

CARSON COUNTY APPRAISAL DISTRICT

MASS APPRAISAL REPORT

APPRAISAL DATE: January 1, 2019

REPORT DATE: May 11, 2019

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Please Note: The Bi-Annual Reappraisal Plan may be used for reference. It contains information on the methods used in the appraisal process.

It is important to remember that this report is compiled prior to the appeals process and that the 2019 values are estimated at the time of this report.

PURPOSE OF THIS ANNUAL REPORT

USPAP Standards Rule 6.5 and 6.5.1

The purpose of this report is to better inform the property owners within the boundaries of the Carson County Appraisal District (CCAD) and to comply with Standards Rule 6-7 of Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2011. Standards Rule 6-7 addresses a written summary report of a mass appraisal for ad valorem taxation. Mass appraisal is the process of valuing a group of properties as of a given date, using standard methods, and employing common data, which allows for statistical testing. The intended use of the appraised values is to establish a tax base upon which a property tax will be levied. Each taxing unit within CCAD boundaries will use the appraised values for ad valorem tax purposes only.

The purpose of the appraisals performed by CCAD estimate market value on January 1 of each year (as defined by the Texas Property Tax Code Sec. 1.04) on all taxable property within the boundaries of CCAD, "Market Value" is defined by Sec. 1.04 as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if -

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

Responsibilities

The appraisal district is responsible for appraising property in the district for ad valorem tax purposes for each taxing unit that imposes ad valorem taxes. CCAD serves the public and nine taxing entities in Carson County. Taxing entities in Carson County are composed of three school districts, four cities, the county, and one special district, the Panhandle Groundwater Conservation District. The White Deer ISD extends into Gray County, and the Groom ISD extends into three neighboring counties, Gray, Donley, and Armstrong. The Sanford-Fritch ISD extends into Carson County.

Organizational Structure

The Carson County Appraisal District was created by the Texas Legislature. CCAD is a political subdivision of the State of Texas. The appraisal district is governed by a six member board of directors, five of which are appointed by the voting entities in the county, and one non-voting member (Carson County Assessor/Collector) created by the 75th Texas Legislature. The board appoints the chief appraiser who serves at the pleasure of the board. The board also approves the budget and sets policy. The chief appraiser is the chief administrator of the appraisal district and may employ and

compensate professional, clerical, and other personnel as provided by the budget. The chief appraiser may delegate authority to his employees.

Education

All appraisers are required to be registered with the Texas Department of Licensing and Registration (TDLR). The TDLR registration requires that each appraiser must successfully complete a five year educational program and pass a required number of course hours within a specified time. Additionally, all appraisers must pass review exams at levels three and four of the certification program. After successfully completing the required curriculum and approval of a demonstration appraisal, an appraiser is awarded the designation of Registered Professional Appraiser (RPA). There is also a requirement of at least sixty hours of continuing education units every five years in order to re-certify the RPA designation. CCAD currently has two RPA's on staff. The CCAD appraisal staff stays abreast of current trends affecting property through review of published materials, attendance at conferences, course work, and continuing education.

Philosophy Statement

The Carson County Appraisal District believes that the most important asset of the District is its people. Every employee is important and deserves to be treated fairly with consideration and respect. CCAD believes in providing good working condition, a safe, clean, and friendly work place to help each employee do his or her job effectively. We also believe that every employee has an obligation to develop his or her talents to the fullest.

The Carson County Appraisal District exists for the purpose of providing services to the property owners and taxing units within our jurisdiction. It is important that we recognize our responsibility to provide quality services on a cost effective basis. Every property owner should be approached in a respectful, positive and friendly manner. Property owners should be assisted in a timely and courteous fashion. CCAD employees have an obligation as public servants to promote goodwill toward all property owners, not only in manner but by example.

Because of the nature of our work, not every property owner will be pleased with the outcome of their contact with CCAD. What is important is that everyone who comes in contact with our office should have a reason to feel they were handled in a fair and equitable manner by a knowledgeable and qualified person.

Assumptions and Limiting Conditions

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.

3. The appraisers developing these appraisals are not required to give testimony of attendance in court by reason of the appraisals, unless directed by, employed by, and provided legal counsel by the Carson County Appraisal District.
4. All properties are appraised in fee simple interest in accordance with Texas Property Tax Code Sec 25.06 (Jurisdictional Exception to Standards Rule 6-4 (c) and 6-5(c) of USPAP)
5. All sketches in the appraisal records are intended to be visual aids with rounded measurements and should not be constructed as surveys or engineering reports, etc.
6. All information in the appraisal records are obtained by members of the appraisal district's staff or other reliable sources.
7. The appraisal staff has inspected, as permitted, by observation, the land and the improvements thereon-however, it is not possible to personally observe conditions beneath the soil or bidden structural components within the improvements. Therefore, no representations are made as to these matters unless specifically considered in an individual appraisal.
8. All interior inspections are performed at the property owners request by appointment. All other inspections performed are external and assume the quality, condition, and desirability of the interior are approximately equal to that of the exterior, unless otherwise known.
9. Agricultural land is appraised at market value using a market data model based on market sales information. However, it may also be subject to appraisal using an income model specified in Sec. 23, Sub-chapters C, D, and E of the Texas Property Tax Code. (Jurisdictional Exception to 6-4 (b) of USPAP)
10. Subsurface rights (mineral and oil) are not considered in making these appraisals.
11. The highest and best use of property is defined as the most reasonable and probable use of the land that will generate the highest return to the property over a period of time. This use must be legal, physically possible, economically feasible, and the most profitable of the potential uses. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

The Carson Appraisal District is required to keep written procedures to apply homestead capped values. The date of appraisal is tracked via the appraisal cards. District personnel enter updated data each year to consider if the following criteria affects the qualified properties.

INTRODUCTION OF MASS APPRAISAL

The Carson County Appraisal District (CCAD) is responsible for appraising a variety of property types including land, single family residences, manufactured homes, businesses and business personal property.

The CCAD uses a "mass appraisal" process to appraise properties each year. "Mass appraisal" is the process of valuing groups of properties as of a given date, using standard methods, employing common data and allowing for statistical testing. Standard procedures are used to collect property data, analyze data, apply the results of the analysis and report the results. Computer programs apply market derived land rates by neighborhood and property type. Computer programs apply building costs and depreciation factors calibrated to local market conditions using sales data, by neighborhood, building style, grade of construction, and building condition.

Statistical methods are used in producing the appraised values and testing the appraisal results. Fairness and equity is maintained by comparing the appraised values to actual sales prices on a county wide basis, and by neighborhood to neighborhood, a process known as a "ratio study".

Mass appraisal reports summarize the results of the "ratio studies". The reports include a summary of the change in value from year to year, ratio study statistics (level of assessment and measures of uniformity), market changes over time, a value change by property group, and neighborhood profile statistics. Neighborhood reports list the sales used to produce the report.

Single-Family Residences Summary Report

Single-family residences consist of all land and real property improvements that by the nature of their design and/or construction are suitable for single-family use only. This includes manufactured homes that are classified as real property when the owner of the land is also the owner of the manufactured home and personal property when the owner of the manufactured home does not own the land.

Assumptions and Limiting Conditions

The appraisal completed by CCAD for single-family residences are subject to the following assumptions and limiting conditions:

1. The Carson County Appraisal District staff has physically inspected all single-family residences within its jurisdiction. Interior inspections have not been done on a majority of the properties in the jurisdiction because (1) most residential owners are not at their residence during regular business hours, (2) permission to inspect is not always granted, (3) the safety of the appraiser may be in question, and (4) respect for privacy rights of the property owner should be exercised.

2. The opinion of value for each single-family property applies to land and improvement only. The value of personal property of an owner has not been included with the value of the real estate. The only personal property that is valued as an improvement is a manufactured home where the owner of the home does not own the land. See Sec. 11.14 (a) of the Texas Property Tax Code.
3. Residential real property inventory as defined by the Texas Property Tax Code in Sec. 23.12 shall be considered as inventory and the market value shall be the price for which it would sell as a unit to a purchaser who would continue the business. (Jurisdictional Exception to Standards Rule 6-5(d) of USPAP)
4. Single-family qualified properties used to provide affordable housing are appraised to comply with Sec. 23-22 of the Texas Property Tax Code. (Jurisdictional Exception to Standards Rule 6-4(b) of USPAP)

Data Collection and Validation

Two basic types of data are collected: data which is specific to each property and data which is indicative of a particular class of property that has been predefined by CCAD.

Property-specific data is collected as part of the inspection process and through submission by the property owner. As part of the inspection process, the improvements are measured and classified. The appraiser also estimates the effective age and condition of the improvements. Any additional or unusual features are also noted at the time of the inspection. Data on individual properties is maintained on the appraisal card(s) for that property. Data on individual properties is verified through previously existing records, published reports, building permits, analysis of comparable properties, and through submission by the property owner. Appraisal cards are available for review at the appraisal district office.

Data pertaining to a class of properties is grouped together according to the differing quality levels, and then used to develop valuation models for each property class. Such data is collected in a variety of ways. Cost information is obtained from nationally recognized sources, local contractors, new construction permits, mechanics liens, reliable source of new property sales, and from renditions submitted by owners. All local information is used to verify, supplement or modify costs from these published sources. Renditions are confidential submissions by property owners and cannot be used for other purposes; however, data from renditions may be compared with data obtained from cost manuals to test their accuracy.

Market sales information is collected through a variety of sources including surveys of buyer and sellers, deed records, and from local real estate professionals.

Valuation Approach and Analysis

Improvements are appraised using replacement cost new less depreciation models. Replacement costs are estimated from published sources, other publicly available information, and comparable properties. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if diminished utility and comparable sales are found to justify such. A market data model based on typical selling prices per unit of area is also used when appropriate sales information is available.

Land values are based on selling prices for the appropriate highest and best use of the site, and as though it was vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is a statement of opinion, not a statement of fact.

Review and Testing

Field review of appraisal is performed through the regular inspection of subject properties. Ratio studies are preferred method for measuring performance. The results of the performance measures used indicate the validity of the appraisal models used. Appraisers perform ratio studies annually.

Ratio Study Procedures

I. Collect and Post Sales Data

- A. Solicit sales information from all new property owners through sales letters and/or personal contact
- B. Collect sales information from outside appraisers and from fee appraisals
- C. Utilize sales information from Comptroller's office.
- D. Post sales information to the sales database
 1. Record actual sale price
 2. Note unusual financing
 3. Note non-arm length participants
 4. Adjust sales price for inclusion of personal property or intangible value
 5. Initiate frozen characteristics/partial sale codes if necessary
 - a) Imminent construction/renovation can bias any later analysis by including values not part of the original transaction
 - b) Sale including only a portion of the property described can also produce skewed results

II. Preliminary Analysis

- A. Run sales analysis (by type, group, or class) which includes any and all sales collected to date
- B. Note median result and COD
- C. Examine each sale included
 - Compare sale ratio to median result
 1. Ratios substantially higher or lower than the median result (outliers) are singled out for further, in-depth analysis
 - a) Note seller-financial institutions, known real estate opportunists, probates, known persons who finance their own transactions
 - b) Note buyer-financial institutions, known real estate opportunists, and re-location companies
 - c) Examine deed records to confirm "arms-length" violations not evident from examination of buyer and seller:
 - contract for deed
 - assumption of a previous note
 - a typical financing
 - d) Re-inspect properties to rule out any physical differences from the current property records
 - e) Outlier sales that cannot be excluded or adjusted due to the reasons given above are nonetheless included in the subsequent analysis
- D. Adjust original data set
 1. Omit sales that are not arms- length
 2. Adjust sales values for time or financing if necessary and possible
 3. Adjust appraisal values for physical differences if applicable

III. Secondary Analysis

- A. Run sales analysis (by type, group, or class) utilizing information from preliminary analysis
- B. Note median result and COD
 1. Median value may or may not change significantly
 2. COD value should improve
- C. Note sample size
 1. Compare number of sales within the class to the perceived number of total properties within the class
 2. From experience and discussion among the appraisal staff, determine whether any median result different from 1.00 is significant
- D. Attempt to increase sample size—if necessary
 1. Utilize time adjustments if determinable
 2. Keep in mind marketing time for local market and any trends
 3. Be careful to not include more sales just for sales sake
 4. Changing markets and trends cannot be reflected in sales that are too old without accurate time adjustments.

- E. Apply results of analysis to current records
 - 1. Any class whose median value is **NOT SIGNIFICANTLY** different from 1.00 does not require adjustment.
 - 2. Any class whose median value indicates that an adjustment is necessary should be analyzed
 - a) Look at typical depreciation (age/condition) for that class as reflected in the sales analysis
 - b) Calculate increase necessary to raise the individual ratios to produce a median result of 1.00 (keeping in mind that because of depreciation, the percentage increase required is going to be necessarily larger than the difference in percentage points needed to reach a 1.00 result)
 - c) Apply the calculated increase to the database
 - 3. Repeat procedure for all classes determined to need adjustment
- F. Run analysis again to test results

IV. Examine results to identify neighborhoods that need adjustment

- A. As individual sales are examined, note any areas/neighborhoods/sub-divisions that consistently show ratios significantly different from the median result
- B. Run analysis excluding the area in question
- C. Run analysis including only the neighborhood in question
- D. Check for significant variance between the two results
- E. Apply neighborhood factor to correct variance

All real residential, land and commercial property within the Carson County Appraisal District is inspected and reappraised each year. Appraisal results are also tested annually by the Property Tax Division of the Texas Comptroller's office. Appraisal methods and procedures are also reviewed by the Property Tax Division.

**Multi-Family Properties
Summary Report**

Multi-family properties with sites in this district are appraised at market value as previously defined.

Assumptions and Limiting Conditions

The appraised value derived is subject to the following assumptions and limiting conditions:

- 1. For multi-family properties only, the market value stated is for land, improvements and the personal property common to the classification and economic area. The business personal property value is insignificant to the overall value.

2. The Carson County Appraisal District's staff has physically inspected all apartment complexes and duplex properties within its jurisdiction and normally re-inspects and/or conducts statistical studies on these properties each year.
3. For multi-family property that is used to provide affordable housing the property is appraised to comply with Texas Property Tax Code Sec. 23.22 (Jurisdictional exception to Standard 6-2(d) of USPAP)

Data Collection and Validation

Two basic types of data are collected: data which is specific to each property and data which is indicative of a particular property of class that has been predefined by CCAD.

