

Kerr Central Appraisal District

2018 MASS APPRAISAL REPORT

Kerr Central Appraisal District

2018 USPAP Mass Appraisal Report

Mass Appraisal Report	3
Limiting Conditions	31
Certification Statement	32
District Personnel	33
Eagle Personnel	34
Addendum Residential Ratio Study (A)	
Kerrville ISD	38
Ingram ISD	52
Center Point ISD	56
Hunt ISD	59
Addendum Rural (D & E)	
Kerrville ISD	62
Ingram ISD	65
Center Point ISD	68
Hunt ISD	71
Divide ISD	74
Harper ISD	77
Addendum Vacant Lots Ratio Study (C)	80
Kerr Cad	
Addendum Commercial Ratio Study (F1)	84
2018 CAD Certified Totals	87

Kerr Central Appraisal District

2018 USPAP Mass Appraisal Report

INTRODUCTION

Scope of Responsibility

The Kerr Central Appraisal District has prepared and published this report to provide our citizens and taxpayers with a better understanding of the district's responsibilities and activities. This report has several parts: a general introduction and then several sections describing the appraisal effort by the appraisal district.

The Kerr Central Appraisal District is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A member board of directors, appointed by the taxing units within the boundaries of Bandera County, constitutes the district's governing body. The chief appraiser, appointed by the board of directors, is the chief administrator and chief executive officer of the appraisal district.

The appraisal district is responsible for local property tax appraisal and exemption administration for fifteen jurisdictions or taxing units in the county. Each taxing unit, such as the county, a city, school district, municipal utility district, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Appraisals established by the appraisal district allocate the year's tax burden on the basis of each taxable property's January 1st market value. We also determine eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, and charitable and religious organizations.

Except as otherwise provided by the Property Tax Code, all taxable property is appraised at its "market value" as of January 1st. Under the tax code, "market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- exposed for sale in the open market with a reasonable time for the seller to find a purchaser;

- both the seller and the buyer know of all the uses and purposes to which the property is adapted and for which it is capable of being used of the enforceable restrictions on its use, and;
- Both the seller and buyer seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03). The owner of real property inventory may elect to have the inventory appraised at its market value as of September 1st of the year preceding the tax year to which the appraisal applies by filing an application with the chief appraiser requesting that the inventory be appraised as of September 1st.

The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. The district's current policy is to conduct a general reappraisal of real property on a three-year cycle, however, appraised values are reviewed annually and are subject to change for purposes of equalization. Personal property is appraised every year.

The appraised value of real estate is calculated using specific information about each property. Using computer-assisted appraisal programs, and recognized appraisal methods and techniques, we compare that information with the data for similar properties, and with recent market data. The district follows the standards of the International Association of Assessing Officers (IAAO) regarding its appraisal practices and procedures, and subscribes to the standards promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable. In cases where the appraisal district contracts for professional valuation services, the contract that is entered into by each appraisal firm requires adherence to similar professional standards.

Personnel Resources

The Office of the Chief Appraiser is responsible for the oversight of all operations of the appraisal district including the overall planning, organizing, staffing, coordinating, and controlling of district operations. In addition the Chief Appraiser serves as the head of the administration department planning, organizing, directing and controlling the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. The Chief Appraiser supervises the appraisal Staff in the valuation of all real and personal

property accounts. The property types appraised include commercial, residential, business personal, and industrial.

The district's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with The Texas Board of Tax Professional Examiners.

Support functions including records maintenance, public information assistance to the public and appraisal review hearings support is coordinated by the support personnel.

The appraisal district staff consists of twelve employees with the following classifications:

- 1 Administrator (Chief Appraiser)
- 1 Deputy Chief Appraiser
- 1 operations manager
- 1 Appraiser Manager
- 1 Senior Appraiser
- 4 Field Appraisers
- 1 GIS Operator
- 1 Abstractor
- 1 Exemption Clerk

Data

The district is responsible for establishing and maintaining 39,644 real and personal property accounts covering over 1108 square miles Kerr County. This data includes property characteristic and ownership and exemption information. Property characteristic data on new construction is updated through an annual field effort; existing property data is maintained through a field review that is prioritized by last field inspection date. Sales are routinely validated during a separate field effort; however, numerous sales are validated as part of the new construction and data review field activities. General trends in employment, interest rates, new construction trends, and cost and market data are acquired through various sources, including internally generated questionnaires to buyer and seller, university research centers, and market data centers and vendors.

The district has a geographic information system (GIS) that maintains cadastral maps and various layers of data, including zip code, facet and aerial photography.

Information Systems

The Chief Appraiser maintains the district's data processing facility, software applications, Internet website, and geographical information system. The district operates under True Automation, Inc.'s PACS (Property Appraisal & Collections System) software system. The mainframe hardware is a Dell Edge Server; NT Servers; ESRI Inc.'s Arc View hosts the geographic information system in addition to Pictometry; and the user base is served by general purpose Desktop and Server PC's, along with network terminal to the network server through a windows format.

INDEPENDENT PERFORMANCE TEST

According to Chapter 5 of the TPTC and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Division (PTD) conducts an annual property value study (PVS) of each Texas school district and each appraisal district. As a part of this annual study, the code also requires the Comptroller to: use sales and recognized auditing and sampling techniques; review each appraisal district's appraisal methods, standards and procedures to determine whether the district used recognized standards and practices (MSP review); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and, determine the level and uniformity of property tax appraisal in each appraisal district. The methodology used in the property value study includes stratified samples to improve sample representativeness and techniques or procedures of measuring uniformity. This study utilizes statistical analysis of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median, and price-related differential (PRD) for properties overall and by state category (i.e., categories A, B, C, D and F1 are directly applicable to real property).

There are eight independent school districts in the Kerr CAD for which appraisal rolls are annually developed. The preliminary results of this study are released in January in the year following the year of appraisal. The final results of this study are certified to the Education Commissioner of the Texas Education Agency (TEA) in the following July of each year for the year of appraisal. This outside (third party) ratio study provides additional assistance to the CAD in determining areas of market activity or changing market conditions.

APPRAISAL ACTIVITIES

INTRODUCTION

Appraisal Responsibilities

The appraisal staff is responsible for collecting and maintaining property characteristic data for classification, valuation, and other purposes. Accurate valuation of real and personal property by any method requires a physical description of personal property, and land and building characteristics. This appraisal activity is responsible for administering, planning and coordinating all activities involving data collection and maintenance of all commercial, residential and personal property types which are located within the boundaries of Bandera County. The data collection effort involves the field inspection of real and personal property accounts, as well as data entry of all data collected into the existing information system. The goal is to periodically field inspect residential and personal properties in these counties every three years, and commercial properties every three years. Meeting this goal is dependent on budgetary constraints.

Appraisal Resources

Personnel

The appraisal activities consist of six appraisers, one mapping technician, one abstractor and two clerical personnel.

Data

The data used by field appraisers includes the existing property characteristic information contained in PACS from the district's computer system. The data is printed on a field appraisal record card, or personal property data sheets. Other data used include maps, sales data, fire and damage reports, building, electric, well and septic installation permits, photos and actual cost information.

PRELIMINARY ANALYSIS

Data Collection/Validation

Data collection of real property involves maintaining data characteristics of the property on PACS. The information contained in PACS includes site characteristics, such as land size and topography, and improvement data, such as square foot of living area, year built, quality of construction, and condition. Field appraisers use manuals that establish uniform procedures for the correct listing of real property. All

properties are coded according to these manuals and the approaches to value are structured and calibrated based on this coding system. The field appraisers use these manuals during their initial training and as a guide in the field inspection of properties. Data collection for personal property involves maintaining information on Personal Property. The type of information includes personal property such as business inventory, furniture and fixtures, machinery and equipment, cost and location. The field appraisers conducting on-site inspections use the state personal property manual during their initial training and as a guide to correctly list all personal property that is taxable.

The procedure manuals that are utilized by the field appraisers are available in the district's office. Copies are available to a property owner/agent who wants a copy of the procedural manual.

Sources of Data

The sources of data collection are through the new construction field effort, data review/re-list field effort, data mailers, hearings, sales validation field effort, commercial sales verification, newspapers and publications, and property owner correspondence via the Internet. A principal source of data comes from building permits received from taxing jurisdictions that require property owners to obtain a building permit. Paper permits are received and matched manually with the property's tax account number for data entry.

Data review of entire neighborhoods is generally a good source for data collection. Appraisers drive entire neighborhoods to review the accuracy of our data and identify properties that have to be re-listed. The sales validation effort in real property pertains to the collection of data of properties that have sold. In residential, the sales validation effort involves on-site inspection by field appraisers to verify the accuracy of the property characteristics data and confirmation of the sales price. In commercial, the commercial sales group is responsible for contacting both grantee and grantor to confirm sales prices and to verify pertinent data.

Property owners are one of the best sources for identifying incorrect data that generates a field check. Frequently, the property owner provides sufficient enough data to allow correction of records without having to send an appraiser on-site. As the district has increased the amount of information available on the Internet, property owner's requests to correct data inconsistencies has also increased. For the property owner without access to the Internet, letters are often submitted notifying the district of inaccurate data. Properties identified in this manner are added to a work file and inspected at our earliest opportunity.

Data Collection Procedures

Field data collection requires organization, planning and supervision of the field effort. Data collection procedures have been established for residential, commercial and personal property. The appraisers are assigned throughout Kerr County to conduct field inspections. Appraisers conduct field inspections and record information either on a property record card (PRD) or a personal property data sheet.

The quality of the data used is extremely important in establishing accurate values of taxable property. While production standards are established and upheld for the various field activities, quality of data is emphasized as the goal and responsibility of each appraiser. New appraisers are trained in the specifics of data collection set forth in the manual as "rules" to follow. Experienced appraisers are routinely re-trained in procedures prior to major field projects such as new construction, sales validation or data review. A quality assurance process exists through supervisory review of the work being performed by the field appraisers. Quality assurance supervision is charged with the responsibility of ensuring that appraisers follow listing procedures, identify training issues and provide uniform training throughout the field appraisal staff.

Data Maintenance

The field appraiser is responsible for the data entry of his/her fieldwork directly into the computer file. This responsibility includes not only data entry, but also quality assurance.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The date of last inspection, extent of that inspection, and the CAD appraiser responsible are listed on the PACS record. If a property owner or jurisdiction disputes the district's records concerning this data during a hearing, via a telephone call or correspondence received, PACS data may be altered based on the evidence provided. Typically, a field inspection is requested to verify this evidence for the current year's valuation or for the next year's valuation. Every year a field review of certain areas or neighborhoods in the jurisdiction is done during the data review/re-list field effort.

Office Review

Office reviews are completed on properties where information has been received from the owner of the property. Survey letters sent en mass, or at the request of the property owner, frequently verify the property characteristics or current condition of the property. When the property data is verified in this manner, field inspections are not required.

PERFORMANCE TEST

The Chief and Deputy Chief Appraisers are responsible for conducting ratio studies and comparative analysis.

Field appraisers, in many cases, may conduct field inspections to insure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics.

RESIDENTIAL PROPERTY

INTRODUCTION

Scope of Responsibility

The field appraisers are responsible for developing equal uniform market values for residential improved and vacant property within the areas to which they are assigned. There are approximately 21,154 residential improved residential properties in Kerr County.

Appraisal Resources

Personnel

The Residential Valuation appraisal staff consists of the Chief Appraiser, Deputy Chief Appraiser, Appraisal Manager, Senior Appraiser and four Field Appraisers.

Data

A common set of data characteristics for each residential dwelling in Kerr County is collected in the field and data entered to the computer. The property characteristic data drives the computer-assisted mass appraisal (CAMA) approach to valuation.

MARKET COMPARISON APPROACH

Area Analysis

Data on regional economic forces such as demographic patterns, regional, location factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources and provide the field appraiser a current economic outlook on the real estate market. Information is gleaned from real estate publications and sources such as continuing education in the form of IAAO and BTPE classes.

Neighborhood and Market Analysis

Neighborhood analysis involves the examination of how physical, economic, governmental and social forces and other influences affect property values. The effects of these forces are also used to identify, classify, and stratify comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. Residential valuation and neighborhood analysis is conducted on each of the political entities known as Independent School Districts (ISD).

The first step in neighborhood analysis is the identification of a group of properties that share certain common traits. A "neighborhood" for analysis purposes is defined as the largest geographic grouping of properties where the property's physical, economic, governmental and social forces are generally similar and uniform. Geographic stratification accommodates the local supply and demand factors that vary across a jurisdiction.

Once a neighborhood has been identified, the next step is to define its boundaries. This process is known as "delineation." Some factors used in neighborhood delineation include location, sales price range, lot size, age of dwelling, quality of construction and condition of dwellings, square footage of living area, and story height. Delineation can involve the physical drawing of neighborhood boundary lines on a map, but it can also involve statistical separation or stratification based on attribute analysis.

Part of neighborhood analysis is the consideration of discernible patterns of growth that influence a neighborhood's individual market. Few neighborhoods are fixed in character. Each neighborhood may be characterized as being in a stage of growth, stability or decline. The growth period is a time of development and construction. As new neighborhoods in a community are developed, they compete with existing neighborhoods. An added supply of new homes tends to induce population shift from older homes to newer homes. In the period of stability, or equilibrium, the forces of supply and demand are about equal. Generally, in the stage of equilibrium, older neighborhoods can be more desirable due to their stability of residential character and proximity to the workplace and other community facilities.

The period of decline reflects diminishing demand or desirability. During decline, general property use may change from residential to a mix of residential and commercial uses. Declining neighborhoods may also experience renewal, reorganization, rebuilding, or restoration, which promotes increased demand and economic desirability.

Neighborhood identification and delineation is the cornerstone of the residential valuation system at the district. All the residential analysis work done in association with the residential valuation process is neighborhood specific. Neighborhoods are field inspected and delineated based on observable aspects of homogeneity. Neighborhood delineation is periodically reviewed to determine if further neighborhood delineation is warranted. Whereas neighborhoods involve similar properties in the same location, a neighborhood group is simply defined as similar neighborhoods in similar locations. Each residential neighborhood is assigned to a neighborhood group based on observable aspects of homogeneity between neighborhoods. Neighborhood grouping is highly beneficial in cost-derived areas of limited or no sales, or use in direct sales comparison analysis. Neighborhood

groups, or clustered neighborhoods, increase the available market data by linking comparable properties outside a given neighborhood. Sales ratio analysis, discussed below, is performed on a neighborhood basis, and in soft sale areas on a neighborhood group basis.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of residential property is normally its current use. This is due in part to the fact that residential development, in many areas, through use of deed restrictions and zoning, precludes other land uses.

Residential valuation undertakes reassessment of highest and best use in transition areas and areas of mixed residential and commercial use. In transition areas with ongoing gentrification, the appraiser reviews the existing residential property use and makes a determination regarding highest and best use. Once the conclusion is made that the highest and best use remains residential, further highest and best use analysis is done to decide the type of residential use on a neighborhood basis. As an example, it may be determined in a transition area that older, non-remodeled homes are economic misimprovements, and the highest and best use of such property is the construction of new dwellings. In areas of mixed residential and commercial use, the appraiser reviews properties in these areas on a periodic basis to determine if changes in the real estate market require reassessment of the highest and best use of a select population of properties.

VALUATION AND STATISTICAL ANALYSIS

Cost Schedules

All residential parcels in the district are valued from identical cost schedules using a comparative unit method. The district's residential cost schedules, originally adopted from a private mass appraisal firm, have been customized to fit Kerr County's local residential building and labor market. The cost schedules are reviewed regularly as a result of recent state legislation requiring that the appraisal district cost schedules be within a range of plus or minus 10% from nationally recognized cost schedules.

An extensive review and revision of the residential cost schedule is performed annually. As part of this process, newly constructed sold properties at various levels of quality of construction in Bandera County are reviewed. The property data characteristics of these properties are verified and photographs taken of the samples. CAD dwelling costs are compared against Marshall & Swift, a nationally recognized cost estimator. This process includes correlation of quality of construction factors

from CAD and Marshall & Swift. The results of the comparison are analyzed using statistical measures, including stratification by quality and reviewing estimated building costs, plus land to sales prices. As a result of this analysis, a new regional multiplier is developed to be used in the district's cost process. This year's regional multiplier was used to adjust the CAD's cost schedule to be in compliance with the state legislative mandate described above. In addition to the mainframe cost schedules, PC spreadsheet applications have been created to address unique appraisal situations, such as different levels of remodeling and atypical housing features not normally accounted the benchmark cost system.

