	DJ	X	
4	10:40 AM	Jason White	918466	Personal Property - Jason White's Custom Restorations	MP	X	
5	11:00 AM						
6	11:20 AM						
7	11:40 AM						
BREAK FOR LUNCH							
8	1:00 PM						
9	1:20 PM						
10	1:40 PM						
11	2:00 PM						
12	2:20 PM						
13	2:40 PM						
14	3:00 PM						
15	3:20 PM						
16	3:40 PM						

Deaf Smith County Appraisal District

Deaf Smith CAD
140 E. 3rd St.
Hereford, TX 79045

Phone 806-364-0625
Fax 806-364-6895
e-mail: dscad@wvrt.net

Minutes for July 17, 2014 Meeting

- I. Meeting began at 9:31 a.m.
 - A. ARB Members present:
 1. Aaron Hutto
 2. Danny Martin
 3. Robert Murray
 - B. Deaf Smith Co. Appraisal District members present:
 1. Danny Jones
 2. Mark Powers
 3. Patty Scott
 4. Lydia Vallejo

- II. Minutes from the May 29, 2014 meeting were reviewed and approved.
 - A. Motion to approve minutes by Danny Martin.
 - B. 2nd by Aaron Hutto.
 - C. Unanimously approved.

- III. Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser was administered by ARB President Robert Murray.

- IV. The Exparte Affidavit was administered by Lydia Vallejo to all Board Members.

- V. 2013 and Prior Supplement Records were approved.
 - A. Motion to approve supplement records by Danny Martin.
 - B. 2nd by Aaron Hutto.
 - C. Unanimously approved.

- VI. Protest Hearings:

9:52 A.M., Elaine Webster, Block K-3, Section 17, 12 AC, PID 5519.
Situs: 4213 US Hwy 60

The reason stated on the Notice of Protest signed by Elaine Webster was:
Appraised value is unequal compared with other properties.

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ARB Meeting Minutes, July 17, 2014 – Continued

Ms. Webster began testimony by stating that she was very unhappy and distraught because the taxes just keep going up, up, up. The improvements on her place weren't much and other homes around her were sold from \$35,000 to \$55,000. Also the two new homes that have been built lately are now empty, the one built by the calf ranch is empty because of the airport and the airport has plans to expand. The area has become more industrial than residential. The house was built in 1942 and is under 1400 sqft. With the drought, the economy the way it is and being on a fixed income she just could not pay her taxes anymore. As far as curb appeal, it isn't as nice as it used to be. Half of the trees have died but she had been blessed with hired guys that know how to run heavy equipment and are removing the dead trees. The maintenance alone, at her age, is very difficult to keep up with and the taxes just keep going up.

When asked by board members if Ms. Webster had any documents or documentation to give to the board as to the values on the properties sold around her referred to earlier, she replied no but it was all on tax records and that she had talked to these people about their property. The Appraisal District has her property on at \$98,300 and was asked by the ARB what she felt like the value should be. She said she did not know, she just knew she could not afford to continue paying higher taxes. Ms. Webster went on to say there were other issues with her property such as being near the airport with the all the lights shining, the gun club and all the noise, the railroad and trains going by every 14 minutes causing cracks in the walls from the vibration, and Murphy Oil. There is not a panoramic view any more.

Mr. Danny Jones began his testimony by showing the board members an aerial view of Ms. Webster's property pointing out that the paved highway was about 100 feet from her driveway, the railroad about 200 feet away. Mr. Jones explained in order to use a comparable value in rural areas, he used the value of one acre of land, the well and the house divided by the living area of the house to come up with a comparable price per square foot. He figured Ms. Webster's house, well and one acre land at \$ 73,600 or \$41.56/sqft. Other out buildings were added on.

The comparable properties and the subject's property listed below are using the Appraisal District's value for only one acre of land, the well and the house. No other acreage or out buildings were used to calculate the comparable value.

Subject's property: 4213 US HWY 60, 1530 sqft., comparable value, \$ 48.10/sqft.
Comp #1: 5592 FM 809, 1694 sqft., comparable value \$53.83/sqft.
Comp #2: 4660 FM 1259, 1828 sqft., comparable value \$51.31/sqft.
Comp #3: 4112 CO RD 4, 1347 sqft., comparable value \$53.90/sqft.
Comp #4: 3604 CO RD 1, 1772 sqft., comparable value \$53.72/sqft.

All the above comparable properties are based on verifiable sales. Mr. Jones said he thought the \$ 98,300 value was ok.

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ARB Meeting Minutes, July 17, 2014 – Continued

Ms. Webster said the residences used as comparable residences by Mr. Jones were not anywhere close to being comparable to her house and all the stuff she has to put up with being in that area. She also pointed out that her place does not have a septic system, just cesspools, which will be a big draw back if she were to sell.

Danny Jones stated he was aware of the cesspools and there was an adjustment on her place for that. He also stated that the water well on Ms. Webster's place was being very under assessed at \$5,000 when new wells run about \$ 14,000.

Board members asked about prior year's value and Danny Jones stated they remained the same value as last year with the exception of ag use which was lowered since she does have some farmland around her. Since Ms. Webster has ag value, she has been paying taxes on \$ 83,200 not the market value of \$98,300. Mr. Jones felt like he had already considered all the location draw backs when figuring the market value.

Mr. Jones and Mr. Powers both pointed out to the board members that Ms. Webster had marked the reason on her protest form as "unequally appraised" and not "over market value". Mr. Powers told the board in order to do an unequal and uniform appraisal it was a two-step process. Part of the process is to establish market value then find the median level for the comparable properties. Not looking at sales prices but what the properties were appraised at with similar quality and location, twenty properties were found that were very comparable to Ms. Webster's. Mr. Powers prepared a spread sheet on these properties to come up with a median appraisal of \$ 97,700 and Ms. Webster's property was appraised at \$ 98,300. If you look at the way the state laws reads on the basis of "unequal and uniform" appraisals Ms. Webster's property should be lowered from \$98,300 to \$97,700.

After continued discussion the ARB decision was to lower the appraised value to \$ 97,700. Motion to lower the value to \$97,700 was made by Danny Martin, seconded by Aaron Hutto and carried unanimously.

Mr. Jones informed Ms. Webster of the State's survey regarding the protest and asked her if she would like to fill out the survey. Ms. Webster declined the offer and did not want to do the survey.

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ARB Meeting Minutes, July 17, 2014 – Continued

10:40 A.M., Jason White's Custom Restorations, Business Personal Property:
Equip, Inv., F&F, PID 918466. Situs: 809 E. 2nd St.

The reason stated on the Notice of Protest signed by Jason White was not marked.

An Affidavit was not sent in nor was Mr. Jason White present. The protest was considered a "no show".

ARB Decision: Leave the current appraised value as is.

- VII. 2014 Appraisal Records were approved.
- A. Motion to approve records by Arron Hutto.
 - B. 2nd by Danny Martin.
 - C. Unanimous vote.

Meeting adjourned at 11:13 A.M.

Approved:

Date:

Chairperson: