

DEAF SMITH COUNTY
APPRAISAL DISTRICT

ANNUAL REPORT

TAX YEAR 2015

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

6.5.1

Deaf Smith County Appraisal District
2015 Annual Report
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TIME LINE/WORK PLAN FOR 2015

October 2014

- 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 2014

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

December 2014

- Send Business Personal Property Renditions.
- Get building permits from City Building & Zoning department.
- Annual Report to the Public.

January 2015

- Send homestead forms (include homestead removal letter).
- Publicize the legal requirements for filing rendition statements and the availability of the forms, including exemptions and ag-value
- Send Homestead forms (include homestead removal letter).
- Send Ag value forms.
- January Statements.
- PTD Feb 1 Sales Submission
- Give public notice of 2015 capitalization rate used to appraise property with low and moderate income housing exemption (Sec. 11.1825).
- Mail out Ag Survey (for 2013 crop year).

February 2015

- Disburse special inventory taxes from escrow accounts to taxing units.
- Start reappraisal work Nbhd 2 (Evants), Nbhd 1 (Welsh).
- Chg 15/upkeep work (Inspections and appraisal of bldg. permits and all upkeep work).
- Physical inspection of Mobile Homes.
- Physical inspection of Business Personal Property.

March 2015

- 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 2015

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

TIME LINE/WORK PLAN FOR 2015- continued

May 2015

- Send Oldham CAD values on 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 (Sec. 25.01, 24.22).

June 2015

- Hold Informal hearings.
- ARB Hearings.
- Chief appraiser submits preliminary 2016 budget to CAD board and taxing units.

July 2015

- 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 2015

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

September 2015

- CAD board to adopt 2016 CAD budget.

2015 CERTIFIED TOTALS

Property Count: 11,982

CAD - DEAF SMITH CAD
Grand Totals

11/2/2015

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Land		Value			
Homesite:		27,711,100			
Non Homesite:		83,353,825			
Ag Market:		713,229,937			
Timber Market:		0		Total Land	(+) 824,294,862
Improvement		Value			
Homesite:		283,094,200			
Non Homesite:		810,293,388		Total Improvements	(+) 1,093,387,588
Non Real		Count	Value		
Personal Property:		1,243	411,112,100		
Mineral Property:		1	500		
Autos:		0	0	Total Non Real	(+) 411,112,600
				Market Value	= 2,328,795,050
Ag	Non Exempt	Exempt			
Total Productivity Market:	713,059,837	170,100			
Ag Use:	97,277,147	22,800		Productivity Loss	(-) 615,782,690
Timber Use:	0	0		Appraised Value	= 1,713,012,360
Productivity Loss:	615,782,690	147,300		Homestead Cap	(-) 2,860,552
				Assessed Value	= 1,710,151,808
				Total Exemptions Amount	(-) 128,392,110
				(Breakdown on Next Page)	
				Net Taxable	= 1,581,759,698

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 1,581,759,698 * (0.000000 / 100)

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

2015 CERTIFIED TOTALS

Property Count: 11,982

CAD - DEAF SMITH CAD
ARB Approved Totals

11/2/2015

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	0	0	0
DV1	24	0	210,100	210,100
DV1S	2	0	10,000	10,000
DV2	11	0	114,000	114,000
DV3	10	0	84,000	84,000
DV3S	1	0	10,000	10,000
DV4	17	0	156,000	156,000
DV4S	2	0	12,000	12,000
DVHS	12	0	1,004,910	1,004,910
EX	3	0	128,400	128,400
EX-XG	9	0	1,371,200	1,371,200
EX-XI	6	0	2,353,600	2,353,600
EX-XL	1	0	1,100	1,100
EX-XV	202	0	121,635,500	121,635,500
EX366	15	0	3,000	3,000
FR	5	0	0	0
HS	3,253	0	0	0
LIH	2	0	1,298,300	1,298,300
Totals		0	128,392,110	128,392,110

2015 CERTIFIED TOTALS

Property Count: 11,982

CAD - DEAF SMITH CAD
Grand Totals

11/2/2015

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	0	0	0
DV1	24	0	210,100	210,100
DV1S	2	0	10,000	10,000
DV2	11	0	114,000	114,000
DV3	10	0	84,000	84,000
DV3S	1	0	10,000	10,000
DV4	17	0	156,000	156,000
DV4S	2	0	12,000	12,000
DVHS	12	0	1,004,910	1,004,910
EX	3	0	128,400	128,400
EX-XG	9	0	1,371,200	1,371,200
EX-XI	6	0	2,353,600	2,353,600
EX-XL	1	0	1,100	1,100
EX-XV	202	0	121,635,500	121,635,500
EX366	15	0	3,000	3,000
FR	5	0	0	0
HS	3,253	0	0	0
LIH	2	0	1,298,300	1,298,300
Totals		0	128,392,110	128,392,110

2015 CERTIFIED TOTALS

Property Count: 11,982

CAD - DEAF SMITH CAD

Grand Totals

11/2/2015

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State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	4,937		\$1,042,800	\$325,520,599
B	MULTIFAMILY RESIDENCE	164		\$0	\$17,236,410
C1	VACANT LOTS AND LAND TRACTS	647		\$0	\$6,917,000
D1	QUALIFIED OPEN-SPACE LAND	3,486	933,388.0221	\$0	\$713,034,337
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	847		\$412,800	\$15,833,703
E	RURAL LAND, NON QUALIFIED OPEN SPA	1,169	5,411.2111	\$870,900	\$95,767,501
F1	COMMERCIAL REAL PROPERTY	696		\$3,251,100	\$117,979,600
F2	INDUSTRIAL AND MANUFACTURING REAL	185		\$254,777,000	\$492,493,200
G3	OTHER SUB-SURFACE INTERESTS IN LAN	1		\$0	\$500
J2	GAS DISTRIBUTION SYSTEM	14		\$0	\$3,705,100
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	37		\$0	\$86,911,600
J4	TELEPHONE COMPANY (INCLUDING CO-C	34		\$0	\$4,621,300
J5	RAILROAD	9		\$0	\$35,616,800
J6	PIPELAND COMPANY	14		\$0	\$5,229,000
J7	CABLE TELEVISION COMPANY	3		\$0	\$454,700
J8	OTHER TYPE OF UTILITY	6		\$9,600	\$784,600
L1	COMMERCIAL PERSONAL PROPERTY	1,079		\$0	\$137,844,400
L2	INDUSTRIAL AND MANUFACTURING PERS	60		\$0	\$134,707,000
M1	TANGIBLE OTHER PERSONAL, MOBILE HC	184		\$32,400	\$1,584,500
S	SPECIAL INVENTORY TAX	18		\$0	\$5,762,100
X	TOTALLY EXEMPT PROPERTY	238		\$1,486,500	\$126,791,100
	Totals		938,799.2332	\$261,883,100	\$2,328,795,050

2015 CERTIFIED TOTALS

Property Count: 11,982

CAD - DEAF SMITH CAD

Grand Totals

11/2/2015

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	9		\$3,700	\$224,700
A1	SINGLE FAMILY RESIDENCE	4,654		\$890,800	\$319,708,499
A2	SINGLE FAMILY MOBILE ATTACHED TO RI	336		\$148,300	\$5,587,400
B1	APARTMENTS / MULTIFAMILY	164		\$0	\$17,236,410
C	C	1		\$0	\$124,100
C1	VACANT LOT	647		\$0	\$6,792,900
D1	AG LAND PASTURE	3,487	933,428.0221	\$0	\$713,086,087
D2	IMPROVEMENTS ON QUALIFIED LAND	847	126.0000	\$412,800	\$15,833,703
D3	AG LAND FARM	22		\$0	\$1,346,625
E	E	1		\$0	\$9,500
E1	FARM OR RANCH IMPROVEMENT	1,137		\$870,900	\$92,992,326
E3	E3	1		\$0	\$1,100
E4	Rural Land - Non Qualified Land	33		\$0	\$1,366,200
F1	COMMERCIAL REAL PROPERTY	696		\$3,251,100	\$117,979,600
F2	INDUSTRIAL REAL PROPERTY	185		\$254,777,000	\$492,493,200
G1	MINERALS	1		\$0	\$500
J2	GAS COMPANY	14		\$0	\$3,705,100
J3	ELECTRIC COMPANY	37		\$0	\$86,911,600
J4	TELEPHONE COMPANY	34		\$0	\$4,621,300
J5	RAILROAD	9		\$0	\$35,616,800
J6	PIPELINE COMPANY	14		\$0	\$5,229,000
J7	CABLE TELEVISION COMPANY	3		\$0	\$454,700
J8	OTHER UTILITY	6		\$9,600	\$784,600
L1	PERSONAL PROPERTY COMMERCIAL	1,079		\$0	\$137,844,400
L2	INDUSTRIAL PERSONAL PROPERTY	60		\$0	\$134,707,000
M3	MOBILE HOMES PERSONAL	184		\$32,400	\$1,584,500
S	SPECIAL INVENTORY TAX	18		\$0	\$5,762,100
X	EXEMPT PROPERTY	238		\$1,486,500	\$126,791,100
	Totals		933,554.0221	\$261,883,100	\$2,328,795,050

2015 CERTIFIED TOTALS

Property Count: 11,982

CAD - DEAF SMITH CAD

Effective Rate Assumption

11/2/2015

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New Value

TOTAL NEW VALUE MARKET:	\$261,883,100
TOTAL NEW VALUE TAXABLE:	\$260,396,600

New Exemptions

Exemption	Description	Count		
EX	Exempt	2	2014 Market Value	\$74,300
EX-XV	Other Exemptions (including public property, re	4	2014 Market Value	\$142,700
EX366	HB366 Exempt	4	2014 Market Value	\$4,400
ABSOLUTE EXEMPTIONS VALUE LOSS				\$221,400

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	1	\$12,000
HS	Homestead	45	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$12,000
NEW EXEMPTIONS VALUE LOSS			\$233,400

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$233,400

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
3,206	\$85,081	\$880	\$84,201
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,778	\$78,651	\$868	\$77,783

DEAF SMITH COUNTY APPRAISAL DISTRICT

2015 SUMMARY PLAN

2015 REAPPRAISAL OF NEIGHBORHOOD 1

Description of Neighborhood 1 (Welsh, Knob Hill, Coneway):

These are the new homes, generally built in the 1960's and forward. They tend to be larger with more modern amenities such as multiple baths, 2 car garages and are updated (modernized) more often.

For neighborhood 1, we drove out and visually inspected and reappraised each home. The values did not change that much. But the reason for the reappraisal was we have a lot of homes that have been fixed up some, (new windows, garage doors, RA units, paint, concrete drives, and roofs). We also have property that is run down needing up dating. We felt that a visual inspection was necessary and that it could help our Ratios and COD's.

As you can see ratios were improved from 97% to 98% and our COD which measures uniformity went from 8.12 to 3.27. Anything below 5 is considered good and a ratio of 95% up is also considered good. I ran ratios on late sales from July – September and our ratios which were time adjusted came out to Ratio 98% and COD 4.28. I also did ratio study on MLS property vs Deaf Smith County Appraisal District (2015 category A1) property. After making a 10% adjustment on MLS property our ratio with MLS came out to 95%. Showing that our appraisals are consistent with MLS properties.

Deaf Smith County Appraisal District
2014 - 2015 Residential Sales Ratio Comparison
71 Samples

Property ID	Address	2014 Values	2015 Values	Sales Price	Sale Date	2014 Sales Ratio	2015 Sales Ratio	2014 Absolute Deviation	2015 Absolute Deviation
3021	303 Westhaven	86,900	91,100	90,000	08/04/14	0.97	1.01	0.005	0.02
3155	531 Westhaven	101,300	97,900	97,000	08/20/14	1.04	1.01	0.070	0.02
3130	130 Kingwood	170,900	165,600	163,900	11/03/14	1.04	1.01	0.070	0.02
3147	120 Kingwood	85,200	89,900	93,000	04/17/15	0.92	0.97	0.054	0.02
3023	405 Westhaven	121,000	122,800	123,865	05/05/15	0.98	0.99	0.006	0.00
6202	3715 CO RD 12A	156,500	156,500	159,900	05/15/15	0.98	0.98	0.008	0.01
6300	114 16th St	85,500	89,700	90,000	06/27/14	0.95	1.00	0.020	0.01
6284	100 Cherokee	88,500	94,400	115,000	07/31/15	0.77	0.82	0.200	0.17
6232	305 Cherokee	113,700	122,900	130,000	01/27/15	0.87	0.95	0.100	0.04
3347	424 Hickory	80,900	72,900	72,500	02/09/15	1.12	1.01	0.150	0.02
11239	408 Hickory	55,500	55,500	58,000	06/03/15	0.96	0.96	0.010	0.03
11456	415 Hickory	91,700	94,100	90,000	07/27/15	1.02	1.05	0.050	0.06
3415	242 Fir	87,100	92,400	93,000	07/03/14	0.94	0.99	0.030	0.00
3421	240 Fir	89,500	93,600	96,000	11/07/14	0.93	0.98	0.040	0.01
3420	230 Fir	83,700	83,700	80,000	07/16/15	1.05	1.05	0.080	0.06
3290	235 Juniper	85,400	90,200	98,500	06/30/14	0.87	0.92	0.100	0.07
3180	200 Hickory	123,400	125,300	127,000	08/22/14	0.97	0.99	0.000	0.00
3205	211 Hickory	89,200	96,200	99,000	09/19/14	0.90	0.97	0.070	0.02
3225	228 Ironwood	97,000	98,800	101,900	11/10/14	0.95	0.97	0.020	0.02
3207	233 Hickory	84,000	84,000	78,900	11/31/14	1.06	1.06	0.090	0.08
3196	224 Hickory	82,200	83,800	81,000	03/27/15	1.01	1.03	0.040	0.05
3395	247 Elm	104,500	115,000	120,000	03/03/15	0.87	0.96	0.100	0.03
3305	249 Cherokee	123,900	123,900	120,000	04/24/15	1.03	1.03	0.060	0.04
3375	206 Elm	79,000	81,000	90,000	07/20/15	0.88	0.90	0.090	0.09
3367	228 Elm	96,900	96,900	97,500	07/21/15	0.99	0.99	0.020	0.00
2767	240 Centre	92,000	127,700	129,000	08/22/15	0.71	0.99	0.260	0.00
2457	143 Sunset	56,000	58,500	60,000	07/10/14	0.93	0.98	0.040	0.01
6243	117 E 15th St	226,800	201,500	200,000	09/10/14	1.13	1.01	0.160	0.02
6578	2113 Plains	371,000	382,800	403,750	03/27/15	0.92	0.95	0.050	0.04
10881	138 Liveoak	160,400	203,500	210,000	02/06/15	0.76	0.97	0.210	0.02
6707	1808 Plains	212,300	200,400	185,000	03/03/15	1.15	1.08	0.170	0.09
6590	2008 Plains	157,300	157,300	165,100	07/06/15	0.95	0.95	0.020	0.04
7734	826 Baltimore	145,700	145,700	145,000	06/02/14	1.00	1.00	0.030	0.02
7752	805 Baltimore	117,900	120,100	121,500	03/31/15	0.97	0.99	0.000	0.00

Deaf Smith County Appraisal District
 2014 - 2015 Residential Sales Ratio Comparison
 71 Samples

Property ID	Address	2014 Values	2015 Values	Sales Price	Sale Date	2014 Sales Ratio	2015 Sales Ratio	2014 Absolute Deviation	2015 Absolute Deviation
2623	212 Texas	204,200	220,200	220,000	12/04/14	0.93	1.00	0.040	0.01
2622	214 Texas	233,800	216,000	215,000	04/09/15	1.09	1.00	0.120	0.02
22892	818 Columbia	151,100	155,300	155,000	11/05/14	0.97	1.00	0.000	0.01
24439	820 Columbia	151,200	151,200	154,000	05/18/15	0.98	0.98	0.010	0.01
6725	126 Mimosa	173,100	173,100	173,000	07/01/14	1.00	1.00	0.030	0.01
6736	123 Mimosa	143,300	153,600	155,000	08/29/14	0.92	0.99	0.050	0.00
6730	106 Nueces	129,100	137,100	127,000	09/12/14	1.02	1.08	0.050	0.09
6734	126 Nueces	100,700	110,800	117,000	11/21/14	0.86	0.95	0.110	0.04
6705	114 Nueces	121,600	124,900	131,500	05/15/15	0.92	0.95	0.050	0.04
6821	144 Pecan	134,700	139,200	142,900	07/03/14	0.94	0.97	0.030	0.02
6668	122 Oak	146,700	146,700	145,000		1.01	1.01	0.040	0.02
6664	115 Oak	97,300	104,000	107,000	11/04/14	0.91	0.97	0.060	0.02
6630	125 Kingwood	119,700	119,700	125,000	07/14/15	0.96	0.96	0.010	0.03
3333	1201 W 15th St	95,500	102,700	105,000	11/10/14	0.91	0.98	0.060	0.01
2605	211 Sunset	103,300	105,600	110,000	06/26/14	0.94	0.96	0.030	0.03
3527	328 Douglas	238,400	199,300	195,000	06/18/15	1.22	1.02	0.250	0.03
2777	232 Ranger	118,700	138,300	140,500	07/17/14	0.84	0.98	0.130	0.00
2776	230 Ranger	197,900	191,300	185,000	10/17/14	1.07	1.03	0.100	0.04
2812	213 Ranger	127,400	132,000	138,000	03/13/15	0.92	0.96	0.050	0.03
2801	235 Ranger	122,600	104,300	99,500	03/23/15	1.23	1.05	0.260	0.06
3501	312 Centre	83,500	79,300	80,000	02/02/15	1.04	0.99	0.070	0.00
3487	340 Centre	119,200	119,200	123,000	01/01/15	0.97	0.97	0.000	0.02
2899	125 Centre	117,900	100,300	90,000	01/13/15	1.31	1.11	0.340	0.13
2991	111 Douglas	117,900	117,900	110,000	05/14/15	1.07	1.07	0.100	0.08
3062	132 Ironwood	88,300	88,300	88,500	07/17/14	1.00	1.00	0.030	0.01
3122	147 Ironwood	118,600	134,600	144,000	10/30/14	0.82	0.93	0.150	0.05
3112	132 Hickory	102,600	108,800	110,000	03/16/15	0.93	0.99	0.040	0.00
2437	139 Texas	256,400	240,700	245,000	03/13/15	1.05	0.98	0.080	0.01
2637	300 Sunset	118,900	126,500	127,500	12/31/14	0.93	0.99	0.040	0.00
2628	307 Sunset	91,500	92,900	93,000	03/24/15	0.98	1.00	0.010	0.01
2630	313 Sunset	177,900	174,300	164,000	04/24/15	1.08	1.06	0.110	0.07
3457	228 Greenwood	72,700	81,000	84,000	07/12/14	0.87	0.96	0.100	0.03
2714	225 Aspen	83,800	79,100	79,000	06/26/15	1.06	1.00	0.090	0.01
2551	505 Willow Lane	81,000	79,500	90,000	12/18/14	0.90	0.88	0.070	0.11

Deaf Smith County Appraisal District
 2014 - 2015 Residential Sales Ratio Comparison
 71 Samples

Property ID	Address	2014 Values	2015 Values	Sales Price	Sale Date	2014 Sales Ratio	2015 Sales Ratio	2014 Absolute Deviation	2015 Absolute Deviation
2496	436 Ranger	70,500	70,500	75,000	05/15/15	0.94	0.94	0.030	0.05
2860	143 Northwest	63,700	65,400	64,500	08/15/14	0.99	1.01	0.020	0.02
2944	129 Beach	32,200	56,200	58,000	07/31/15	0.56	0.97	0.410	0.02
TOTALS OR AVG		8,709,700	8,855,400	8,951,215		0.9730	0.9893	5.593	2.30

	Absolute Deviation Average	Average Means
2014	0.07877	97
2015	0.03239	98

COD (Coefficient of Dispersion) = $\frac{\text{Average Means} = \text{Appraised Mkt Value} / \text{Adj. Sale Price}}{\text{Average Mean.}}$
 Divide Average Absolute Deviation by Average Mean.

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

Deaf Smith County Appraisal District
2015 Late Sales Ratio Study, Time Adjusted
23 Samples

Property ID	Address	2015 Appraised Market Value	Actual Sales Price	Sale Date	Time Adjustment	Adjusted Sale Price	Adjusted Sales Ratio	Deviation
11456	415 Hickory	87,700	90,000	07/27/15	0.91%	89,181	0.98	0.00
3375	206 Elm	88,000	90,000	07/20/15	0.91%	89,181	0.99	0.01
6284	100 Cherokee	94,400	115,000	07/31/15	0.91%	113,954	0.83	0.15
2944	129 Beach	56,200	58,000	07/31/15	0.91%	57,472	0.98	0.00
3087	501 Westhaven	147,900	144,900	08/04/15	1.04%	143,393	1.03	0.05
3549	307 Douglas	164,800	170,000	08/10/15	1.04%	168,232	0.98	0.00
2549	540 Willow Lane	89,900	89,000	08/14/15	1.04%	88,074	1.02	0.04
2696	333 Stadium	91,500	85,000	08/25/15	1.04%	84,116	1.09	0.11
2435	147 Texas	189,700	200,000	08/28/15	1.04%	197,920	0.96	0.02
6702	136 Nueces	118,700	125,000	09/08/15	1.17%	123,538	0.96	0.02
2694	317 Stadium	164,600	175,000	09/04/15	1.17%	172,953	0.95	0.03
2436	145 Texas	209,800	210,000	09/11/15	1.17%	207,543	1.01	0.03
3059	141 Greenwood	112,200	121,000	09/15/15	1.17%	119,584	0.94	0.04
3224	208 Ironwood	91,300	98,000	09/18/15	1.17%	96,853	0.94	0.04
2776	230 Ranger	191,300	187,000	09/17/15	1.17%	184,812	1.04	0.06
2636	302 Sunset	100,700	103,000	09/16/15	1.17%	101,795	0.99	0.01
6680	106 Oak	100,000	113,000	09/18/15	1.17%	111,678	0.90	0.08
3435	207 Fir	76,100	80,000	09/25/15	1.17%	79,064	0.96	0.02
2866	136 Northwest	64,000	72,000	09/28/15	1.17%	71,158	0.90	0.08
7766	709 Baltimore	68,200	68,500	09/30/15	1.17%	67,699	1.01	0.03
3231	210 Ironwood	116,000	108,000	09/30/15	1.17%	106,736	1.09	0.11
6670	114 Oak	122,900	130,000	10/07/15	1.30%	128,310	0.96	0.02
20067	326 Fir	120,800	126,000	10/27/15	1.30%	124,362	0.97	0.01
	TOTALS OR AVG	2,566,700	2,758,400			2,727,608	22.48	0.96

COD =	4.2857	Avg. Means =	0.9800	Absolute Dev Avg =	0.042
COD (Coefficient of Dispersion) =	Divide Total of Dev. Column, divided by # of samples, X Avg. Means.	Average Means =	Total Actual Sales Ratio divided by number of samples	Avg Absolute Dev =	Total on Absolute Dev. Divided by the # of examples. Based on Adjusted Sales Ratio
					Deviation (by line) = Avg. Means less Adjusted Sales Ratio

MLS-JANUARY 2015

<u>PID#</u>	<u>ADDRESS</u>	<u>MLS APPRAISAL</u>		<u>DSCAD</u>	<u>DSCAD</u>
			<u>SOLD</u>	<u>2014</u>	<u>2015</u>
4798	611 E 3RD	65,000		39,600	35600
5231	816 BREVARD	65,700		34,400	46300
1407	225 AVE.D	67,000		46,900	51900
2944	129 BEACH	67,500	58,000	32,000	56200
1877	321 AVE.B	68,500	57,000	62,200	66700
2491	422 RANGER	69,900		56,200	56200
4522	303 W 7TH	75,000		55,000	55900
2976	117 ASPEN	79,900		75,800	71900
2125	440 PALOMA LANE	82,000	77,000	71,000	76300
2648	308 WESTERN	82,000		66,100	66100
2714	225 ASPEN	83,000	79,000	83,800	79100
6330	711 SEMINOLE	84,400		74,200	74200
920341	706 THUNDERBIRD	85,000	80,000	82,600	82600
6303	327 16TH	87,500		71,600	75700
3145	117 JUNIPER	87,500		74,500	72200
2967	100 BEACH	89,900		81,500	81500
1196	501 E PARK	89,900		63,000	63000
2308	524 AVE.J	89,000	80,000	78,400	78400
3501	312 CENTRE	89,900		83,500	79300
3172	228 HICKORY	89,950		84,600	88800
1082	111 AVE.I	89,500	85,000	82,100	82100
2358	511 AVE.J	90,000		39,900	47600
4042	714 THUNDERBIRD	4,500		2,000	3000
4197	402 W GRACY	10,000		8,000	8000
1374	236 AVE.B	45,000	24,000	39,400	41100
1604	227 AVE.K	46,900		29,200	29200
5160	803 IRVING	47,000		23,900	27500
4062	303 E GRACY	57,500		42,100	42100
5273	908 BREVARD	59,200	57,000	45,300	58400
1938	416 AVE.B	60,000		52,400	54900
4781	404 & 406 JOWELL	61,500		39,900	44500
3636	807 25 MILE AVE	62,500	60,000	61,700	61700
3032	118 FIR	92,000		76,600	74900
25452	1212 S MAIN	92,500		66,700	66700
3048	122 GREENWOOD	95,000	85,000	80,900	80900
5910	1401 16TH ST	95,000		106,000	102000
2539	535 W 15TH	96,000		98,900	95900
10883	127 STAR	97,000		96,200	96200
1578	233 STAR	98,000	92,000	78,300	86130
3292	200 JUNIPER	99,900		106,400	99800
2540	537 W 15TH	100,000		115,800	114800
6265	215 CHEROKEE	105,000		104,100	104100

		MLS		DSCAD	
				<u>2,014</u>	<u>2015</u>
2628	307 SUNSET	105,900	93,000	91,500	92900
1618	312 STAR	109,900		101,000	111600
3402	211 ELM	110,000		67,300	71500
26187	336 AVE.I	114,950		81,800	81500
4928	607 S MAIN	116,000		90,300	90300
2991	111 N DOUGLAS	119,000	110,000	117,900	105500
3395	247 ELM	125,000	120,000	104,500	115000
6630	125 KINGWOOD	125,000	125,000	119,700	119700
3023	405 WESTHAVEN	129,950	123,865	121,000	122800
3305	249 CENTRE	135,000	120,000	123,900	123900
5406	533&537 MYRTLE	135,000		62,200	60200
4748	408 E 5TH	139,000		129,900	135500
2254	426 STAR	139,900	95,000	130,200	99900
6670	114 OAK	142,500	130,000	125,500	122900
3132	114 JUNIPER	145,000		137,400	137400
2812	213 RANGER	149,000	138,000	127,400	132000
1101	909 E PARK	150,000		116,400	116400
4502	325 N LEE	150,000		132,700	127400
6728	111 MIMOSA	155,000		121,500	122600
3299	227 CENTRE	159,000		149,600	134000
2815	201 RANGER	159,900		141,900	146500
4240	1410 E PARK	159,900		68,100	68100
7760	711 BALTIMORE	161,900		149,900	140500
10574	3258 FM 2943	168,900	145,000	208,400	175900
2630	313 SUNSET	175,000	164,000	177,900	174300
2694	337 STADIUM DR	184,000	175,000	164,600	164600
3529	332 DOUGLAS	188,500		185,400	180300
7946	3615 US HWY 385	198,000		155,400	155400
2911	104 N DOUGLAS	199,900		115,600	127600
6707	1808 PLAINS	<u>199,900</u>	185,000	<u>212,300</u>	<u>200400</u>

7,655,000 2,557,865 6,544,900 6,536,130

74 LISTINGS 103,445 88,445 88,372
 AVERAGE HOME

MLS RATIO 117%
 DSCAD RATIO 85%

SO DSCAD ADJ/MLS
 6,536,100 ÷ 6,889,500 = 95%

SOLD MLS
 2,557,865 ÷ 2,824,150 = 90%

7,655,000 X 90% = 6,889,500

MLS SOLD
 2,824,150 2,557,865

DEAF SMITH COUNTY APPRAISAL DISTRICT

2015 EVANTS (Nbhd 2) Reappraisal and Adjustments

Description of Neighborhood - 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 of Neighborhood: Appraisal of Residences.

2013 - This nbhd was reappraised and visually inspected for 2013. All previous adjustments codes were deleted and depreciation was 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. For 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 on these properties.

2014 - After the ratio study, it was felt that a visual inspection of all properties was not necessary. The land schedules remained as is, due to the fact that land sales are so few, and residential vacant lots have not increased in value in other nbhds. The following adjustments for residences were made. Some properties received two adjustments codes.

- 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 retained their 2013 values as the ratio study showed the values were close to 100%.

The Follow up Ratio Study was disappointing in 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.

The multi-Family (duplexes and apartments) were not addressed in the 2014 adjustment process because of a lack of sales information.

2015 REAPPRAISAL

Land schedules remained 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 remains as follows:

Residential NBHD 2 (Evants)

Code	Sprice	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

Appraisal of Residences.

Analysis: A ratio study for single family residences (category A1) was done for this nbhd using sales from 4/1/2014 to 11/07/2014. Using a computer generated list, only 31 sales were found. The list was analyzed and a number of sales were excluded including sales that were between family members, a few foreclosures, one had the wrong state code, 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). This process of elimination weeded the list down to 17 viable sales.

The ratio study showed **a weighted mean of .94, a mean of .96, a COD of 9.48.**

- The above measures of appraisal accuracy, the weighted mean and mean, tell us that the values are 4 – 6% low, on average. It appears that demand is more than in the previous year, several of the sales were on the market 2 months or less.
- The uniformity (COD) looked good as the COD is less than 10.
 - 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:

- The adjustments to the residential schedule for 2014 were downward adjustments. One was -5%, another was -10% and these could combine on certain properties for a total of -15%.
- It was also noted that in applying the -5%, a large number of properties received this adjustment that should not have received it. Fort the “FHA” style homes, this adjustment hurt more than it helped.

Action / Plan Procedure:

- 1) The previous year’s adjustment codes were taken off;
 - a. 2.14a, -5% adjustment, was taken off of the 1,027 residences of 1,000 – 1,299 sqft.
 - b. 2.14b, +5% adjustment, was taken off of the 482 residences of 1,300 – 1,499 sqft.
 - c. 2.14b, -10% adjustment was taken off of 558 Mabry Addition residences.
- 2) It was felt that an actual inspection was necessary since depreciation would need to be looked at especially the properties in the Mabry Addition (the property north of Forrest Ave. and East of Ave. K) since these would be bounce up 5 to 15%.

Results:

- **Value Change**

Values from 2014		Values for 2015	
Market	80,280,100	Market	83,907,000

Total Difference in Value +3,626,900 (4.5% increase)

- **Follow up Ratio Study:** - A sales ratio report was run with sales from 12/7/2014 to 11/1/2015.
 - During this period, for this nbhd, 26 sales were found showing a *Weighted Mean of 1.00, Mean 1.06 and a COD of 18.63.*
 - However, there were 4 suspect sales; one outlier, 2 residences that were tore up inside and was not livable and 1 sale that was an estate sale for cash.
 - After discarding these for sales the remaining 22 sales had a **Weighted Mean of .96, Mean .95 and a COD of 9.05.**

- **Conclusion:**

- The first thing that we notice is that even though there was a 4.5% increase in overall value the ratio study showed the weighted mean and the mean stayed in the mid 90's. This could mean that this nbhd is an appreciating market. Thus it was prudent to do the reappraisal to keep up with appreciation.
- Also, the COD (a measure of uniformity) stayed close to 9 showing that our goal of having uniform appraisals, was met.

Multi-Family – Duplexes and Apartments. Income / rents were collected and these properties were appraised using the income approach. A 12% capitalization rate with a 40% expense ratio works well on most income producing multifamily residences. However, the older, rundown, less quality properties will need a 13% cap rate with a 50% expense ratio.

Results:

- **Value Change**

2014 Market	4,384,792	2015 Market	4,688,210
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Total Difference in Value +303,418 (6.9% increase)

- **Follow up Ratio Study:** - A sales ratio report was not run as there were limited sales and the ones that were found were ones that were used to come up with the cap rates and expense ratios.
- **Conclusion:**
 - In analyzing the 12 sales we did have, the rents being charged are more than we have noticed from similar properties in the past. Therefore since the market is bearing high rents then the value of rental property should be up. Thus the almost 7% increase in this category seem reasonable.

Evants 2015 Sales Ratio Report

From: 04/01/2014

To: 11/07/2014

Prop ID	Situs Location	SFT	Sale Price	Sale Date	Market	Ratio	Dev	2014 Adj	\$/sqft	State	Class	Land SQFT	Add Val	Comments
5240	834 BREVARD TX	1,200	\$20,000	4/16/2014	\$26,000	1.30	0.34	1, 3	\$16.67	A1	4F	7,800		run down
2306	433 N AVE.K TX	1,383	\$65,000	4/30/2014	\$61,200	0.94	0.02	2	\$47.00	A1	5F+	7,926	400	no gar
6379	700 AVE.F TX	1,648	\$71,500	5/1/2014	\$72,500	1.01	0.06		\$43.39	A1	5M+	9,088	700	Appraisal, enc gar
10903	217 AVE.H	1,328	\$32,500	6/13/2014	\$34,400	1.06	0.10	2	\$24.47	A1	4F	8,640	700	
5288	1309 13TH TX	1,536	\$62,000	6/24/2014	\$60,900	0.98	0.03	3	\$40.36	A1	5M+	12,500	700	
1361	309 UNION TX	1,008	\$30,000	7/2/2014	\$31,500	1.05	0.09	1	\$29.76	A1	4F	14,000	2,200	
1559	222 AVE.J TX	1,682	\$50,000	8/7/2014	\$42,100	0.84	0.12		\$29.73	A1	4F	8,235	3,100	lg stig bldg
1089	907 E PARK AVE TX	1,722	\$28,000	8/1/2014	\$29,500	1.05	0.10		\$16.26	A1	4M	15,000	300	cash sale
1500	206 AVE.H TX	988	\$42,000	5/6/2014	\$36,100	0.86	0.10		\$42.51	A1	4F			Steelman Rentals, 1car det gar
1569	207 STAR TX	1,634	\$73,000	6/20/2014	\$63,000	0.86	0.09		\$44.68	A1	5F			Steelman
5268	922 BREVARD	1,129	\$49,000	7/13/2014	\$45,300	0.92	0.03		\$43.40	A1	5M			Steelman Rentals
1058	128 AVE. I	1,192	\$75,000	12/19/2013	\$75,000	1.00	0.04	1	\$62.92	A1	6M+			
1015	105 N AVE.K TX	1,040	\$50,000	8/8/2014	\$44,900	0.90	0.06	1	\$48.08	A1	5F+	9,045	900	
1559	222 AVE.J TX	1,682	\$50,000	9/4/2014	\$42,100	0.84	0.12		\$29.73	A1	4F	8,235	3,100	lg stig bldg
1207, 1208, 105 & 107 Ave.E, 200 Grand		2,471	\$73,200	8/1/2014	\$73,200	1.00	0.04		\$29.62	A1	4F			3 rentals
6362	721 STANTON	1,664	\$77,900	9/9/2014	\$77,800	1.00	0.04		\$46.81	A1	4F			2,100 with adjacent vac lot
6369	715 STANTON	1,052	\$64,000	9/5/2014	\$41,300	0.65	0.31	1	\$60.84	A1	5M	7,680	500	Over sold but under appraised
17			\$913,100		\$856,800	16.27	1.68							

Wt mean	0.94
Mean	0.96
COD	9.48

2014 adjustments	
1 Adjustment - 1,000 to 1,299 sqft	-5%
2 Adjustment - 1,300 to 1,499 sqft	5%
3 Adjustment - nbhd - Mabry	-10%

Sales from 12/7/2014 to 11/1/2015

Prop ID	Address	sqft	Sale Price	Sale Date	Market	Ratio	Dev	Class	Heat AC	Land sft	
1957	435 AVE.C TX	1,621	\$85,000	12/8/2014	\$74,500	0.88	0.07	5M+	RA	6,600	J.G. sale
6353	707 STANTON TX	1,340	\$53,000	12/16/2014	\$51,900	0.98	0.03	5M	G4,CH	7,440	
1564	210 AVE.J TX	1,735	\$30,000	12/19/2014	\$28,700	0.96	0.01	4M	RA	8,235	
1317	213 AVE.A TX	552	\$15,000	12/31/2014	\$8,200	0.55	0.40	3F	G3,ST	10,000	
1877	321 AVE.B TX	1,840	\$57,000	2/11/2015	\$66,700	1.17	0.22	5F	G3,ST	17,067	
6107	2010 AVE.H TX	3,431	\$190,000	2/27/2015	\$182,300	0.96	0.01	6M	RA	75,524	
1578	233 STAR TX	1,682	\$92,000	3/18/2015	\$89,900	0.98	0.03	6M-	CA	8,235	
5273	908 BREVARD TX	1,129	\$57,000	3/30/2015	\$58,400	1.02	0.08	5M+	RA	10,000	
6108	910 AVE.H	2,008	\$94,000	3/30/2015	\$86,900	0.92	0.02	5M+		274,210	
1617	314 STAR TX	1,511	\$57,000	4/2/2015	\$58,100	1.02	0.07	5M+	G4,WAL	7,830	
1091,	109900 & 908LAFAYETTE TX	1,395	\$15,000	6/1/2015	\$16,300	1.09	0.14	3F	CH	7,450	
1082	111 AVE.I TX	1,810	\$85,000	6/29/2015	\$82,100	0.97	0.02	5F+	CA	13,000	
1455	231 AVE.F TX	1,149	\$50,000	8/4/2015	\$43,600	0.87	0.07	5F	RA	5,586	
5302	835 BLEVINS TX	866	\$50,000	8/4/2015	\$38,200	0.76	0.18	4M+	G4,CH	6,413	
6024	617 AVE.G TX	1,174	\$50,000	8/10/2015	\$51,400	1.03	0.08	5M	RA	7,440	
1914	339 -341 AVE A TX	2,240	\$65,000	8/18/2015	\$55,400	0.85	0.09	4F+	G3,WAL,	14,000	
5202	801 BREVARD TX	1,060	\$45,000	8/19/2015	\$44,600	0.99	0.04	5M	RA	7,500	
2125	440 PALOMA LANE TX	1,404	\$77,000	8/21/2015	\$76,300	0.99	0.04	6F-	G4,CH	8,752	
5264	909 BREVARD	1,091	\$58,500	8/21/2015	\$57,800	0.99	0.04	6M-	G4,CH	7,500	
6142	620 STAR TX	1,140	\$70,695	9/16/2015	\$60,000	0.85	0.10	5M	RA	8,060	
1621	304 STAR TX	1,308	\$75,000	9/25/2015	\$71,600	0.95	0.01	6M-	RA	8,370	
2254	426 STAR TX	2,371	\$95,000	10/8/2015	\$99,900	1.05	0.10	6M-	G5,CH	11,340	

22

\$1,466,195 \$1,402,800 20.83 1.88

Wt mean	0.96
Mean	0.95
COD	9.05

REAPPRAISAL PLAN FOR NEIGHBORHOOD 3

These are usually too poor quality homes with some big remodeled homes. Homes can be 50 – 100 years old.

ANALYSIS

After running ratio study in neighborhood #3 our COD was at 26.19 and our Avg mean was 1.08 with only 7 sales. Again we have homes that have been fixed up and some that have been run down. We want a better COD, wanting more uniformity.

ACTION PLAN

A visual inspection on all homes was made. After reappraisal our COD dropped 7.84 and Avg mean was 1.02.

DEAF SMITH COUNTY APPRAISAL DISTRICT

2015 Report of the following neighborhoods: Mabry (4A), Ricketts (4B), Womble (4C)

Land values. The land schedule for Nbhd 4 is as follows:

MRW All residential lots \$0.25

MRWV All vacant lots \$0.15

MRWCL All residential lots on dirt streets \$0.15

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

Analysis / Plan – Vacant land sales were few and inconclusive, therefore no changes were made to the above land schedules.

Appraisal of Residences. Description of neighborhood # 4: This nbhd primary consists of three areas of the city of Hereford; the Mabry addition south of Forrest Street, all of Ricketts and Womble Additions. These are usually small and poor quality houses, sometimes old barracks, one bathrooms, no garages. Arms-length sales of these areas are usually few. We have broken this nbhd down into three sub-neighborhoods:

- A. *Mabry is 4A* - Many of the residences have been remodeled with new roofs, vinyl siding, window and doors, carpet and ceramic tile in the bathrooms and kitchens as well as throughout the residence. A number have had additions with extra bathrooms and a few have added carports and even garages. The market in this nbhd has substantially improved in recent years. In fact this nbhd could be appraised using many of the lower to medium sales found in the #2 (Evants) Neighborhood.
- B. *Ricketts is 4B* – This area has not changed much over the years. There have been a few residences fixed up and a few mobile homes have moved in. However, the poor streets (most are caliche covered and have bar-ditches) combined with the very poor quality residences has prevented the market in this area from increasing to the same degree as other nbhds.
- C. *Womble is 4C* - To some degree the residences in this area have been fixed up. The market value of this area has improved in recent years.

Analysis / Plan – Sales were few.

- A. *Mabry is 4A* – This area was reappraised (visually inspected) for 2013 and 2014. With recent inspections updating class and depreciation, coupled with few sales it was decided to roll the 2014 values over to 2015.
- B. *Ricketts is 4B* – This area has not changed much since the last full reappraisal in 2013, the appraisers decided to roll the 2014 values over to 2015 without any changes other than the usual upkeep of building permits and mobile home listings.
- C. *Womble is 4C* - This area was reappraised (visually inspected) for 2013 and 2014. With recent inspections updating class and depreciation, coupled with few sales it was decided to roll the 2014 values over to 2015.

2015 Report of Dawn Texas (NBHD 5)

Information: Dawn is an unincorporated community 12 miles east of Hereford on US Hwy 60. There are only 45 properties including 21 Single family residences, 13 vacant lots, 6 business properties and 3 exempt properties. There are a couple of the vacant lots have been equipped with RV hookups for rent.

Challenges for the Appraiser: The lack of sales in this area makes the reappraisal of this community difficult. Therefore, it is difficult to establish a "market" for this area. The commute to working in Hereford would be a negative factor in people purchasing property in Dawn. The appraisers decided to use rural sales for the comparison process. Adding to this is that the residences rely upon their own domestic wells for water and have old cesspools or modern septic systems for waste, just like the rural property sales.

2015 Analysis / Plan – Since this property was reappraised in 2013 and the Dawn properties are assigned to our rural reappraisal; the next scheduled reappraisal will be for 2016. Therefore 2014 values were rolled over to 2015.

2015 Report for Finlan / Hereford housing (NBHD 6)

Information: The platted areas known as Finlan Addition and Hereford Housing are unincorporated communities just south of Hereford in Section 111 of Block M-7. There are 183 total properties including 136 Single family residences, 32 vacant lots, 6 business properties and 9 exempt properties. Many homes are converted WWII prisoner of war barracks. The lack of any building code has resulted in a hodgepodge of residences; many are below generally accepted living standards. Also, a section of the Finlan Addition is subject to flooding.

Challenges for the Appraiser: The lack of sales in this area makes the reappraisal of this community extremely difficult. When properties change hands they are generally keep within the family. This area is generally seen by the community as an undesirable place to live. Traditional financing is virtually unavailable, thus when a property sells, it is for cash. However it has been observed by the appraisers, that in recent years, a few properties have been improved the quality and appearance.

Land: Land values a calculated using price per square foot using the land schedule called "Hamby", currently pricing land at \$.15 per sqft.

Analysis / Plan – The last time the residential properties were appraised and visually inspected was for the 2013 tax year. Sales were few. With recent inspections updating class and depreciation, coupled with few sales it was decided to roll the 2014 values over to 2015.

REAL COMMERCIAL PROPERTY 2015

Based on sales ratio study of 22 sales, an Average means of 99% and a COD of 10.30 we chose to leave commercial property alone. We did how ever make some adjustments up on commercial land values along South Main, New York street anywhere from 1.00 – 2.00/sq' and made some adjustments to seed company's which is Industrial property. We did our up keep on changes in 2015.

Deaf Smith County Appraisal District
 2015 Commercial Property
 22 Samples

Property ID	DSCAD Appraised Market Value	Actual Sales Price	Sales Date	Actual Sales Ratio	Deviation	Notes
3994	134,400	125,000	01/03/14	1.08	0.09	
22985	21,500	21,000	01/03/14	1.02	0.03	
7969	38,900	35,000	03/06/14	1.11	0.12	
4902	440,000	427,600	07/29/14	1.03	0.04	
4945	73,000	80,000	01/12/15	0.91	0.08	(4944, 4946) \$160,000- \$30,900,-49,600. Say 80,000
920875	102,475	145,804	09/01/15	0.70	0.29	sold high
22906	162,500	180,000		0.90	0.09	sold high
4503	221,800	225,000	09/18/15	0.99	0.00	
4429	32,400	20,000	09/28/15	1.62	0.63	sold low
4341	134,800	163,000	12/01/14	0.83	0.16	
7706	357,300	341,000	01/21/15	1.05	0.06	
5613	434,100	450,000	05/12/15	0.96	0.03	PID 5613,21520
7973	246,500	270,000	05/14/15	0.91	0.08	
4903	125,000	120,000	06/03/15	1.04	0.05	
4902	388,800	427,600	10/07/14	0.91	0.08	
1065	96,200	100,000	02/27/15	0.96	0.03	split
5408	41,300	45,000	06/23/15	0.92	0.07	
26234	22,700	23,000	04/15/14	0.99	0.00	
24489	224,400	225,000	06/20/14	1.00	0.01	6 stores on main: 4384,4423,4426,4424,4425
4385	49,500	55,000	08/22/15	0.90	0.09	
4706	67,300	65,000	01/05/15	1.04	0.05	
25709	76,700	92,000	10/28/14	0.83	0.16	
	3,491,575	3,636,004		21.70	2.24	

COD =	10.3000	Avg. Means =	99.00	Absolute Dev Avg =	0.102
COD (Coefficient of Dispersion) = Divide Total of Dev. Column, divided by # of samples, X Avg. Means		Average Means = Total Actual Sales Ratio divided by number of samples		Avg Absolute Dev = Total on Absolute Dev. Divided by the # of examples. Dev=Ave. Means less Actual Sales Ratio	

2015 AG VALUE

We dropped a year 2008 and added 2009 – 2013. 2011 thru 2013 are drought years. For dry land there was no harvest or grazing, maybe a little milo. However sure payments, disaster, direct payments and crop insurance, helped land owners break even to making a little money. Instead of using insurance income, I used cash lease on dry land for 2012 & 2013, some people say during drought years it is more common than share crop, using 20/ac which netted \$14.24/ac.

Pasture there was no grazing, however to keep their leases tenants still had to pay the lease (\$6.00 - \$10.00). On irrigation yields, corn was up and price was down. Milo yields & price were down. Cotton was up slightly but price was the same.

For irrigated crops expenses were up. Final net to land for 2013 was \$5.89/ac, overall 21.93. Due to PTD value of 77/ac we left Irg on at 195/ac. Overall Dry land & Irrigation stayed the same, pasture went up slightly.

2015 MARKET VALUE ON AG LAND

Based on 2014-2015 sales our Irrigation, Dry & Pasture schedule did change from:

Irg		Dry		Pasture	
2014	2015	2014	2015	2014	2015
G – 1500	1800	500	525	390	450
B – 1200	1500	450	525	390	450
O – 1100	1300	425	475	350	425
Y + 1000	1200	400	450	350	425
Y 900	1100	350	425	325	400
BR 600	700	325	425	325	400
S 500	600	300	400	275	350
O 425	425	300	400	275	350

There is a big demand for water in our county. It is precious and Dairy's, Feed yards, Ethanol Plants and City of Hereford are paying high prices for it. Also when commodities prices rise, so does the price of land. With 4 years of drought and low commodity prices dry land didn't go up as much. However with money and low interest on CD's, land is still a good investment.

2015 (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	450	1	525	G	1800	1-500	
2	450	2	525	B	1500	2-500	
3	425	3	475	O	1300	3-475	
4	425	4	450	Y+	1200	4-475	
5	400	5	425	Y	1100	5-400	
6	400	6	425	BR	700	6-400	
7	350	7	400	S	600	7-350	
8	350	8	400	D	425	8-350	

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

Use 3gpm/1ac Example 400gpm ÷ 3 = 133ac Irg

1. Rule of Thumb – Dry land Market Value = 100bu wheat/ac
 100bu x 5.00 = 500.00
2. Money is not worth much-land still has value.

2015 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 lrg
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	lrg grass mix 360/ac-lrg 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
8370	BLK-7-Sec 47N/2	320ac	938/ac	8/31/2015	—Seems low
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	986.8ac	1,112/ac	3/22/2012	—Diary low water
7071	K-7-Sec 31 658.5ac				
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
7046	K-7-Sec 13	656	1,300/ac	10/2/2014	
8014	M-7-129	346ac	1,400/ac	2/9/2015	
8012					
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	Blk 3-Sec 5 & 6	1,273ac	1,750/ac	12/27/2012	—Low Avg Water 862ac lrg
10707		Less Sprinkler & Imp	1,500/ac		13 wells 2 ½ Mile Sprinkler
7073	K-7-32,48,49	1,966.5ac	1,500/ac		Avg to low water. Pending Sale
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				
8299	Blk-7-Sec 2 SW/2	160ac	1,823/ac	4/25/2014	—has a sprinkler=1400-1500/ac 450 spm water
8072	M7-152	288ac	1,769/ac	5/27/2015	10.00 could be more
6536	K-3-Sec 81 122ac		1,849/ac	2/4/2011	—Farmer Schlabs
5757	K-3-Sec 50,51,48	1,120/ac	2,100/ac	12/11/2014	—Subtracted 1/2 Sec grass
6152	K-3-Sec 64	80ac	2,250/ac	12/16/2014	
5778	K-3-Sec 57	640ac	2,500/ac	5/20/2014	—without sprinkler 2,300/ac

2015 DRYLAND

9202	4-4-Sec 29 - 90ac		Dry	300	8/24/2010	Bad Sale Family Member
28179	K6-13 w/2	320ac	Dry CRP	320ac	715/ac	-1 well 100gpm
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		Mix	360	8/25/2010	
8890	3-1-Sec 21 NE/4 - 160ac	1,436ac	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		Dry	400	12/9/2010	
9214	4-4-Sec 31 21ac	270ac	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	
7569	M7-Sec 65	80ac	Dry	437	1/15/2015	
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	664ac	Dry	470/ac	3/21/2014	
	7-3-Sec 27,34					
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	649ac	Dry	500	9/2/2011	Close to Irg
10327	K-8-Sec 62 E/2 649ac		Dry	500	9/2/2011	
8566	2-4-Sec 15 N/2	320ac	Dry	500	10/1/2014	
9488		640ac	Dry	500	12/31/2014	
9500						
9879		328ac	Dry	525	5/15/2015	
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	
9920	Carter & Head	1,201ac	CRP	526	7/14/2014	
9053	4-2-Sec 9	640ac	Crp	531	5/5/2014	
8640		800ac	480/Dry	538	7/9/2015	He said 350 grass/663 farm in CRP
8924	3-3-Sec 7		320/Pasture			
8551	2-4-Sec 6	640ac	421 Dry	560	9/12/2014	
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 irg
9424	5R4 Sec 28	160ac	Sub-Irg	800	6/1/2015	No wells but sprinkler runs on it
9722		640ac	Dry	700/ac	3/30/2012	High
27688	k-6-Sec 28					
4690	M-7-Sec 43	109ac	Dry	700/ac	5/25/2012	Includes wind right 50%
28179	K6-13 W/2	320	CRP	725	12/1/2014	
26089	K8-56	130 CRP 35 pasture		700	6/23/2015	
7356		649ac	Dry	770/ac	12/28/2012	
10327	k-8-62 All		Slight Irg			

2015 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		
7440 7441	K-14-26-27	799ac	Pasture/CRP	438/ac	5/29/2015	488 pasture 311 CRP	Rough Caliche Road Soil
7900	M-2-Sec 107	136ac	Pasture	500/ac	3/31/2015	close to lrg	
7170	K-2-Sec 93 All	654ac	Pasture/was lrg	700/ac	11/25/2013	after sub imp	
920656	K-4-Sec 19	294ac	Pasture	715/ac	10/28/2014	surrounded by lrg.	
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 -162,900	Imp		
				<u>197,100 ÷ 193ac = 1,021 say 1,000/ac</u>			

DSCAD Mark Powers

From: "Texas Comptroller of Public Accounts" <tx.comptroller@service.govdelivery.com>
 Date: Tuesday, February 17, 2015 11:05 AM
 To: <dscad@wtrt.net>
 Subject: 2015 Capitalization Rate



Texas Comptroller of Public Accounts

Dear Chief Appraisers:

Tax Code Sections 23.53 and 23.74 provide the methods for determining the capitalization (cap) rate used to calculate agricultural and timberland values.

In 2015, appraisal districts must use a cap rate of 10 percent for appraising agricultural or open-space land and a cap rate of 7.72 percent for appraising timberland.

For more cap rate information see [our website](#).

If you have any questions, please contact us by [email](#) or 1-800-252-9121 (press 2 to access the menu and then press 1 to contact the Information Services Team).

Sincerely,

Mike Esparza
 Director
 Property Tax Assistance Division

**A Brief Introduction to Texas Comptroller Glenn Hegar**

Glenn Hegar was elected Texas Comptroller of Public Accounts in November 2014, and was sworn into office on Jan. 2, 2015. In this [video](#), Hegar outlines his vision for the Comptroller's office and his goals for the state of Texas.

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Ag Value 1D1

- Page 1 I. Voters amended the constitution adding 1D1 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.

2015 AG SCHEDULE

NATIVE GRASS

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
1.	37	37	37	48	48	55	55	58	51	51	51	55
2.	37	37	37	48	48	55	55	58	51	51	51	55
3.	34	35	35	45	45	53	53	55	48	48	48	51
4.	34	35	35	45	45	53	53	55	48	48	48	51
5.	29	30	30	39	39	42	42	53	45	45	45	48
6.	29	30	30	39	39	42	42	53	45	45	45	48
7.	29	30	30	39	39	42	42	53	45	45	45	48
8.	29	30	30	39	39	42	42	53	45	45	45	48

IMPROVED PATURE

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

DRYLAND

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
1.	88	88	88	73	73	86	86	155	155	155	170	170	123	123
2.	88	88	88	73	73	86	86	155	155	155	170	170	123	123
3.	70	70	70	60	60	78	78	150	150	150	158	158	109	109
4.	70	70	70	60	60	78	78	150	150	150	158	158	109	109
5.	30	30	30	37	37	55	55	120	120	120	116	116	100	100
6.	30	30	30	37	37	55	55	120	120	120	116	116	100	100
7.	30	30	30	37	37	55	55	120	120	120	116	116	100	100
8.	30	30	30	37	37	55	55	120	120	120	116	116	100	100

IRRIGATED

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
1.	210	210	210	152	152	152	152	174	174	252	236	236	195	195
2.	210	210	210	152	152	152	152	174	174	252	236	236	195	195
3.	167	167	167	148	148	148	148	171	171	250	200	200	164	164
4.	167	167	167	148	148	148	148	171	171	250	200	200	164	164
5.	157	157	157	140	140	140	140	160	160	200	180	180	135	135
6.	157	157	157	140	140	140	140	160	160	200	180	180	135	135
7.	157	157	157	140	140	140	140	160	160	200	180	180	135	135
8.	157	157	157	140	140	140	140	160	160	200	180	180	135	135

IRRIGATED YIELD AND PRICES										
CORN	2006	2007	2008	2009	GARY	DOUG	2010	2011	2012	2013
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	4.53
YIELD	162/bu	196/bu	189/bu	190/bu			214/bu	107/bu	170/bu	201/bu
										185-ext
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	4.12/bu
YIELD	70.00/bu	90.00/bu	94.00/bu	93.00/bu	4.50 STATE		91.50/bu	70/bu	70/bu	45/bu
										75-ext
COTTON										
PRICE	.53¢/lb	.57¢/lb	.54¢/lb	.52¢/lb			.80¢/lb	.80¢/lb	.75¢/lb	.75¢
YIELD	964/lb	938/lb	748/lb	794/lb			984/lb	506/lb	600lb	670lbs
WHEAT					GARY	DOUG	6.52/bu	7.44/bu	6.82/bu	7.11/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	23/bu
YIELD	36.00/bu	58.00/bu	39.50/bu	35.00/bu	DENNIS	JOE				45-ext
					6.00	7.00				
DRY YIELD										
	2006	2007	2008	2009	2010	2011	2012	2013		
COTTON	434	768	549	0	573	0	0	0		
SORGHUM	22.00	40.00	44.00	47.00	46.00	26.00	0	some 21		
WHEAT	8.00	35.00	11.50	11.50	24.50	14.00	0	0		

4.50
5.14

4.66

7.50

7.11

2013 CROP YEAR
IRRIGATED

	1/3	1/4	IRIG COST	CASH LEASE	FERT	HARVEST	CROP IN\$	INSECT	SUB WHEAT	SUB CORN	SUB MILLO	SUB COTTON	Grazing		Was there	HERB
													W-stalks	INS		
C	X		140	YES	64	45	18	15	5	17	15	15	G-0	43	Poor	40
O	X		150	20	100	70	20	20	13	20	15	17	W-9	200		
R			150	45	100	80	29	30	15	20	20	25	S-10	303		
N			167	48	125	85	30	35	15	32	32	NO	S-15	50		
			200	48	125	104	30	36	21	37	NO	NO	G-20	75		
			235	50	130	110	32	40	24	41	NO	NO	W-20			
			250	50	150	112	40	50	NO	NO	60	NO	W-20			
			250	105.00	210	120	45	70	NO	NO	NO	NO	W-20			
			250	80.00	200	260	65	79	20	NO	NO	NO	W-32			
			270		240		75	100	50				S-50			
M			300		250								W-75			40
I			120		45	32	10	15						0		
L			120		75	35	15	15						55		
O			150		80	37	25	18						100		
			170		100	38	26							124		
			170		135	45	30							150		
			170		170	55										
					180	87										
W			50		20	24	10	0	25					85		
H			50		30	25	14	9						100		
E			60		seed 30	30	20	10						105		
A			80		40	30	20	15						105		
T			80		40	35	20	20						129		
			100		50	35	20	20						170		
			100		60	35	24	21								
			100		60	40	25	35								
			145		70	50	26									
			150		75	60	30									
			185		100		32									
					125		40									
C		X	40		39	53	23	10	50					28		
O			50		40	65	25	15						150		
T			50		45	75	30	15						200		
T			60		45	80	35	20						360		
O			91		60	80	40	30								
N			120		90	85	45	34								
			190			90	45									
							55									

HERB CORN & COTTON 30-50/AC

2013 CROP YEAR

DRYLAND

	1/3	1/4	CASH LEASE	FERT	HARVEST	CROP INS	INSECT	SUB WHEAT	SUB MILO	SUB COTTON	GRAZING		WHEAT/BRD OF YEAR	Herbicide
											W-WHEAT STALKS	MILO G-RASS		
W	X	X	9	7	10	6	10	0	0	0	0	30	FAIL DRY	II
H	X	X	10	8	11	10	15	0	0	0	0	30		
E	X	X	10	10	20	14	14	6	9	NO	0	30		
A	X	X	12	row-12	20	14	14	10	14	0	0	45		
T	X	X	12	20	22	15	15	12	18	5-5	W-75	47		
		4	13-18	row-20	25	15	15	15	22			48		
			14	25	50	18	18	15	45			50		
			16	40		18	18	20	60			55		
			19	50		20	20	NO	NO			60		
			19	60		20	20	NO	NO			65		
			20			20	20					71		
			20			21	21					80		
			20			24	24					80		
			25									88		
			26									97		
			35									100		
			38									105		
			yes									125		
			yes									171		
M				10	15	10	20	8	8			55		
I					20	15	HERB-21	9	10			84		
L					25	17		11	88			88		
O					35	22		15				90		
						25		18				125		
								22						
								40						
C														
O														
T														
T														
O														
N														

NO INFORMATION

3RD YEAR NO DRYLAND
 NO HARVEST TO SPEAK OF
 NO DRY WHEAT OR MILO
 WHEAT CROP 0

WHEAT DIED TO DROUGHT
 NO CROPS WERE MADE
 DID NOT PLANT ANY CROPS
 WHEAT - BLEW OUT
 NO GRAZING

2013 DROUGH YEAR THE MILO STALKS MADE
 A LITTLE, WITH OUT INSURANCE WE
 WOULD BE LIVING IN DUG OUTS WORSE
 DROUGHT. NO CROPS RAISED

Ag Advisory Board (Irrigation & Dry)
Minutes for December 15, 2014 Meeting

- I. Meeting was started at 9:01 a.m.
 - A. Present:
 - 1. Dennis Brown
 - 2. Joe Perrin
 - 3. Tom Schlabs
 - 4. Mike Schueler
 - 5. Garry Yosten
 - 6. Others: Danny Jones and Patty Scott (Deaf Smith County Appraisal District staff)

- II. Doug Detten gave written notice of resignation resigning from the Ag Advisory Board as his farming operation is moving to central Arkansas.

- III. Topic of discussion for this meeting was the 2013 Crop Year. The following questions were asked and discussed:

What kind of a year was it?

Joe Perrin: The worst of the three drought years (2011-2013).

Tom Schlabs: Price was good but yields were down.

Did you receive insurance payments in 2013?

Irrigated Land

Crop	Tom	Garry	Insurance Survey Pmt	Subsidy Payment	Subsidy Survey Pmt
Wheat	170	yes	100-129	15	15
Corn	303	no	200	37	20-32
Milo	0	no	75	15	20
Cotton	360	?	150-200	25	17

Dry Land

Crop	Joe	Dennis	Insurance Survey Pmt	Subsidy Payment	Subsidy Survey Pmt
Wheat	71	125	55-65	12	12
Milo	0*	50	88	14	18-22
Cotton	?	?	No info	No info	No info

*Joe had to cut milo because of insurance, yielded around 21 bu.

Minutes for December 15, 2014 Meeting – Continued

What were average yields?

No dry land wheat was harvested. Joe harvested milo 1200 lbs. or 21 bu. and Dennis said no milo and typically there was none.

Irrigated land yields:

	Corn	Milo	Wheat	Cotton
NASS	185	46	17	670
Ag Extension Office	202	75	45	---
Ag Board	Agreed	Agreed	Dryland yields	600

Was there Grazing?

Most board members said no on wheat, Irrigated and Dry. Some grazing on milo stalks. Our survey shows grazing income of 20-75/acre on wheat, stalks at 10-15/acre. One board member reported 50/ac on irrigated wheat and milo crop. Dryland grazing: no wheat, some stalks and grass. Stalks 5/acre, grass 8/acre. Artho with the coop said there was no dry wheat and milo. The coop was about 1/4 of normal. Ag Board said typically no dry milo.

Shared Expenses (Survey):

Fertilizer, harvest and hauling, insurance, and insecticide. Most typical was 1/3 on all crops except cotton being at 1/4. Our survey agrees with this.

Dryland: (Ag Board) No shared expenses except insurance. 1/3 is most typical and 1/4 on cotton is most typical. Our survey agrees except our survey shows some landlords will share harvest and hauling, fertilizer, insecticide. However they don't fertilize or spray for bugs every year.

	Ag Board Cash Lease	Survey
Dry	20-23	20
Pasture	10	10
Irrigation	?	50-105

Did you make money?

2013 Irrigated: Yes, a little (Insurance-Disaster) High Price Commodity.

2013 Dry: Yes, a little (Insurance-Disaster)

Dry Farmers: Did good in 2011 (Insurance)

Yes in 2012 (Insurance)

Yes in 2013 (Insurance) Worst year.

Irrigated Farmers: 2011 Yes (Insurance)

2012 Yes (insurance)

2013 Yes (insurance)

Minutes for December 15, 2014 Meeting – Continued

Irrigated wheat: Bad harvest. Dryland yield 16-17/bu./ac.
Commodity price was good.
No grazing on dryland
No direct payment for 2014 and on.

Market Value Estimate:

	Good	Average	Poor
Irrigated	2000-2500 (Sprinkler)	1500-1800	750-1000
Dry	450-500		
CRP	650-700		
Native	600-700 (Not much on market so it brings a better price)		

Meeting adjourned at 9:55 a.m.

ARB 2015

The ARB met on June 11, July 17th and July 21st. On June 11th we did our basic housekeeping prior to hearing protests see agenda.

On July 17th we had (2) no shows and on July 21st the 2(2) scheduled for hearings were settled prior to the meeting. We had 63 protests filed and we had 128 informal hearings.

Attached are the minutes, agendas and schedules.

Posted
This 6 day of June 2015
at: 10:49 am

ARB MEETING AGENDA

Meeting to be held in the Deaf Smith County Appraisal District Board Room located at 140 E. 3rd Street, Hereford, Texas, June 11, 2015 at 8:30 A.M.

- I. Roll Call.
- II. Administer Oath of Office to members.
- III. Administer Statement of Elected/Appointed Officer to board members.
- IV. Review and Approve Previous Minutes.
- V. Adopt Hearing Procedures.
- VI. Submission of Chief Appraiser and Appraiser's Sworn Statement to Appraisal Review Board.
- VII. Transfer Appraisal Records to ARB.
- VIII. Motion of correction of appraisal roll.

DATED THIS 8th DAY OF JUNE 2015

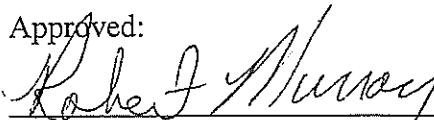
Minutes for June 11, 2015 Meeting

- I. Meeting began at 8:43 a.m.
 - A. Members present:
 - 1. Greg Chavez
 - 2. Aaron Hutto
 - 3. Robert Murray
 - 4. David Tiemann
 - B. Others present:
 - 1. Danny Jones, DSCAD staff
 - 2. Mark Powers, DSCAD staff
 - 3. Patty Scott, DSCAD staff
 - 4. Lydia Vallejo, DSCAD staff
 - 5. John Carson, Managing Editor of Hereford Brand.
- II. Oath of Office was administered by Lydia Vallejo to the members of the board.
- III. Statement of Elected/Appointed Officers was administered by Lydia Vallejo.
- IV. Minutes from the July 17, 2014 meeting were approved.
 - A. Motion to approve minutes by Aaron Hutto.
 - B. 2nd by Greg Chavez.
 - C. Unanimously approved.
- V. The 2015 Hearing Procedures were reviewed and adopted.
 - A. Motion to adopt Hearing Procedures as written was made by Robert Murray.
 - B. 2nd by Aaron Hutto.
 - C. Approved unanimously.
- VI. Submission of Chief Appraiser and Appraiser's Sworn Statement to the Appraisal Review Board was read and signed by Danny Jones.
- VII. Mr. Danny Jones, Chief Appraiser transferred the 2015 Appraisal Records to the ARB.
- VIII. Supplements correcting errors, omissions, and late exemptions for 2014 and prior were discussed and approved.
 - A. Motion to approve appraisal roll corrections was made by Aaron Hutto.
 - B. 2nd by Robert Murray.
 - C. Approved unanimously.

The next meeting will be held July 17, 2015 to hear protests.

Meeting adjourned at 9:05 a.m.

Approved:


Chairperson: Robert Murray

Date:

7-17-15

Posted
This 13 day of July, 2015
at: 1:14 pm

ARB MEETING

AGENDA

Meeting to be held in the Deaf Smith County Appraisal District Board Room located at 140 E. 3rd Street, Hereford, Texas, July 17, 2015 at 10:40 A.M.

- I. Roll Call
- II. Review and approve minutes from June 11, 2015 meeting.
- III. Administer Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser.
- IV. Administer Exparte Affidavit to board members.
- V. Approve Supplemental Records.
- VI. Hear Protests

DATED THIS 13th DAY OF JULY 2015

Minutes for July 17, 2015 Meeting

- I. Meeting began at 10:32 a.m.
 - A. ARB Members present:
 1. Greg Chavez
 2. Aaron Hutto
 3. Robert Murray
 - B. Deaf Smith Co. Appraisal District members present:
 1. Danny Jones
 2. Mark Powers
 3. Patty Scott
- II. Minutes from the June 11, 2015 meeting were reviewed and approved.
 - A. Motion to approve minutes by Aaron Hutto.
 - B. 2nd by Greg Chavez.
 - 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. 2014 and Prior Supplement Records were approved.
 - A. Motion to approve supplement records by Greg Chavez.
 - B. 2nd by Aaron Hutto.
 - C. Unanimously approved.
- VI. Protest Hearings:

10:40 A.M., Mike Harvey, Block K-8, Section 69, TR 12, Harrison Sub, 9.4 AC, PID 10824.

The reason stated on the Notice of Protest signed by Mike Harvey was: Change in use of land appraised as ag-use, open-space or timber land. Also stated as a comment was: Pasture and hay use.

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

Mr. Danny Jones, representing the Appraisal District, explained to board members that he mailed Mr. Harvey a letter explaining to him that an Ag Use form needed to be filled out and signed before Ag Use could be granted. We have not heard from Mr. Harvey.

ARB decision: Failure to appear or have representation, case dismissed.

ARB Meeting Minutes, July 17, 2015 – Continued

**11:00 A.M., Jose Griego, Evants, Block 16, Thompson, Lot 3, PID 1402.
Situs: 224 Ave. C, Hereford, Tx.**

Mr. Griego sent a protest in the form of a letter stating he wished to protest the value placed on his property. Mr. Griego stated in his letter he purchased the property for \$3000.00 in 1950 and the present taxable value of \$ 35,900.00 was way out of line.

Mr. Jones went out and viewed the property. It was empty, the utilities shut off, plumbing was bad and they were going to have to do some work on the inside. Mr. Jones contacted Mr. Griego to let him know the value was reduced to \$15,300.00 which pleased Mr. Griego but he wanted the reduced value to apply to the prior years of 2012, 2013, and 2014. Mr. Jones told him he could not do that. Mr. Jones explained to him that it was too late to protest earlier years and a protest could not be filed on years that had delinquent taxes, which was the case on this property.

Mr. Griego did not sent an affidavit nor appear for the hearing.

ARB decision: Failure to appear or have representation, case dismissed.

The Next ARB meeting will be held Tuesday, July21, 2015 at 8:30 A.M.

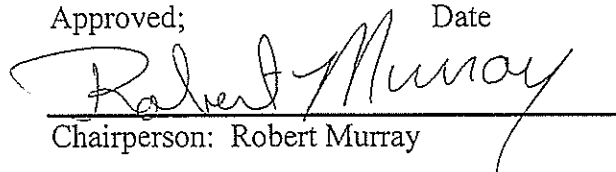
Danny Jones reminded everyone that there was a survey ready and available to fill out on a computer provided if they wished to do so. The survey is then sent to the State Comptroller's office.

Meeting was adjourned at 11:15 A.M.

- A. Motion to adjourn by Greg Chavez.
- B. 2nd by Robert Murray
- C. Unanimously approved.

Approved;

Date


Chairperson: Robert Murray

DEAF SMITH CO. APPRAISAL REVIEW BOARD

ARB Schedule for:

Friday, July 17, 2015

#	TIME	OWNER	PROPERTY.ID	PROPERTY	Appraiser	Case ID	packet	
1	9:30 AM	ARB meets and organizes						
2	10:00 AM							
3	10:20 AM	13135						
4	10:40 AM	Mike Harvey	10824	Ag value Blk K8 Section 69 Tr 12 9.4 acres	DJ	2015-47	X	
5	11:00 AM	Jose Griego	1402	224 Ave. C	DJ	2015-46	X	
6	11:20 AM							
7	11:40 AM	Link Feed Ingr.	818340	Business Personal Property	MP	2015-38	X	
BREAK FOR LUNCH								
8	1:00 PM	RNSE	24637	Blk K3 Section 59	DJ	2015-44	X	
9	1:20 PM							
10	1:40 PM							
12	2:00 PM							
13	2:20 PM							
14	2:40 PM							
15	3:00 PM							
16	3:20 PM							
17	3:40 PM							

Posted
16 day of July 2015
at: 10:29

ARB MEETING

AGENDA

Meeting to be held in the Deaf Smith County Appraisal District Board Room located at 140 E. 3rd Street, Hereford, Texas, July 21, 2015 at 1:00 P.M.

- I. Roll Call
- II. Review and approve minutes from July 17th, 2015
- III. Administer Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser.
- IV. Administer Exparte Affidavit to board members.
- V. Hear Protests
- VI. Approve 2015 Appraisal Record

DATED THIS 16th DAY OF JULY 2015

Appraisal Review Board
Deaf Smith County, Texas

ORDER APPROVING APPRAISAL RECORDS FOR 2015

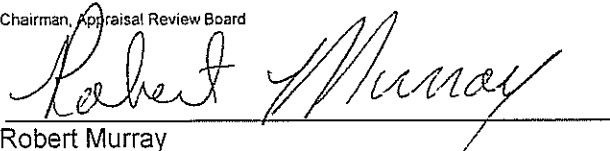
On July 21 2015, the Appraisal Review Board of Deaf Smith County, Texas, met to approve the appraisal records for tax year 2015.

The board finds that the appraisal records, as corrected by the chief appraiser according to the orders of the board, should be approved.

The board finds that the sum of appraised values, as determined by the chief appraiser, of all properties on which protests have been filed but not determined by this board is five percent or less of the total appraised value of all other taxable properties.

The board therefore APPROVES the appraisal records as corrected.

Chairman, Appraisal Review Board



Robert Murray

Signed on July 21, 2015

2015 CERTIFIED TOTALS

Property Count: 11,982

CAD - DEAF SMITH CAD
Grand Totals

7/21/2015

8:44:06AM

Land		Value		
Homesite:		27,711,100		
Non Homesite:		83,353,825		
Ag Market:		713,229,937		
Timber Market:		0	Total Land	(+) 824,294,862
Improvement		Value		
Homesite:		283,094,200		
Non Homesite:		810,293,388	Total Improvements	(+) 1,093,387,588
Non Real		Count	Value	
Personal Property:	1,243		411,112,100	
Mineral Property:	1		500	
Autos:	0		0	
			Total Non Real	(+) 411,112,600
			Market Value	= 2,328,795,050
Ag		Non Exempt	Exempt	
Total Productivity Market:	713,059,837		170,100	
Ag Use:	97,277,147		22,800	Productivity Loss (-) 615,782,690
Timber Use:	0		0	Appraised Value = 1,713,012,360
Productivity Loss:	615,782,690		147,300	Homestead Cap (-) 2,860,552
				Assessed Value = 1,710,151,808
				Total Exemptions Amount (-) 128,392,110 (Breakdown on Next Page)
				Net Taxable = 1,581,759,698

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 1,581,759,698 * (0.000000 / 100)

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

2015 CERTIFIED TOTALS

Property Count: 11,982

CAD - DEAF SMITH CAD
Grand Totals

7/21/2015

8:44:06AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	0	0	0
DV1	24	0	210,100	210,100
DV1S	2	0	10,000	10,000
DV2	11	0	114,000	114,000
DV3	10	0	84,000	84,000
DV3S	1	0	10,000	10,000
DV4	17	0	156,000	156,000
DV4S	2	0	12,000	12,000
DVHS	12	0	1,004,910	1,004,910
EX	3	0	128,400	128,400
EX-XG	9	0	1,371,200	1,371,200
EX-XI	6	0	2,353,600	2,353,600
EX-XL	1	0	1,100	1,100
EX-XV	202	0	121,635,500	121,635,500
EX366	15	0	3,000	3,000
FR	5	0	0	0
HS	3,253	0	0	0
LIH	2	0	1,298,300	1,298,300
Totals		0	128,392,110	128,392,110

Minutes for July 21, 2015 Meeting

- I. Meeting began at 1:02 p.m.
 - A. ARB Members present:
 1. Aaron Hutto
 2. Robert Murray
 - B. Deaf Smith Co. Appraisal District members present:
 1. Danny Jones
 2. Patty Scott

- II. Minutes from the July 17, 2015 meeting were reviewed and approved.
 - A. Motion and 2nd to approve minutes by Aaron Hutto.
 - B. Unanimously approved.

- III. Affidavit of Sworn Testimony to Danny Jones, Chief Appraiser and Mark Powers, Assistant Appraiser was omitted as the remaining protest was settled prior to today's meeting.

- IV. 2015 Appraisal Records were discussed and approved.
 - A. Motion to approve appraisal records by Aaron Hutto.
 - B. 2nd by Robert Murray.
 - C. Unanimously approved.

- V. No protests were heard as the two remaining protests (White Energy and Hereford Renewable Energy) were settled before the scheduled hearing time.

Meeting was adjourned at 1:05 p.m.

- A. Motion to adjourn by Arron Hutto.
- B. 2nd by Robert Murray
- C. Unanimously approved.

Approved;

Date

Chairperson: Robert Murray

DEAF SMITH CO. APPRAISAL REVIEW BOARD,

ARB Schedule for:

Tuesday, July 21, 2015

#	TIME	OWNER	PROPERTY.ID	PROPERTY	Appraiser	Case ID	packet	
0	1:00 AM	ARB meets and organizes						
1	1:10 PM	Hereford Renewable	28074, 28077	Ethanol Plant	MAV	2015-51	X	
2	1:40 PM	White Energy	918463	Ethanol Plant	MAV	2015-52	X	
3								
4	2:50 PM	WT Services & West Texas Rural Tele Coop		12165, 12166, 26417, 26418, 27459, 920847, 12269, 27309, 11738, 11815, 24960, 27458, 918967	MAV	2015-61	X	

Bills Passed for the 2015 Regular Session of the 84th Texas Legislature*

As of September 1, 2015

*Source material by Robert Mott, Chris Jackson, Adam Walker & Debbie Wheeler of Perdue Brandon Fielder Collins & Mott, LLP - modified to what is relevant for the Deaf Smith County Appraisal District by appraisal district staff.

On the November 3rd Ballot - REVISING THE HOMESTEAD EXEMPTION FOR SURVIVING SPOUSES OF TOTALLY DISABLED VETERANS **HB 992, HJR 75 Bonnen** –

Under this bill and constitutional amendment, the 100% homestead exemption for a severely disabled veteran would benefit a deceased veteran's surviving spouse even if the veteran himself died before the exemption was ever enacted. The surviving spouse would receive the exemption on the property that was the veteran's homestead at the time of the death provided that the property were still her homestead and that she had not remarried.

Current law, which was added in 2009 and approved for the surviving spouse in 2011 by Texas voters, did not address veterans who had died prior to those effective dates. If approved, the exemption would apply to those surviving spouses for a tax year beginning on or after January 1, 2016.

Effective: 1/1/2016, if Texas voters approve constitutional amendment November 3, 2015. Status: New Law if voters approve. HB 992 signed by Governor 6/17/15, HJR 75 to Secretary of State.

On the November 3rd Ballot INCREASING NUMBER OF COUNTIES THAT CAN DO COUNTY WORK ON PRIVATE ROADS
SJR 17 Perry Amends Tex. Const. Art. 3, Sec. 52f

SJR 17 raises the maximum county population from the current 5,000 to 7,500 for a county that may construct and maintain private roads if it imposes a reasonable charge for the work. The change in the population will include an additional 21 counties that have a population of under 7,500.

Effective: If Texas voters approve constitutional amendment November 3, 2015. Status: SJR 17 filed with Secretary of State 5/26/16.

On the November 3rd Ballot - INCREASING THE SCHOOL HOMESTEAD EXEMPTION BY \$10,000 **SB 1, SJR 1 Nelson, et al.**

If SJR 1 is approved by Texas voters, SB 1 increases the current \$15,000 school homestead exemption to \$25,000. The increased exemption would apply for the 2015 tax year, based on Texas voter approval November 3. Those over-65 or disabled homeowners with a school tax limitation would have their limitation adjusted for the additional exemption amount for the 2015 tax year, using the tax amount imposed in 2014 school taxes less a tax amount determined by multiplying \$10,000 times the school district's 2015 tax rate, plus any 2015 tax attributable to new improvements made in 2014. For tax year 2015, the chief appraiser shall prepare supplemental appraisal records that reflect the \$25,000 exemption on applicable residence homesteads. The tax assessor shall determine the total taxable value of property in the school district, based on an exemption of \$25,000 for residence homesteads. The school's effective and rollback tax rates shall be based on a residence homestead exemption of \$25,000. For a school rollback ratification election, the effective M&O rate and the rollback rate for the 2015 tax year is based on the \$25,000 homestead exemption. The tax assessor shall calculate the tax on each homestead based on the \$15,000 exemption and separately based on a \$25,000 exemption. After the election, the tax assessor shall correct the tax roll to reflect the election results.

For 2015 school tax bills mailed *before the November election*, the tax assessor shall compute the taxes based on the \$25,000 exemption. The tax bill or separate statement with the tax bill must indicate that the bill is a *provisional tax bill* and includes this statement in substantially this form:

"If the amount of the exemption from ad valorem taxation by a school district of a residence homestead had not been increased by the Texas Legislature, your tax bill would have been \$____ (insert amount equal to the sum of the amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$15,000 and the total amount of taxes imposed by the other taxing units whose taxes are included in the bill). Because of action by the Texas Legislature increasing the amount of the residence homestead exemption, your tax bill has been lowered by \$____ (insert difference between amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$15,000 and amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$25,000), resulting in a lower tax bill of \$____ (insert amount equal to the sum of the amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$25,000 and the total amount of taxes imposed by the other taxing units whose taxes are included in the bill), contingent on the approval by the voters at an election to be held November 3, 2015, of a constitutional amendment authorizing the residence homestead exemption increase. If the constitutional amendment is not approved by the voters at the election, a supplemental school district tax bill in the amount of \$____ (insert difference between amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$15,000 and amount calculated under Section 26.09(c-1) based on an exemption under Section 11.13(b) of \$25,000) will be mailed to you."

After the canvass of the voters on the constitutional amendment and, if voters approve the amendment, the provisional tax bill is considered a final bill for tax year 2015 and no additional tax bill is required to be mailed to the person or person's agent (unless another reason requires a corrected bill). If the Texas voters do not approve the increased exemption, then the tax assessor mails a supplemental tax bill to those homeowners for the taxes on the \$10,000 exemption by December 1 or as soon as possible. The taxes on this supplemental tax bill are due on receipt and are delinquent if not paid before March 1.

A tax assessor-collector for a school district is not liable for civil damages or subject to criminal prosecution for compliance in good faith with Section 31.01, Tax Code, as amended by this bill (with this provision effective June 15, 2015 and expiring December 31, 2018).

School districts receive additional state aid to offset the loss in local tax revenue for the increased exemption and tax limitation, as if SJR 1 had been in effect in the 2014 tax year.

The amendment also would prohibit the Legislature from imposing a real estate transfer tax on conveyance by fee simple title on real property.

Effective: Effective if Texas voters approve constitutional amendment at an election held on November 3, 2015; some parts effective 6/15/15, immediately on Governor's signature. Status: SB 1 signed by Governor 6/15/15.

Appraisal District Administration

HB 394 McClendon Amends 25.027

HB 394 restricts the CAD from posting information that indicates the age of a property owner, including information that a property owner is 65 years of age or older, on the appraisal district's website. This may include whether the property owner qualifies for the over 65 homestead exemption, the tax ceiling or a tax deferral.

Effective: 9/1/2015. Status: New Law. HB 394 signed by Governor 6/10/15.

SB 1760 Creighton

SB 1760 amends Section 5.07 that a property tax form may be signed by means of an electronically captured handwritten signature. It states that a property tax form is not invalid or unenforceable solely because the form is a photocopy, fax or electronic copy of the form.

SB 1760 adds Section 5.091 that the Texas Comptroller is required to publish on its website a statewide list of tax rates that includes the total tax rate reported by each taxing unit in Texas, other than a school district, for the year preceding the year in which the list is prepared. The tax rates are listed in descending order and published no later than December 31 of each year.

SB 1760 amends Section 11.143 that a homeowner is not required to apply for a tax refund resulting from a late-filed homestead exemption.

It also adds to Section 26.15 that a property owner whose tax liability is decreased as a result of a correction of the appraisal roll also is not required to apply for a refund.

SB 1760 adds to Section 26.05 that a taxing unit's vote on the ordinance, resolution or order setting the tax rate requires that at least 60 percent of the members of the governing body must vote in favor of that rate.

It adds to Section 26.06 a sentence to the taxing unit's *Notice of Tax Increase* that the governing body proposes to use the increase in total tax revenue for what purpose. For a school district, the school board must take a record vote with at least 60 percent in favor for a tax rate that exceeds the total of the effective M&O rate and the current debt rate.

It also amends Section 26.08 to require on the ballot for a school tax rate ratification election the purpose of the tax increase.

SB 1760 amends Local Government Code 140.010 to require the county or city to include on its *Notice of Proposed Property Tax Rate* that the governing body proposes to use revenue attributable to the tax rate increase for what purpose. For a county or city, the deadline of the tax rate notice is the later of September 1 or 30th day after the first date that the taxing unit received each certified appraisal roll.

SB 1760 adds Water Code 49.2361 that a water district includes a description of the purpose of a proposed tax increase in its notice of tax rate if it proposes to adopt a combined tax rate that would authorize the qualified voters by petition to require a rollback election.

SB 1760 amends Section 42.23 to provide that, when an appraisal district employee testifies to a real property value in an appeal of an ARB order, the court may give preference to an employee who is a state-licensed real estate appraiser.

SB 1760 amends Section 42.43 to change the interest rate for a refund after a court decision of a property owner's appeal to a 9.5-percent annual rate, from the current comparison of the sum of two percent plus the most recent prime rate but not more than eight percent.

Effective: 1/1/2016, except the change to Section 42.23 effective 1/1/2020. Status: New Law. SB 1760 signed by Governor 6/15/15.

CAD PHOTO OF BUILDING INTERIOR CONFIDENTIAL SB 46 Zaffirini Amends Government Code 552.155 and 552.222 –

SB 46 provides that a photograph taken by the chief appraiser or appraiser's representative for property tax appraisal purposes and shows the improvement (building) interior is confidential information. The photograph may be disclosed to a requestor who had an ownership interest in the improvement on the date that the photograph was taken. A photograph may be used as evidence in a protest or an appeal if it is relevant to the matter protested or appealed. A photograph used as evidence remains confidential and may not be disclosed or used for any other purpose. A photograph may be used to ascertain the location of equipment used to produce or transmit oil and gas if that equipment is located on January 1 in the appraisal district that appraises property for the equipment for the preceding 365 consecutive days. If a request for public information includes a photograph, the public information officer may require the requestor to provide additional information sufficient to determine whether the requestor is eligible to receive the photograph.

Effective: 9/1/2015. Status: New Law. SB 46 signed by the Governor 6/17/15.

REGULATING CARRYING HANDGUNS ON PREMISES OF GOVERNMENTAL ENTITY SB 273 Campbell Adds Government Code 411.209 and amends Penal Code 46.035

SB 273 prohibits a political subdivision (which includes an appraisal district or taxing unit) or a state agency from posting a sign forbidding a concealed handgun license holder from carrying a handgun on the political subdivision's premises, unless the license holder was prohibited from carrying a weapon on the premises under Penal Code Section 46.03, which covers the premises of any government court or offices used by the court. A violation by a political subdivision ranges from a civil penalty of \$1,000 up to \$1,500 for the first violation and \$10,000 up to \$10,500 for a second or subsequent violation. Each day of a continuing violation of improper notice would constitute a separate violation. The civil penalty is collected by the Texas Attorney General and deposited to the victims of crime fund. A Texas citizen or person licensed to carry a concealed handgun could file a written complaint with the Attorney General about the political subdivision's violation and the specific location of the sign. The political subdivision or state agency has three business days to correct the violation after receiving the notice. The Attorney General investigates and gives written notice to the political subdivision describing the violation, the specific location of the sign, the proposed penalty amount and 15 days to remove the sign to cure the violation to avoid the penalty.

SB 273 also provides that a license holder commits an offense if a license holder carries a handgun in the room where a meeting of the governmental entity was held if it was an open meeting and the entity provided notice as required for open meetings.

Effective: 9/1/2015. Status: New Law. SB 273 signed by the Governor 6/16/15.

Appraisal

SB 1420 Hancock Amends 25.19

SB 1420 adds to the reappraisal notice to include an exemption or partial exemption approved for the property in the preceding year that was canceled or reduced for the current year. The bill also provides that the notice shall contain the amount of an exemption cancelled or reduced in the current year.

Effective: 1/1/2016. Status: New Law. SB 1420 signed by the Governor 6/16/15.

Exemptions

HB 275 Ashby Amends 11.16 HB 275 specifically adds eggs, regardless of whether the eggs are packaged, to the list of farm products exempt from property taxation.

Effective: 1/1/2016. Status: New law. HB 275 signed by Governor 5/23/15.

HB 1022 Moody Adds 11.13 HB 1022 adds that the homeowner's surviving spouse who has a life estate in the homestead may qualify for the residence homestead exemptions.

Effective: 1/1/2016. Status: New Law. HB 1022 signed by Governor 6/10/15.

CANCELLING AN OVER-65 HOMESTEAD EXEMPTION **HB 1463 Raymond** –

HB 1463 requires the appraisal district to send a notice by certified mail before cancelling an over-65 homestead exemption. The notice to the property owner must include a form on which the owner may indicate whether the owner qualifies for the exemption, along with a self-addressed, postage prepaid envelope with instructions for returning the form to the chief appraiser. The chief appraiser determines whether to continue to allow the exemption. If the chief appraiser does not receive a response on or before the 60th day after mailing the notice, the chief appraiser may cancel the exemption on or after the 30th day after the expiration of the 60- day period, but only after making a reasonable effort to locate the owner. A reasonable effort includes sending an additional notice of cancellation to the individual after the 60-day period by first class mail in an envelope with RETURN SERVICE REQUESTED in all capital letters so that the U. S. Post Office returns the notice if it is not deliverable as addressed, or by providing the additional notice in another manner that the chief appraiser determines appropriate. This notice of cancellation includes, in bold font equal to or greater in size that the surrounding text, the date on which the chief appraiser is authorized to cancel the exemption.

This notice does not apply if the chief appraiser determines that the individual no longer owns the homestead property.

Effective: 9/1/2015. Status: New Law. HB 1463 signed by Governor 6/16/15.

SB 833 Campbell - Amends 11.13 - SB 833 adds that a homeowner continues to receive homestead exemptions while absent for military service inside the United States. Current law only addresses military service outside of the U. S.

Effective: 6/19/2015, immediately on Governor's signature. Status: New Law. SB 833 signed by Governor 6/19/15.

Special Valuation

DETERMINING LAND OWNED BY A LANDOWNER 65 YEARS OF AGE OR OLDER IS NO LONGER ELIGIBLE FOR AGRICULTURAL APPRAISAL - HB 1464 Raymond HB 1464 adds a new notice, sent by certified mail, to landowners who are 65 years of age or older that own qualified agricultural-use land before the chief appraiser makes a determination of change of use of the qualified land. The over-65 landowner may indicate that the land remains eligible on the form sent with the chief appraiser's notice. The chief appraiser includes a self-addressed, postage prepaid envelope and instructions on returning the form. The chief appraiser considers the owner's response in determining whether the land remains eligible for ag-use appraisal. If the chief appraiser does not receive a response on or before the 60th day after mailing the notice, the chief appraiser must make a reasonable effort to locate the owner and determine whether the land's use has changed. A reasonable effort is sending an additional notice to the owner immediately after the expiration of the 60-day period by first class mail in an envelope on which is written, in all capital letters, "RETURN SERVICE REQUESTED," directing the U. S. Postal Service to return the notice if it is not deliverable as addressed, or providing the additional notice in another manner that the chief appraiser determines is appropriate. The Texas Comptroller's application forms for agricultural appraisal must include a space for the property owner to state the owner's date of birth. Failure to provide the date of birth does not affect the owner's right to the agricultural designation. Effective: 9/1/2105. Status: New Law. HB 1464 signed by Governor 6/9/15.

Appraisal Review Board (ARB)

SELECTING COMPARABLE PROPERTIES IN A PROTEST OR APPEAL BASED ON UNEQUAL APPRAISAL HB 2083 Darby Amends 23.01 HB 2083 provides that the selection of comparable properties and the application of appropriate adjustments for the determination of an appraised value of property under a protest to the ARB or to district court shall be based upon the application of generally accepted appraisal methods and techniques. Adjustments must be based on recognized methods and techniques that are necessary to produce a credible opinion.

Notwithstanding this requirement, property owners representing themselves are entitled to offer an opinion of and present argument and evidence related to the market and appraised value or the inequality of appraisal of the owner's property.

Effective: 1/1/2016. Status: New Law. HB 2083 signed by Governor 5/23/15.

REVISING REQUIREMENTS FOR BINDING ARBITRATION OF AN ARB ORDER SB 849 Bettencourt
Amends 41A.01, 41A.03, 41A.05, 41A.06 SB 849 revises the requirements for binding arbitration of an ARB order. A property owner may seek binding arbitration concerning the appraised or market value of a property if the ARB order is \$3 million or less, increased from the current law of \$1 million or less.

Effective: 9/1/2015. Status: New Law. SB 849 signed by Governor 6/15/15.

EXCHANGING EVIDENCE IN ELECTRONIC FORMAT; REQUIRING AUDIOVISUAL EQUIPMENT AT ARB HEARING SB 1394 Hancock Amends 41.45 SB 1394 provides that the exchange of evidence between the chief appraiser and property owner or agent shall be a written copy of the evidence or material preserved on any portable device designed to maintain an electronic or digital document or image. If the chief appraiser uses audiovisual equipment at a protest hearing, the appraisal office shall provide audio visual equipment of the same general type, kind and character for use during the hearing by the property owner or owner's agent.

Effective: 1/1/2016. Status: New Law. SB 1394 signed by Governor 6/19/15.

Assessment & Tax Rates

CHANGING DEADLINE FOR PROPOSED TAX RATE NOTICE BY COUNTY OR CITY HB 1953 Bonnen
Amends Local Government Code 140.010 HB 1953 changes the deadline for the notice of the proposed tax rate by a county or a municipality from the current date of no later than September 1. It sets the deadline at the later of September 1 or the 30th day after the first date that the taxing unit has received each applicable certified appraisal roll.

Effective: 1/1/2016. Status: New Law. HB 1953 signed by Governor 6/16/15.

Tax Collections

CHANGING INSTALLMENT PAYMENT PROVISIONS FOR CURRENT OR DELINQUENT TAXES HB 1933 Darby Amends 31.031, 31.032, 33.011, 33.02, 33.04

For homeowners who request a delinquent installment plan under Section 33.02, the home must be the residence homestead for which the homeowner has been granted a homestead exemption. The tax collector must provide that homeowner an installment agreement for at least 12 months but not to exceed 36 months, but the payments in monthly installments do not have to be equal. For all other types of properties, the tax collector has the option about providing an installment agreement and the terms of those agreements. The tax collector must deliver a notice of default to a person who is in breach of an installment agreement under Section 33.02 and to any other owner of an interest in the property subject to the agreement whose name appears on the delinquent tax roll before the collector may seize and sell the property or file a suit to collect a delinquent tax subject to the agreement.

Effective: 9/1/2015. Status: New Law. HB 1933 signed by Governor 5/29/15.

Public Information Requests

FULFILLING PUBLIC INFORMATION REQUEST WITH REFERRAL TO WEBSITE HB 685 Sheets Amends Government Code 552.221; Senate version amends Utilities Code 182.052

HB 685 provides that, in addition to current methods of producing information in response to a public information request, a political subdivision's public information officer complies by referring a requestor to the subdivision's public website, if the requested information is identifiable and readily available on the website. If the public information officer provides by email an Internet location or URL address, the email must contain a statement clearly indicating that the requestor may access the requested information by inspection or duplication or by receipt through U.S. mail.

Effective: 9/1/2015. Status: New Law. HB 685 signed by Governor 6/17/15.

Other

SB 462 Huffman Adds Estates Code Chapter 114 SB 462 authorizes a revocable deed that transfers property at the transferor's death. Known as the Texas Real Property Transfer on Death Act, it applies to the transfer on death deed made before, on or after September 1, 2015 by a transferor who dies on or after September 1, 2015. Estate Code Section 114.101 provides that during a transferor's life, a transfer on death deed does not affect an interest or right of the transferor or any other owner, including property tax exemptions for a residence homestead, for persons 65 years of age or older, for persons with disabilities and for veterans.

Effective: 9/1/2015. Status: New Law. SB 462 signed by Governor 6/17/15.

ABANDONING A COUNTY ROAD

HB 1709 Harless Amends Transportation Code 251.058

HB 1709 provides that if a commissioners court closes, abandons and vacates a public road or a portion of a public road at the request of an owner of property that abuts the portion being closed, the commissioners court may require the owner to pay all reasonable administrative costs for processing the request and recording the order in the county deed records and reimburse the county for the market value of any property interest conveyed to the owner. The commissioners court may adopt standard fees for processing a request and recording it. The commissioners court gives notice at least 30 days before signing the order to a public utility or common carrier of utility infrastructure that uses an easement with the property to be conveyed. A utility infrastructure includes an electric utility; a gas utility; a telecommunications provider defined by Section 51.002, Utilities Code; or a video service provider, as defined by Section 66.002, Utilities Code.

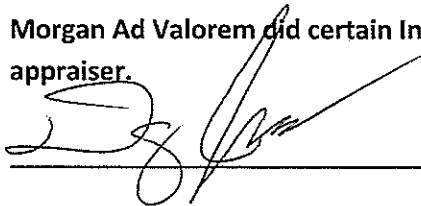
Effective: 6/16/2015, immediately on Governor's signature. Status: New Law. HB 1709 signed by Governor 6/16/15.

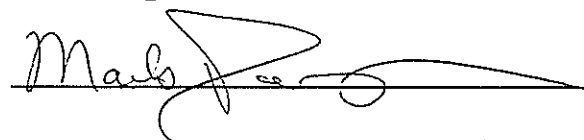
APPEAL SETTLEMENT NEGOTIATIONS

SB 593 In a lawsuit against the Appraisal District a party could ask the District court to require settlement negotiations. The court would order the parties to negotiate and make a good-faith effort to resolve their differences. The court could order informal negotiations or more formal proceedings such as mediation.

We certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no (or the specified) present or prospective interest in the property that is the subject of this report, and I have no (or the specified) personal interest with respect to the parties involved.
- we have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- we have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Morgan Ad Valorem did certain Industrial Properties which were approved by the chief appraiser.


_____ Danny Jones C/A


_____ Mark Powers

11-12-2015 Date

Deaf Smith County Appraisal District

Appraisers Meeting 8/1/2015

Purpose of the meeting: The appraisers will meet and outline goals/objectives and plan reasonable completions dates/periods for the upcoming appraisal year. Care will be taken to work in accordance with the District's Reappraisal Plan.

Meeting held with Danny Jones and Mark Powers. The following objectives were deemed as priorities; starting and estimated completion dates were assigned. (Please keep in mind that objectives and completion dates are tentative and can be changed as deemed necessary by the Chief Appraiser.)

- **Rural Property –**
 - Rural Maps with column letter of D, E, F, G and H need to be reappraised; this consists of a visual inspection of land and improvements, including a check for irrigated acreage.
 - *DATES – Start November 12, 2015 1st 2015 – estimated completion date April 30, 2016.*
- **Residential Neighborhoods**
 - It was felt that the neighborhoods are in good shape. Sales Ratio Studies will be run to see if a nbhd adjustments to the residential schedule will be needed for 2016.
 - *Dates - Start March 1st 2016 – estimated completion date March 31st 2016.*
- **Commercial Schedule –**
 - The commercial schedules need to be updated to current RCN (as adjusted with local builder costs and sales).
 - Each commercial property will need to be checked to ensure the correct classification and depreciation.
 - *Only if we have time.*
- **Industrial Inspections –**
 - A visual inspection of industrial properties was believed necessary. Additional/removal of improvements will be checked as well as depreciation. Improvement and land values will be checked, building values may be updated using revised commercial schedule.
 - *Only if we have time.*

Since this District collects taxes, and we have to help the Comptroller prepare for the 2015 Property Value Study and the 2016 M.A.P.s little appraisal work can be completed in December and January.