Sales Information

A sales file for the storage of "snapshot" sales data at the time of sale is maintained. Residential vacant land sales, along with commercial improved and vacant land sales are maintained. Residential improved and vacant sales are collected from a variety of sources, including: Sales letters sent to buyer and seller, field discovery, protest hearings, Board of Realtor's MLS, various sale vendors, builders, and realtors. A system of type, source, validity and verification codes was established to define salient facts related to a property's purchase or transfer. School district or neighborhood sales reports are generated as an analysis tool for the appraiser in the development of value estimates.

Land Analysis

Residential land analysis is conducted by the Chief Appraiser, with assistance from the Deputy Chief Appraiser. Together, they develop a base lot, primary rate, and assign each unique neighborhood its own cost table either by acres, square foot, front foot or site value. These tables are designed to systematically value the primary and residual land based on a specified percentage of the primary rate. A computerized land table file stores the land information required to consistently value individual parcels within neighborhoods. Specific land influences are used, where necessary, to adjust parcels outside the neighborhood norm for such factors as view, shape, size, and topography, among others. The appraisers use abstraction and allocation methods to insure, that the land values created best reflect the contributory market value of the land to the overall property value.

Statistical Analysis

The residential valuation appraisers perform statistical analysis annually to evaluate whether values are equitable and consistent with the market. Ratio studies are conducted on each of the residential valuation neighborhoods in the district to judge the two primary aspects of mass appraisal accuracy, being the level and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each stratified neighborhood, the weighted mean, median,

standard deviation, coefficient of variation, and coefficient of dispersion provide the appraisers a tool by which to determine both the level and uniformity of appraised value on a stratified neighborhood basis. The level of appraised values is determined by the weighted mean for individual properties within a neighborhood, and a comparison of neighborhood weighted means reflect the general level of appraised value between comparable neighborhoods. Review of the standard deviation, coefficient of variation, and coefficient of dispersion discerns appraisal uniformity within and between stratified neighborhoods.

Every neighborhood is reviewed annually by appraisers, through the sales ratio analysis process. The first phase involves neighborhood ratio studies that compare the recent sales prices of neighborhood properties to the appraised values of these sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales. The appraiser makes a preliminary decision, based on the sales ratio statistics and designated parameters for valuation update, as to whether the value level in a neighborhood needs to be updated in an upcoming reappraisal, or whether the level of market value in a neighborhood is at an acceptable level.

Market Adjustment or Trending Factors

Neighborhood, or market adjustment, factors are developed from appraisal statistics provided from ratio studies and are used to ensure that estimated values are consistent with the market. The district's primary approach to the valuation of residential properties uses a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences not specified in the cost model.

The following equation denotes the hybrid model used:

$$\text{Land Value} + \text{RCN (Reconstruction Cost New)-Depreciation) = Market Value}$$

The market value equals the market adjustment factor times the land value plus the replacement cost new less depreciation. As the cost approach separately estimates both land and building values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values are needed to bring the level of appraisal to an acceptable standard. Market or location adjustments are applied uniformly within neighborhoods to account for location variances between market areas or across a jurisdiction.

If a neighborhood is to be updated, the appraiser uses a cost ratio study that compares recent sales prices of properties appropriately adjusted for the effects of time within a delineated neighborhood with the properties' actual cost value. The calculated ratio derived from the sum of the sold properties' cost value divided by the sum of the sales prices indicates the neighborhood level of value based on the

unadjusted cost value for the sold properties. This cost-to-sale ratio is compared to the appraisal-to-sale ratio to determine the market adjustment factor for each neighborhood. This market adjustment factor is needed to trend the values obtained through the cost approach closer to the actual market evidenced by recent sales prices within a given neighborhood.

The sales used to determine the market adjustment factor will reflect the market influences and conditions only for the specified neighborhood, thus producing more representative and supportable values. The market adjustment factor calculated for each updated neighborhood is applied uniformly to all properties within a neighborhood. Once the market-trend factors are applied, a second set of ratio studies is generated that compares recent sale prices with the proposed appraised values for these sold properties. From this set of ratio studies, the appraiser judges the appraisal level and uniformity in both updated and non-updated neighborhoods, and finally, for the school district as a whole.

TREATMENT OF RESIDENCE HOMESTEADS

Beginning in 1998, the State of Texas implemented a constitutional classification scheme concerning the appraisal of residential property that receives a residence homestead exemption. Under the new law, beginning in the second year a property receives a homestead exemption increases in the value of that property are "capped." The value for tax purposes (appraised value) of a qualified residence homestead will be the LESSER of:

- the market value; or
- the preceding year's appraised value;
PLUS 10 percent from the previous year market Value.
Any new improvements added since the last re-appraisal will be added to the market value and assessed value for the current year.

Values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1st of the following year. In that following year, that home is reappraised at its market value to bring its appraisal into uniformity with other properties. An analogous provision applies to new homes. While a developer owns them, unoccupied residences are appraised as part of an inventory using the district's land value and the developer's construction costs as of the valuation date. However, in the year following sale, they are reappraised at market value.

When resales are available time adjustments were developed using the sales ratio trend analysis method. Statistics produced from the market data include measures of central tendency (mean and median) that represent the level of appraised values,

and measures of uniformity (coefficient of dispersion and coefficient of variation) that represent the consistency of appraised values within and between strata. In absence of local data to develop time adjustments, the CAD uses a statewide adjustment for time.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The appraiser identifies individual properties in critical need of field review through sales ratio analysis. Sold properties with a high variance in sales ratios are field reviewed on an annual basis to check for accuracy of data characteristics.

As the district's parcel count has increased through new home construction, and the homes constructed in the boom years of the late 70's and early 80's experience remodeling, the appraisers are required to perform the field activity associated with transitioning and high demand neighborhoods. Increased sales activity has also resulted in a more substantial field effort on the part of the appraisers to review and resolve sales outliers. Additionally, the appraiser frequently field reviews subjective data items such as quality of construction, condition, and physical, functional and economic obsolescence, factors contributing significantly to the market value of the property. After preliminary estimates of value have been determined in targeted areas, the appraiser takes valuation documents to the field to test the computer-assisted values against his/her own appraisal judgment. During this review, the appraiser is able to physically inspect both sold properties and unsold properties for comparability and consistency of values.

Office Review

Given the ample resources and time required to conduct a routine field review of all properties, homogeneous properties consisting of tract housing with a low variance in sales ratios and other properties having a recent field inspection date are value reviewed in the office. Ratio reports comparing previous values against proposed and final values are generated for all residential improved and vacant properties. The dollar amount and percentage of value difference are noted for each property within a delineated neighborhood allowing the appraiser to identify research and resolve value anomalies before final appraised values are released. Previous values resulting from a hearing protest are individually reviewed to determine if the value remains appropriate for the current year.

Once the appraiser is satisfied with the level and uniformity of value for each neighborhood within his area of responsibility, the estimates of value go into the computer system for notice.

PERFORMANCE TESTS

Sales Ratio Studies

The primary analytical tool used by the appraisers to measure and improve performance is the ratio study. The district ensures that the appraised values that it produces meet the standards of accuracy in several ways. Overall sales ratios are generated for each ISD to allow the appraiser to review general market trends within their area of responsibility, and provide an indication of market appreciation over a specified period of time. The neighborhood descriptive statistic, along with frequency distributions and scatter diagrams are reviewed for each neighborhood being updated for the current tax year. In addition to the mainframe sales ratios by school district and neighborhood, quarterly sales ratios are generated from a PC-based statistical application in spreadsheet format. A copy of the district's latest ratio study is attached.

Management Review Process

Once the proposed value estimates are finalized, the appraiser reviews the sales ratios by neighborhood and presents pertinent valuation data, such as, history of hearing protest, sale-to-parcel ratio, and level of appraisal to the Chief Appraiser for final review and approval. This review includes comparison of level of value between related neighborhoods within and across jurisdiction lines. The primary objective of this review is to ensure that the proposed values have met preset appraisal guidelines appropriate for the tax year in question.

COMMERCIAL PROPERTY VALUATION

INTRODUCTION

Appraisal Responsibility

This mass appraisal assignment includes all of the commercially classed real property which falls within the responsibility of the commercial valuation appraisers of the Kerr CAD. Commercial appraisers appraise the fee simple interest of properties according to statute. However, the affect of easements, restrictions, encumbrances, leases, contracts or special assessments are considered on an individual bases, as is the appraisement of any non-exempt taxable fractional interests in real property (i.e., certain multi-family housing projects). Fractional interests or partial holdings of real property are appraised in fee simple for the whole property and divided programmatically based on their prorated interests.

Appraisal Resources

The improved real property appraisal responsibilities are categorized according to major property types of multi-family or apartment, office, retail, warehouse and special use (i.e., hotels, hospitals and nursing homes). The appraisers are assigned by school districts. These valuation duties are generally divided geographically. Eagle Appraisal is assigned to commercial property types

Data

The data used by the commercial appraiser includes verified sales of vacant land and improved properties and the pertinent data obtained from each (sales price levels, capitalization rates, income multipliers, equity dividend rates, marketing period, etc.). Other data used by the appraiser includes actual income and expense data (typically obtained through the hearings process), actual contract rental data, leasing information (commissions, tenant finish, length of terms, etc.), and actual construction cost data. In addition to the actual data obtained from specific properties, market data publications are also reviewed to provide additional support for market trends.

Contractor

In 2018 the Kerr Central Appraisal District has contracted out the appraisal of commercial property to Eagle Appraisal.

PRELIMINARY ANALYSIS

Pilot Study

Pilot studies are utilized to test new or existing procedures or valuation modifications in a limited area (a sample of properties) of the district and are also considered whenever substantial changes are made. The appraiser implements this

methodology when developing both the cost approach and income approach models.

Survey of Similar Jurisdictions: Central Appraisal District of Bandera County coordinates its discovery and valuation activities with adjoining Appraisal Districts. Numerous field trips, interviews and data exchanges with adjacent appraisal districts have been conducted to ensure compliance with state statutes. In addition, CAD of Bandera County administration and personnel interact with other assessment officials through professional trade organizations including the International Association of Assessing Officers, Texas Association of Appraisal Districts and its subchapter Texas Metropolitan Association of Appraisal Districts and the Texas Association of Assessing Officers.

VALUATION APPROACH

Area Analysis

Data on regional economic forces such as demographic patterns, regional location factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources. Continuing education is provided in the form of IAAO, Texas Association of Assessing Officers (TAAO), Texas Association of Appraisal Districts (TAAD) classes, seminars and conferences along with the Texas Comptrollers Property Tax Division.

Neighborhood Analysis

The neighborhood is comprised of the land area and commercially classed properties located within the boundaries of this taxing jurisdiction. This area consists of a wide variety of property types including residential, commercial and industrial. Neighborhood analysis involves the examination of how physical, economic, governmental and social forces and other influences affect property values. The effects of these forces are also used to identify, classify, and organize comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. In the mass appraisal of commercial properties these subsets of a universe of properties are generally referred to as market areas or economic areas.

Economic areas are defined by each of the improved property use types (apartment, office, retail, warehouse and special use) based on an analysis of similar economic or market forces. These include, but are not limited to, similarities of rental rates, classification of projects (known as building class by area commercial market experts), date of construction, overall market activity or other pertinent influences. Economic area identification and delineation by each major property use type is the benchmark of the commercial valuation system. All income model valuation (income

approach to value estimates) is economic area specific. Economic areas are periodically reviewed to determine if re-delineation is required. The geographic boundaries as well as income, occupancy and expense levels and capitalization rates by age within each economic area for all commercial use types and its corresponding income model may be found in the Marshall and Swift Commercial Valuation Manual.

Highest and Best Use Analysis

The highest and best use is the most reasonable and probable use that generates the highest present value of the real estate as of the date of valuation. The highest and best use of any given property must be physically possible, legally permissible, financially feasible, and maximally productive. For improved properties, highest and best use is evaluated as improved and as if the site were still vacant. This assists in determining if the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, speculative use, excess land, or a different optimum use if the site were vacant. For vacant tracts of land within this jurisdiction, the highest and best use is considered speculative based on the surrounding land uses. Improved properties reflect a wide variety of highest and best uses which include, but are not limited to: office, retail, apartment, warehouse, light industrial, special purpose, or interim uses. In many instances, the property's current use is the same as its highest and best use. This analysis insures that an accurate estimate of market value (sometimes referred to as value in exchange) is derived.

On the other hand, value in use represents the value of a property to a specific user for a specific purpose. This is significantly different than market value, which approximates market price under the following assumptions: (i) no coercion of undue influence over the buyer or seller in an attempt to force the purchase or sale, (ii) well-informed buyers and sellers acting in their own best interests, (iii) a reasonable time for the transaction to take place, and (iv) payment in cash or its equivalent.