The property appraised has multi-family use. This classification of properties includes apartment complexes and duplex properties. Properties of this classification are discovered and their characteristics recorded during field inspections, investigation of building permits issued through political entities, and investigation of mechanical liens recorded with the county clerk. Geographically, these properties are located throughout the county.

Specific property data is collected at the time of inspection or re-inspection and through submissions by property owners. Characteristics of a specific property's physical improvements and amenities are recorded and stored electronically and may be printed on an appraisal card(s). Appraisal cards are available for review at the district office.

Sales data is taken from deed records, local real estate professionals, written appraisal reports, sales surveys and telephone contacts. Sales data for properties is account-specific and retained electronically.

General market data is gathered from multiple sources. Environmental, economic, political, and social influences vary geographically and by property use. Neighborhoods have been delineated to reflect comparative classification in the inspection process. Duplexes are classed in compliance with predefined classing criteria.

Valuation Approach and Analysis

Based on the principal of substitution, land values are determined by selling prices of similarly positioned functional tracts. Sites are analyzed for highest and best use as though they were vacant. Highest and best use of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

A value per unit is charted and stratified by neighborhood and comparative class. A sales value per unit is also charted by neighborhood and comparative class for recent sales. Acceptable ranges of value are established for these comparative units. Preliminary property values are adjusted to meet with agreed ranges and then unique

property considerations are addressed. Appropriateness of neighborhood boundaries results of the performance measure used indicates the validity of appraisal models.

Preliminary values are reviewed in consideration of classification and neighborhood. Value indications are compared to renditions and valid single property appraisal submitted for staff review. The appraiser reviews the appraisal report to confirm and verify data as would be done with a sale. Final value recommendations are tested for reasonableness by performing a sales ratio study and, individually, during the appeal process. During the appeal process, property specific income and expense are reviewed for reasonableness and values are adjusted as necessary.

Appraisal results are tested annually by the Property Tax Division of the Comptroller of Public Accounts for the State of Texas. Appraisal methods and procedures are also reviewed by the Property Tax Division.

Review and Testing

Field review of appraisal is performed through the regular inspection of subject properties. Ratio studies are preferred method for measuring performance. The results of the performance measures used indicated the validity of the appraisal models used. Appraisers perform ratio studies annually.

Performance is also measured through comparison with valid single-property appraisal submitted for staff review.

Commercial Property Summary Report

This type of property consists of all land and improvements in Carson County that are classed F1 commercial according to the properties highest and best use.

Assumptions and Limiting Conditions

The appraisals completed by CCAD are subject to the following assumptions and limiting conditions:

1. The opinion of value for each property applies to land and improvement only. The value of fixtures, furnishings and other equipment has not been included with the value of the real estate.
2. The Carson County Appraisal District's staff has physically inspected all properties within its jurisdiction and normally re-inspects and/or conducts statistical studies on these properties annually. Complete interior inspections have not been done on a majority of the properties.
- 3.

Data Collection and Validation

Two basic types of data are collected: data which is specific to each property and data which is indicative of a particular property class that has been defined by CCAD.

Property-specific data is collected as part of the inspection process and through submission by the property owner. As part of the inspection process, the improvements are measured and classified. Properties are classified according to construction type and quality. The appraiser also estimates the effective age and condition of the improvements. Any additional or unusual features are also noted at the time of the inspection. Data on individual properties is maintained on the appraisal card(s) for that property. The data includes legal description, sites, owner address, parcel number, and the property-specific information such as class, quality, measurements, condition, etc. Data on individual property is verified through previously existing records, published articles and reports, building permits, mechanics liens, analysis of comparable properties, and through information obtained from the property owner. Appraisal cards are available for review at the appraisal district office.

Data pertaining to a class of properties is used to develop valuation models for that property class. Such data is collected in a variety of ways. Cost information is obtained from nationally recognized sources, as well as from new construction permits, mechanics liens, local contractors, reliable sources of sales on new property, and renditions submitted by the property owners. Cost information on newly constructed improvements is also used to verify and/or modify costs from published sources. Renditions are confidential submissions by property owners and cannot be used for other purposes. However, data from renditions may be compared with data obtained from cost manuals to test their accuracy.

Market sales information is collected through surveys of buyers and sellers in addition to public records.

Valuation and Analysis

Land values are based on selling prices for the appropriate highest and best use of the site analyzed as though vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

Improvements are valued using replacement/reproduction cost new less depreciation. Cost tables are constructed using published sources as a guide and adjustments are applied using local market information. Adjustments are also applied for functional and economic obsolescence if utilization, sales and income information warrant. An income approach is used when economic and/or subject property income information is available. A market data model based on typical selling prices per unit of similar properties is used when sufficient information is available.

The cost approach to value is most accurate and reliable when appraising new construction. In older areas or areas of transition, cost is calculated and considered.

However due to the difficulty of measuring accrued depreciation, more weight is applied to the market and income approaches.

Review and Testing

Field review of appraisal is performed through the regular inspection of subject properties. Although the ratio study is the preferred method of measuring performance, single property appraisal submitted to the appraisal staff are also reviewed for appraisal accuracy. Appraisal results are also tested annually by the Property Tax Division of the Texas Comptroller's office. Appraisal methods and procedures are also reviewed by the Property Tax Division.

Carson County Appraisal District contracts with the Western Valuation for real property and TY Pickett for annual reappraisal of real property in the commercial and industrial property types.

Carson County Appraisal District also contracts with TY Pickett for annual reappraisal of all mineral properties within the Carson Appraisal District.

Business Personal Property Summary Report

Business personal property is the tangible personal property owned by a business or by an individual for the purpose of producing income. Other tangible personal property is exempt according to Sec. 11-14 (a) of the Texas Property Tax Code.

Assumptions and Limiting Conditions

The appraisals completed by CCAD are subject to the following assumptions and limiting conditions:

The Carson County Appraisal District's staff and contracted appraisers have inspected all properties within its jurisdiction and compares renditions and the Comptrollers list of active businesses report on these properties annually.

Data Collection and Validation

Data on new and existing business is collected through personal inspection, newspaper articles, government reports, comparison to like businesses, renditions and other confidential information supplied by the owner.

Valuation Approach and Analysis

Personal property as defined by the Uniform Standards of Professional Appraisal Practice is "identifiable, portable, and tangible objects that are considered by the general public to be personal, e.g. furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment: all property that is not classified as real estate." The Texas Property Tax Code Section 1.04 (5) defines tangible personal property as "...personal property that can be seen, weighed, measured, felt, or otherwise perceived

constitutes evidence of a valuable interest, claim, or right and has negligible or no intrinsic value.” The Texas Property Tax Code Section 1.04 (4) defines personal property as “...property that is not real.”

The purpose of the appraisals of business personal property is to estimate market value on January 1 of each year as previously defined in the introduction. A separate definition of market value for inventory is found in the Texas Property Tax Code Sec. 23.12 (a).....the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business.” The Texas Property Tax Code sets forth three (3) ways in which inventory may be valued if the requirements are met:

1. Sec 23.12 (f) allows some inventories to qualify for appraisal as of September 1 of the year before January 1 of the taxable year.
2. Sec 23.121, 23.127. 23.1241 and 23.12D dictate that dealers in new and used vehicles, vessels, outboard motors and trailers, manufactured housing, and heavy equipment be valued differently. (Jurisdictional exception to Standard Rule 6-3 (b) 7 (c))
3. Sec 23.12 (a) covers the inventories of remaining businesses.

Personal property is appraised using original cost less depreciation models. Depreciation is calculated on the age/life method using typical economic lives and depreciation that is based on published sources, market evidence, and the experience of knowledgeable appraisers.

Adjustments for functional and economic obsolescence may be made if utilization for the subject property justifies such. In the case of some personal property types, such as licensed vehicles and aircraft, market data from published pricing guides is used to construct a market value model. In other cases, models are based on quality and density information available through published sources or through private sources. These models are cost based.

Review and Testing

Field review of appraisals is performed through the inspection of subject properties.

Sales for most types of personal property are infrequent. Furthermore, many market transactions occur for multiple sites and include real and personal property, tangible and intangible, thereby making analysis difficult, subjective, and inadequate to develop a statistical analysis. Performance is measured through comparison of like businesses as well as applying quality and density models to units of comparison. Performance is also measured through comparison with valid single-property appraisals submitted to staff review. CCAD’s appraisal methods and procedures and values are subject to review by the Property Tax Division of the Texas Comptroller’s Office. The results of this review indicate the validity of the models and calibration techniques employed by CCAD.

Mailing Exemption Applications Procedures

Once an exemption form has been requested or if a CCAD staff member determines that an exemption form should be sent, a CCAD employee will print and mail the exemption application along with a letter asking for any additional documentation we may need. Such as copies of driver's license or mobile home statements of ownership and location, and/or disabled veteran's award letters. At this time the account is noted with the date and a note that an application has been mailed.

If a CCAD employee believes a taxpayer may qualify for an exemption they may also print a form and mail it that day along with a letter asking for any additional documentation we may need. Such as copies of driver's license or mobile home statements of ownership and location, and/or disabled veteran's award letters.

If for any reason a mass mailing of exemption forms is needed a letter explaining why the new form is needed will be included along with the form and request for any additional documentation needed.

Denying, Modifying, and Cancelling Exemption Procedures

1. After it is determined that an exemption is to be denied, modified or canceled; the appropriate letter of explanation and determination is generated and mailed within five (5) days.
2. The letter is then sent as certified mail with a return receipt required.
3. It is then noted in the account with the date mailed.
4. A copy of the denied, modified or canceled exemption is scanned and attached to the account.
5. A copy of the letter with the return receipt or the return letter is scanned and attached to account.

What is a homestead cap value?

Cap value applies to residential homestead only. If this property is your residence homestead, the appraised value may not exceed the lesser of:

1. The market value of the property, or
2. The sum of –
 1. 10 percent of the appraised value of the property for the last year in which the property was appraised for taxation times the number of years since the property was last appraised.
 2. The appraised value of the property for the last year in which the property was appraised; and
 3. The market value of all new improvements to the property.

Summary of Analysis

The ratio analysis of all categories did warrant some changes in the CAD schedules. The residential cost schedules were changed in the county as a whole, resulting in an increase in value. The objective is to bring the median level of appraisal to 100%. Statistical information is attached.

Pritchard and Abbott, Inc. are contracted for agricultural services. Their agricultural productivity analysis, which is a five-year average of net-to-land that is capitalized into value and correlated into each land class, resulted in an increase of \$22.00 on pasture. Dryland crop land decreased \$35.00 per acre and irrigated crop land increased \$65 per acre in value.

The market values of land did not warrant a change in value.

Mineral Appraisal Services are contracted to TY Pickett. The mineral values have decreased due to oil and natural gas prices.

Our hearing dates are July the 12th and July 16th. You will receive certified values as soon as possible at the conclusion of the hearings.

The following information may be helpful in comparing this year analysis to previous years. If you have any questions, feel free to call the Appraisal Office at 806-537-3569.

Attachments:

- Tax Rates
- Exemptions by Jurisdiction
- Property Classifications
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CARSON COUNTY APPRAISAL DISTRICT

USPAP Standards Rule 6-9: Certification

I certify that to the best of my 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 is my personal, unbiased professional analyses, opinions and conclusions.
 - I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
 - My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
 - My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
 - I have made a personal inspection of the property that is the subject of this report. (If more than one person signs the report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)
1. No one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of any individual providing significant professional assistance must be stated.)

Beverly Casselberry 5-11-19
Beverly Casselberry, Chief Appraiser Date Inspected Property _____

Provided Significant Appraisal Assistance _____

Ann Waldrop, Appraiser Unavailable for signature Inspected Property _____

Provided Significant Appraisal Assistance _____

Carson County

Mass Appraisal Report

Appraisal Date: January 1

	2015	2016	2017	2018	2019
Total Parcels	20,052	19,990	17,801	17,494	15,432
Total Owners	6,663	6,548	6,278	6,236	5891

Residential:

Ratio Study Year	Neighborhood Adjustment	(2 yr) # of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD
2015	100%	71	1.00	1.02	0.96	14	1.06
2016	100%	66	0.97	0.98	0.95	9	1.03
2017	100%	65	0.91	0.97	0.9	23	1.08
2019	100%	135	0.94	1.00	0.94	24	1.08
Average	100%	84	0.96	0.99	0.94	17	1.06

Exemptions	Homesteads	Over 65	Disabled	Widow	Disabled Vet	100% Dis Vet	Total
2015	992	648	43	0	57	14	1,754
2016	972	673	43	0	58	14	1,760
2017	970	696	41	0	59	14	1,780
2018	940	693	37	0	56	16	1,742
2019	958	708	35	0	55	16	2

Farmland	Production Market	Productivity Loss	Ag Value
2015	522,034,240	456,409,140	65,625,100
2016	522,957,000	448,012,850	74,944,150
2017	523,309,750	452,935,160	70,574,590
2018	523,263,520	451,704,000	71,559,520
2019	520,613,290	448,738,920	71,874,370

Year	Market Real Estate	Value Mineral	Total Market	Total Losses	Total Exemptions	Net Taxable Value
2015	863,765,762	891,775,790	1,755,541,552	685,627,770	31,205,560	1,038,708,222
2016	872,506,992	1,507,715,576	2,380,222,568	1,455,825,520	32,471,800	891,925,248
2017	866,951,430	1,358,357,360	2,225,308,790	1,539,863,030	32,810,630	652,635,130
2018	885,172,322	1,372,259,900	2,257,432,222	1,506,320,400	34,152,150	716,959,672
2019	925,172,100	1,142,318,280	2,067,490,380	1,323,899,340	35,466,060	736,687,040

Abatement/VLA	Loss
2015	151,861,560
2016	930,220,640
2017	977,348,140
2018	942,339,210
2019	727,719,740

New Improvements	H/S Improvements	Non-H/S Imps.	Total
2015	2,329,850	1,729,480	4,059,330
2016	1,125,410	1,182,860	2,308,270
2017	2,204,650	1,969,900	4,174,550
2018	2,531,810	2,232,530	4,764,340
2019	983,730	1,100,560	2,084,290

City of Panhandle

Mass Appraisal Report

Appraisal Date: January 1

	2014	2015	2016	2017	2018	2019
Total Parcels	1,557	1,565	1,569	1,527	1,566	1556
Total Owners	1,115	1,129	1,131	1,104	1,123	1127

Residential Neighborhood:

Ratio Study Year	Neighborhood Adjustment	(2 yr) # of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD
2015	100%	33	1.00	1.00	0.98	7	1.02
2016	100%	38	0.98	0.98	0.96	9	1.02
2017	100%	35	0.90	0.96	0.90	19	1.07
2019	100%	85	0.96	1.02	0.95	20	1.08
Average	100%	47	0.96	0.99	0.95	14	1.04

Exemptions	Homesteads	Over 65	Disabled	Widow	Disabled Vet	100% Dis Vet	Total
2015	405	249	14	0	24	4	696
2016	394	261	14	0	26	4	699
2017	393	265	11	0	25	4	698
2018	387	263	11	0	24	5	690
2019	404	268	12	0	26	4	714

Farmland	Production Market	Productivity Loss	Ag Value
	2015	170,140	156,100
2016	170,140	153,480	16,660
2017	163,060	145,430	17,630
2018	163,060	145,260	17,800
2019	163,060	146,430	16,630

Year	Market Real Estate	Value Mineral	Total Market	Total Losses	Total Exemptions	Net Taxable Value
	2015	137,855,994	3,989,920	141,845,914	31,172,900	579,110
2016	141,168,344	4,072,260	145,240,604	31,638,960	567,000	113,034,644
2017	139,119,540	4,717,710	148,837,250	32,088,720	587,840	116,160,690
2018	146,742,134	4,751,600	151,493,734	32,665,430	672,170	117,680,974
2019	173,226,100	6,249,880	179,475,980	54,712,930	528,520	124,763,050

New Improvements	H/S Imps.	Non-H/S Imps.	Total
2015	836,530	727,560	1,564,090
2016	284,450	254,500	538,950
2017	1,037,510	1,169,620	2,207,130
2018	874,040	1,827,380	2,701,420
2019	628,430	22,670	651,100

City of White Deer

Mass Appraisal Report

Appraisal Date: January 1

Carson CAD	2014	2015	2016	2017	2018	2019
Total Parcels	1,039	1,028	1,032	1,017	1,020	1002
Total Owners	660	650	655	643	642	642

Residential Neighborhood

Ratio Study Year	Neighborhood Adjustment	(2 yr) # of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD
2015	75%	16	0.98	0.99	0.97	12	1.02
2016	80%	16	0.95	0.96	0.95	6	1.01
2017	80%	13	0.99	1.04	0.97	20	1.08
2019	80%	15	0.94	1.16	1.01	0.35	1.09
Average	79%	15	0.97	1.04	0.98	10	1.05

Exemptions	Homesteads	Over 65	Disabled	Widow	Disabled Vet	100% Dis Vet	Total
2015	156	113	2	0	8	3	282
2016	160	114	3	0	7	2	286
2017	160	117	5	0	8	2	292
2018	152	120	5	0	7	3	287
2019	154	121	6	0	5	4	290

Farmland	Production Market	Productivity Loss	Ag Value
2015	453,870	406,290	47,580
2016	453,870	406,290	47,580
2017	453,870	393,200	60,670
2018	450,870	391,240	59,630
2019	438,180	386,540	51,640

Year	Market Real Estate	Value Mineral	Total Market	Total Losses	Total Exemptions	Net Taxable Value
2015	48,038,440	3,687,200	51,725,640	12,410,170	1,146,630	38,168,840
2016	51,332,510	3,872,680	55,205,190	12,366,310	1,091,550	41,747,330
2017	52,688,950	3,807,290	56,496,240	12,301,870	1,120,410	43,073,960
2018	54,343,470	3,846,150	58,189,620	12,369,640	1,231,520	44,198,185
2019	54,556,710	4,609,220	59,165,930	14,561,990	1,282,000	44,603,940

New Improvements	H/S Imps.	Non-H/S Imps.	Total
2015	1,013,020	52,170	1,065,190
2016	462,210	413,320	875,530
2017	21,740	27,940	49,680
2018	436,250	256,630	692,880
2019	9,530	4,680	14,210

City of Groom

Mass Appraisal Report

Appraisal Date: January 1

Carson CAD	2014	2015	2016	2017	2018	2019
Total Parcels	509	509	506	507	506	513
Total Owners	350	350	349	353	351	359

Residential Neighborhood

Ratio Study Year	Neighborhood Adjustment	(2 yr) # of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD
2015	71%	10	1.02	1.00	0.97	8	1.03
2016	71%	7	1.01	1.04	0.97	13	1.07
2017	71%	10	0.82	0.91	0.89	32	1.03
2019	71%	11	0.97	0.94	0.89	23	1.06
Average	71%	10	0.96	0.99	0.93	19	1.04

Exemptions	Homesteads	Over 65	Disabled	Widow	Disabled Vet	100% Dis Vet	Total
2015	99	77	3	0	8	1	188
2016	89	82	3	0	8	1	183
2017	88	87	3	0	8	1	187
2018	86	81	3	0	6	0	176
2019	90	80	1	0	6	0	177

Farmland	Production Market	Productivity Loss	Ag Value
2015	100,180	94,120	6,060
2016	96,420	90,430	5,990
2017	96,420	90,340	6,080
2018	95,280	88,630	6,650
2019	93,970	86,370	7,600

Year	Market Real Estate	Value Mineral	Total Market	Total Losses	Total Exemptions	Net Taxable Value
2015	25,603,678	450,520	26,054,198	6,391,780	1,233,620	18,428,798
2016	26,062,408	417,720	26,480,128	6,212,900	1,328,590	18,938,638
2017	26,891,230	493,290	27,384,520	7,606,010	1,396,880	18,381,630
2018	38,601,298	317,772	28,919,070	7,481,560	1,243,350	20,194,160
2019	32,378,620	375,640	32,754,260	10,694,100	1,221,290	22,060,160

New Improvements	H/S Imps.	Non-H/S Imps.	Total
2015	91,950	29,050	121,000
2016	5,520	76,930	82,450
2017	201,000	14,920	215,920
2018	23,030	26,190	49,220
2019	9,140	364,960	374,100

Town of Skellytown

Mass Appraisal Report

Appraisal Date: January 1

Carson CAD	2014	2015	2016	2017	2018	2019
Total Parcels	487	490	491	485	452	484
Total Owners	322	329	331	326	321	328

Residential Neighborhood

Ratio Study Year	Neighborhood Adjustment	(2 yr) # of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD
2015	39% - 50%	5	1.04	1.06	0.93	21	1.14
2016	45%-55%	5	0.91	1.03	0.9	21	1.14
2017	45%-55%	7	0.91	0.93	0.9	16	1.04
2019	0	6	0.63	0.61	0.52	24	1.11
Average		6	0.87	0.91	0.81	21	1.11

Exemptions	Homesteads	Over 65	Disabled	Widow	Disabled Vet	100% Dis Vet	Total
2015	70	62	5	0	6	2	145
2016	65	65	5	0	6	2	143
2017	67	67	4	0	6	2	146
2018	67	68	2	0	6	2	145
2019	68	66	1	0	4	2	141

Farmland	Production Market	Productivity Loss	Ag Value
2015	0		
2016	0		
2017	0		
2018	0		
2019	0		

Year	Market Real Estate	Value Mineral	Total Market	Total Losses	Total Exemptions	Net Taxable Value
2015	7,448,760	396,160	7,844,920	1,086,070	124,120	6,634,730
2016	8,162,820	366,950	8,529,770	1,216,750	132,480	7,180,540
2017	7,898,350	388,190	8,286,540	1,232,280	135,730	6,918,530
2018	8,076,790	385,460	8,462,250	1,087,500	139,490	7,196,714
2019	7,174,230	392,980	7,567,210	747,760	88,170	6,819,450

New Improvements	H/S Imps.	Non-H/S Imps.	Total
2015	1,750	400	2,150
2016	1,330	2,550	3,880
2017	4,090	5,700	9,790
2018		1,590	1,590
2019	-	-	-

Sanford-Fritch ISD

Mass Appraisal Report

Appraisal Date: January 1

Carson CAD	2014	2015	2016	2017	2018	2019
Total Parcels	411	412	410	413	412	328

Residential Neighborhood:

Ratio Study Year	Neighborhood Adjustment	(2 yr) # of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD
2015	70% - 90%	5	0.96	0.91	0.88	11	1.03
2016	75%-95%	8	0.96	0.92	0.94	13	0.98
2017	75%-95%	3	0.98	1.18	0.95	32	1.25
2019	75%-95%	8	1.05	1.07	1.04	20	1.09
Average		6	0.99	1.02	0.95	19	1.09

Exemptions	Homesteads	Over 65	Disabled	Widow	Disabled Vet	100% Dis Vet	Total
2015	70	38	6	0	4	0	118
2016	73	33	6	0	4	0	116
2017	75	32	6	0	4	0	97
2018	73	32	5	0	6	0	116
2019	68	39	4	0	6	0	117

Farmland	Production Market	Productivity Loss	Ag Value
2015	138,720	131,630	7,090
2016	142,950	135,010	7,940
2017	138,950	131,190	7,760
2018	133,950	125,760	8,190
2019	133,950	124,990	8,960

Year	Market Real Estate	Value Mineral	Total Market	Total Losses	Total Exemptions	Net Taxable Value
2015	9,380,240	170,570	9,550,810	360,620	2,753,160	6,437,030
2016	9,961,870	145,430	10,107,300	325,570	3,647,290	6,134,440
2017	9,981,470	118,040	10,099,510	230,770	3,881,110	5,987,630
2018	10,471,710	76,563	10,548,273	239,610	3,617,230	6,691,433
2019	13,290,000	49,050	13,339,050	5,492,880	3,737,680	6,805,500

New Improvements	H/S Imps.	Non-H/S Imps.	Total
2015	56,110	15,190	71,300

Panhandle ISD

Mass Appraisal Report

Appraisal Date: January 1

Carson CAD	2014	2015	2016	2017	2018	2019
Total Parcels	8,236	8,279	8,185	7,402	7,192	6246
Total Owners	2,814	2,838	2,811	2,694	2,674	2528

Residential Neighborhood:

Ratio Study Year	Neighborhood Adjustment	(2 yr) # of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD
2015	100%	33	1.00	1.00	0.98	7	1.02
2016	100%	38	0.98	0.98	0.96	9	1.02
2017	100%	35	0.90	0.96	0.90	19	1.07
2019	100%	92	0.96	1.01	.95	21	1.08
Average	100%	50	0.97	0.99	0.97	14	1.04

Exemptions	Homesteads	Over 65	Disabled	Widow	Disabled Vet	100% Dis Vet	Total
2015	546	323	25	0	29	5	928
2016	538	339	24	0	31	6	938
2017	534	351	21	0	31	6	943
2018	519	351	20	0	29	8	927
2019	536	362	21	0	33	7	959

Farmland	Production Market	Productivity Loss	Ag Value
2015	303,815,550	266,973,590	36,841,960
2016	304,555,510	262,548,240	42,007,270
2017	304,982,320	265,158,280	39,824,040
2018	305,071,000	264,538,440	40,532,560
2019	302,437,010	261,628,720	40,808,290

Year	Market Real Estate	Value Mineral	Total Market	Total Losses	Total Exemptions	Net Taxable Value
2015	523,326,994	548,585,930	1,071,912,924	483,766,610	36,077,000	552,069,314
2016	528,620,814	747,442,310	1,276,063,124	740,694,790	45,327,650	490,040,684
2017	518,140,790	663,811,000	1,181,951,790	755,568,970	44,931,670	381,451,150
2018	528,080,274	589,232,763	1,117,313,037	321,692,090	46,119,930	749,501,017
2019	567,190,730	572,757,250	1,139,947,980	617,806,710	48,007,860	522,141,270

VLA/LAVA	Loss
2015	160,726,570
2016	421,650,760
2017	388,877,090
2018	320,732,325
2019	220,779,820

New Improvements	H/S Imps.	Non-H/S Imps.	Total
2015	920,980	931,230	1,852,210

White Deer ISD

Mass Appraisal Report

Appraisal Date: January 1

Carson CAD	2014	2015	2016	2017	2018	2019
Total Parcels	9,259	9310	9,349	8,009	7,902	6975
Total Owners	3,003	3005	2,915	2,728	2,688	2569

Residential Neighborhood:

Ratio Study Year	Neighborhood Adjustment	(2 yr) # of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD
2015	75%	16	0.98	0.99	0.97	12	1.02
2016	80%	19	0.94	0.95	0.94	6	1.01
2017	80%	18	0.99	1.00	0.91	21	1.02
2019	80%	24	0.85	0.97	0.9	36	1.08
Average	79%	19	0.94	0.98	0.93	19	1.02

Exemptions	Homesteads	Over 65	Disabled	Widow	Disabled Vet	100% Dis Vet	Total
2015	260	192	9	0	15	7	483
2016	256	199	10	0	14	6	485
2017	257	207	11	0	15	6	496
2018	249	210	9	0	14	7	489
2019	251	208	9	0	9	8	485

Farmland	Production Market	Productivity Loss	Ag Value
2015	131,506,190	116,472,790	15,033,400
2016	131,552,810	114,545,760	17,007,050
2017	131,473,700	115,335,420	16,138,280
2018	131,317,100	114,904,760	16,412,340
2019	131,343,260	114,610,110	16,733,150

Year	Market Real Estate	Value Mineral	Total Market	Total Losses	Total Exemptions	Net Taxable Value
2015	204,977,630	313,278,010	518,255,640	130,005,170	14,451,640	373,798,830
2016	207,432,190	455,208,980	662,641,170	317,236,730	15,772,390	329,632,050
2017	207,801,860	307,271,650	515,073,510	288,055,380	16,079,410	210,938,720
2018	210,885,840	297,978,444	508,864,284	128,210,170	16,425,740	364,228,374
2019	209,335,170	271,762,310	481,097,480	257,740,940	16,276,050	223,356,540

New Improvements	H/S Imps.	Non-H/S Imps.	Total
2015	1,017,670	106,840	1,124,510

Groom ISD

Mass Appraisal Report

Appraisal Date: January 1

Carson CAD	2014	2015	2016	2017	2018	2019
Total Parcels	2,052	2061	2054	1,986	961	1925
Total Owners	1,127	1145	1134	1,158	576	1106

Residential Neighborhood:

Ratio Study Year	Neighborhood Adjustment	(2 yr) # of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD
2015	71%	10	1.02	1.00	0.97	8	1.03
2016	71%	7	1.01	1.04	0.97	13	1.07
2017	71%	10	0.82	0.91	0.89	32	1.03
2019	71%	11	0.97	0.94	0.89	23	1.05
Average	71%	0.095	0.955	0.97	0.93	19	1.05

Exemptions	Homesteads	Over 65	Disabled	Widow	Disabled Vet	100% Dis Vet	Total
2015	116	95	3	0	9	2	225
2016	105	102	3	0	9	2	221
2017	104	106	4	0	9	2	225
2018	99	100	3	0	7	1	210
2019	103	100	1	0	7	1	212

Farmland	Production Market	Productivity Loss	Ag Value
	2015	86,573,780	72,831,130
2016	86,705,730	70,783,840	15,921,890
2017	86,722,090	72,117,300	14,604,790
2018	86,741,470	72,135,040	14,606,430
2019	88,879,530	74,473,520	14,406,010

Year	Market Real Estate	Value Mineral	Total Market	Total Losses	Total Exemptions	Net Taxable Value
2015	126,078,498	305,235,480	431,313,978	80,362,040	4,299,500	346,652,438
2016	126,489,718	304,918,866	431,408,584	345,256,630	6,172,890	79,979,064
2017	131,410,180	387,156,680	518,566,860	79,445,840	6,231,340	504,389,680
2018	135,732,098	347,717,106	483,449,204	79,496,290	5,920,160	398,032,754
2019	138,506,430	297,749,680	436,256,110	350,032,650	5,956,360	86,223,460

New Improvements	H/S Imps.	Non-H/S Imps.	Total
2015	335,090	657,530	992,620

Water District

Mass Appraisal Report

Appraisal Date: January 1

Carson CAD	2014	2015	2016	2017	2018	2019
Total Parcels	19,950	20,052	19,990	17,801	17,494	15,432

Residential Neighborhood: Appraisal District

Ratio Study Year	Neighborhood Adjustment	(2 yr) # of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD
2015	100%	71	1.00	1.02	0.96	14	1.06
2016	100%	67	0.97	0.98	0.95	9	1.03
2017	100%	65	0.91	0.97	0.9	23	1.08
2018	100%	135	0.94	1.00	0.94	24	1.07
Average	100%	85	0.97	100.00	0.95	18	1.05

Exemptions	Homesteads	Over 65	Disabled	Widow	Disabled Vet	100% Dis Vet	Total
2015	992	648	43	0	57	14	1,754
2016	972	673	43	0	58	14	1,760
2016	970	696	41	0	59	14	1,780
2017	940	693	37	0	56	16	2
2019	958	708	35	0	55	16	1,772

Farmland	Production Market	Productivity Loss	Ag Value
2015	522,034,240	456,409,140	65,625,100
2016	522,957,000	448,012,850	74,944,150
2017	523,309,750	452,735,160	70,574,590
2018	523,263,520	451,704,000	71,559,520
2019	520,613,290	448,738,920	71,874,370

Year	Market Real Estate	Value Mineral	Total Market	Total Losses	Total Exemptions	Net Taxable Value
2015	863,765,762	891,775,790	1,755,541,552	533,785,140	1,642,300	1,220,114,112
2016	872,506,992	1,507,715,576	2,380,222,568	525,604,880	1,750,290	1,852,867,398
2017	866,951,430	1,358,357,360	2,225,308,790	531,473,150	1,226,650	1,692,608,990
2018	885,172,322	1,235,033,910	2,120,206,232	529,638,750	2,025,690	1,588,541,792
2019	925,172,100	1,142,318,280	2,067,490,380	564,522,120	1,895,050	1,502,968,260

New Improvements	H/S Imps.	Non-H/S Imps.	Total
2015	2,329,850	1,729,480	4,059,330

GLOSSARY

Assessment Progressivity (Regressively) An appraisal **bias** such that high-value properties are appraised higher (or lower) than low-value properties in relation to market values. See **price-related differential**.

Assessment-Sale Price Ratio The ratio of the **assessed value** to the **sale price** (or **adjusted sale price**) of a property

Average Absolute Deviation See **average deviation**

Average Deviation The arithmetic **mean** is the absolute deviations of a set of numbers from a measure of **central tendency**, such as the **median**. Taking **absolute values** is generally understood without being stated. The average deviation of the numbers 4, 6 and 10 about their median (6) is $(2+0+4)/3 = 2$. The average deviation is used in computing the **coefficient of dispersion (COD)**.

CAMA See **computer-assisted mass appraisal**

COD See **coefficient of dispersion**

Coefficient of Dispersion (COD) The **average deviation** of a group of numbers from the **median** expressed as a percentage of the median. In **ratio studies**, it's the average percentage deviation from the median ratio.

Coefficient of Variation (COV) A standard statistical measure of the relative **dispersion** of the **sample** data about the **mean** of the **data**; the **standard deviation** expressed as a percentage of the mean.

Computer Assisted Mass Appraisal (CAMA) A system of appraising **property**, usually only certain types of real property, that incorporates computer-supported statistical analysis such as **multiple regression analysis** and **adaptive estimation procedure** to assist the appraiser in estimating value.

Confidence Interval For a given **confidence level**, the **range** within which one can conclude that a measure of the **population** (such as the **median** or **mean** appraisal ratio) lies.

Confidence Level The required degree of confidence in a statistical test or **confidence interval**; commonly, 90, 95 or 99 percent. A 95 percent confidence interval would mean, for example, that one can be 95 percent confident that the **population** measure (such as the **median** or **mean** appraisal ratio) falls in the indicated **range**.

COV See **Coefficient of variation**.

Market Value The most probably price (in terms of money) which a property should bring in a competitive, open market under all conditions requisite to an arms-length sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. The buyer and seller are typically motivated;

2. Both parties are well informed or well advised and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto;
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Mean A measure of **central tendency** is the result of adding all the **values** of a **variable** and dividing by the number of values. For example, the mean of 3, 5 and 10 is 18 divided by 3, or 6, also called arithmetic mean.

Median A measure of **central tendency**. The value of the middle item in an uneven number of items arranged or arrayed according to size; the arithmetic average of the two central items in an even number of items similarly arranged; a positional average that is not affected by the size of extreme values.

Neighborhood (1) The environment of a **subject property** that has a direct and immediate effect on **value**. (2) A geographic area (in which there are typically fewer than several thousand properties) defined for some useful purpose, such as to ensure for later **multiple regression** modeling that the properties are **homogeneous** and share important location characteristics.

Percentile The **values** that divide a set of **data** into specified percentages when the data are arrayed in ascending order. The tenth percentile includes the lowest 10 percent of the values, the twentieth percentile includes the lowest 20 percent of the values, and so forth.

Price-Related Differential (PRD) The **mean** divided by the **weighted mean**. The statistic has a slight **bias** upward. Price-related differentials above 1.03 tend to indicate **assessment regressivity**; price-related differentials below 0.98 tend to indicate **assessment progressivity**.

Price, Sale (1) The actual amount of money exchanged for a unit of goods or services, whether or not established in a free and open market, an indicator of **market value**. (2) Loosely used synonymously with "offering" or "asked" price. *Note:* The sale price is the "selling price" to the vendor and the "cost price" to the vendee.

Progressivity See **assessment progressivity (regressivity)**

Range (1) The maximum **value** of a **sample**, minus the minimum value. (2) The difference between the maximum and minimum values that a **variable** may assume.

Regressivity See **assessment progressivity (regressivity)**

Regressivity Index See **price-related differential**

Standard Deviation The **statistic** calculated from a set of numbers by subtracting the **mean** from each **value** and squaring the remainders, adding together all the squares, dividing by the size of the sample less one, and taking the square root of the result. When the **data** are normally distributed, one can calculate the percentage of **observations** within any number of standard deviations of the mean from

normal probability tables. When the data are not normally distributed, the standard deviation is less meaningful, and one should proceed cautiously.

Variance A measure of **dispersion** equal to the **standard deviation** squared.

Weighted Mean Ratio Sum of the **appraised values** divided by the sum of the **sales prices**, which weights each value in proportion to its sales price.

CARSON COUNTY APPRAISAL DISTRICT

JUR	TAXING UNIT	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL RATE
10	City of Groom M & O I & S	0.839935 0.639935 0.20	0.820214 0.640214 0.18	0.85 0.70 0.15	0.9776 0.7276 0.25	1.04 0.79 0.25	1.13 0.87 0.26	1.20 0.94 0.26	0.951351	2.978627
11	City of Panhandle M & O I & S	0.575 0.43 0.145	0.595 0.45 0.145	0.576 0.428041 0.147959	0.64 0.390469 0.249531	0.64 0.390469 0.249531	0.65 0.41098 0.23902	0.685 0.456718 0.228282	0.6839 0.469542 0.214358	2.801176
12	Town of Skellytown	1.241811	1.257257	1.257257	1.26	1.257335	1.268571	1.268571	1.268571	3.195847
13	City of White Deer	0.60871	0.58863	0.601849	0.601849	0.58986	0.565312	0.565312	0.565312	2.492588
30	Panhandle ISD M & O I & S	1.48 1.04 0.44	1.48 1.04 0.44	1.48 1.04 0.44	1.48 1.04 0.44	1.48 1.04 0.44	1.48 1.04 0.44	1.48 1.04 0.44	1.48 1.04 0.44	2.117276
31	White Deer ISD M & O I & S	1.157 1.04 0.117	1.1543 1.04 0.1143	1.1528 1.04 0.1128	1.1528 1.04 0.1128	1.2832 1.0332 0.25	1.29 1.04 0.25	1.29 1.04 0.25	1.29 1.04 0.25	1.927276
32	Groom ISD M & O I & S	1.40 1.17 0.23	1.402 1.17 0.232	1.386 1.17 0.216	1.292 1.105 0.187	1.084 1.04 0.044	1.31 1.06 0.25	1.39 1.06 0.33	1.39 1.06 0.33	2.027276
33	Sanford-Fritch ISD M & O I & S	1.182 1.04 0.142	1.182 1.04 0.142	1.182 1.04 0.142	1.322 1.04 0.282	1.322 1.04 0.282	1.362 1.04 0.322	1.362 1.04 0.322	1.362 1.14 0.222	
61	Water District	0.009151	0.00887	0.00848	0.00802	0.0079	0.00902	0.00905	0.009055	
1	Carson County: General Fund Lateral Road Sp Rd & Bridge I & S	0.349362 0.033728 0.051513 0.07019	0.360586 0.034788 0.053171 0.067680	0.348383 0.033590 0.051372 0.065241	0.358409 0.034531 0.052851 0.061130	0.369093 0.040959 0.062654 0.065302	0.381255 0.048450 0.074057 0.074189	0.420211 0.053037 0.081042 0.078193	0.417224 0.052657 0.080499 0.077841	
	Total County Tax	0.504793	0.516225	0.498586	0.506921	0.538008	0.577951	0.632483	0.628221	

CARSON COUNTY
2019
AGRICULTURE VALUATION ALLOCATION

		2019	2018	2019
TYPE	CLASS	AG ACRES	SCHEDULE	PROPOSED
IRR	AI2	58,646.988	330.00	\$ 395.00
IRR	AI3	2,988.900	274.00	\$ 339.00
IRR	AI4	482.000	169.00	\$ 209.00

Total Acres 62,117.89 391.10 *AVG NTL*

		2019	2018	2019
TYPE	CLASS	AG ACRES	SCHEDULE	PROPOSED
DRY	AD3	188,684.88	\$ 188.00	\$ 153.00
DRY	AD4	15,973.39	\$ 140.00	\$ 113.00
DRY	AD5	2,214.47	\$ 123.00	\$ 102.00
DRY	AD6	1,111.32	\$ 123.00	\$ 97.00

Total Acres 207,984.053 \$ 149.20 *AVG NTL*

		2019	2018	2019
TYPE	CLASS	AG ACRES	SCHEDULE	PROPOSED
NAT P	AP4	19,227.00	\$ 70.00	\$ 92.00
NAT P	AP5	188,311.00	\$ 48.00	\$ 60.00
NAT P	AP6	39,680.00	\$ 32.50	\$ 41.00
NAT P	AP7	13,876.00	\$ 22.00	\$ 28.00
NAT P	AW7	8,382.00	\$ 20.00	\$ 25.00

Total Acres 269,476.000 57.10 *AVG NTL*

2019

CAD	033	CARSON
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CATEGORY	FINAL VALUE/ACRE
Irrigated Cropland	\$391.10
Dry Cropland	\$149.20
Improved Pasture	\$0.00
Native Pasture	\$57.10

CAP RATE 0.1000

IRRIGATED CROPLAND		
	Cash or Share Lease	Net To Land
2010	S	\$79.85
2011	S	\$51.39
2012	S	\$11.77
2013	S	\$45.93
2014	S	\$15.90
2015	S	\$40.32
2016	S	\$48.87
2017	S	\$44.53
5 Year Average NTL		\$39.11
IRRIGATED CROPLAND VALUE \$391.10		

IMPROVED PASTURELAND		
	Net To Land	
2010	\$0.00	
2011	\$0.00	
2012	\$0.00	
2013	\$0.00	
2014	\$0.00	
2015	\$0.00	
2016	\$0.00	
2017	\$0.00	
5 Yr Avg NTL		\$0.00
IMPROVED PASTURE VALUE \$0.00		

DRY CROPLAND		
	Cash or Share Lease	Net To Land
2010	S	\$20.62
2011	S	\$16.18
2012	S	\$11.81
2013	S	\$17.63
2014	S	\$3.97
2015	S	\$19.50
2016	S	\$25.35
2017	S	\$8.13
5 Year Average NTL		\$14.92
DRY CROPLAND VALUE \$149.20		

NATIVE PASTURELAND		
	Net To Land	
2010	\$4.62	
2011	\$1.62	
2012	\$4.62	
2013	\$6.45	
2014	\$6.58	
2015	\$5.97	
2016	\$4.94	
2017	\$4.94	
5 Yr Avg NTL		\$5.71
NATIVE PASTURE VALUE \$57.10		