Market Analysis

A market analysis relates directly to market forces affecting supply and demand. This study involves the relationships between social, economic, environmental, governmental, and site conditions. Current market activity including sales of commercial properties, new construction, new leases, lease rates, absorption rates,

vacancies, allowable expenses (inclusive of replacement reserves), expense ratio trends, and capitalization rate studies are analyzed.

DATA COLLECTION/VALIDATION

Sources of Data

In terms of commercial sales data, Kerr CAD receives a copy of the deeds recorded in Kerr County that convey commercially classed properties. The deeds involving a change in commercial ownership are entered into the sales information system and researched in an attempt to obtain the pertinent sale information. Other sources of sale data include the hearings process and local, regional and national real estate and financial publications.

For those properties involved in a transfer of commercial ownership, a sale file is produced which begins the research and verification process. The initial step in sales verification involves a computer-generated questionnaire, which is mailed to both parties in the transaction (Buyer and Seller). If the sales information is not obtained, other sources are contacted such as the brokers involved in the sale, property managers or commercial vendors. In other instances, sales verification is obtained from local appraisers or others that may have the desired information. Finally, closing statements are often provided during the hearings process. The actual closing statement is the most reliable and preferred method of sales verification.

VALUATION ANALYSIS

Model calibration involves the process of periodically adjusting the mass appraisal formulas, tables and schedules to reflect current local market conditions. Once the models have undergone the specification process, adjustments can be made to reflect new construction procedures, materials and/or costs, which can vary from year to year. The basic structure of a mass appraisal model can be valid over an extended period of time, with trending factors utilized for updating the data to the current market conditions. However, at some point, if the adjustment process becomes too involved, the model calibration technique can mandate new model specifications or a revised model structure.

Cost Schedules

The cost approach to value is applied to all improved real property utilizing the comparative unit method. This methodology involves the utilization of national cost data reporting services as well as actual cost information on comparable properties whenever possible. Cost models are typically developed based on the Marshall Swift Valuation Service. Cost models include the derivation of replacement cost new (RCN) of all improvements. These include comparative base rates, per unit adjustments

and lump sum adjustments. This approach also employs the sales comparison approach in the valuation of the underlying land value. Time and location modifiers are necessary to adjust cost data to reflect conditions in a specific market and changes in costs over a period of time. Because a national cost service is used as a basis for the cost models, location modifiers are necessary to adjust these base costs specifically for Bandera County. These modifiers are provided by the regional modifiers in Marshall Swift Valuation Service.

Depreciation schedules are developed based on what is typical for each property type at that specific age. Depreciation schedules have been implemented for what is typical of each major class of commercial property by economic life categories. Schedules have been developed for improvements with 15, 20, 30, 40, 50 and 60 year expected life. These schedules are then tested to ensure they are reflective of current market conditions. Effective age estimates are based on the utility of the improvements relative to where the improvement lies on the scale of its total economic life and its competitive position in the marketplace. Effective age estimates are based on three levels of renovation and are described in the Commercial/Industrial Valuation Manual.

Market adjustment factors such as external and/or functional obsolescence can be applied if warranted. A depreciation calculation override can be used if the condition or effective age of a property varies from the norm by appropriately noting the physical condition and functional utility ratings on the property data characteristics. These adjustments are typically applied to a specific property type or location and can be developed via ratio studies or other market analyses. Accuracy in the development of the cost schedules, condition ratings and depreciation schedules will usually minimize the necessity of this type of an adjustment factor.

Income consideration

The income approach to value is applied to those real properties which are typically viewed by market participants as "income producing," and for which the income methodology is considered a leading value indicator. The first step in the income approach pertains to the estimation of market rent on a per unit basis. This is derived primarily from actual rent data furnished by property owners and from local market study publications. This per unit rental rate multiplied by the number of units results in the estimate of potential gross rent.

A vacancy and collection loss allowance is the next item to consider in the income approach. The projected vacancy and collection loss allowance is established from actual data furnished by property owners and on local market publications. This allowance accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. The market derived stabilized vacancy and collection loss

allowance is subtracted from the potential gross rent estimate to yield an effective gross rent.

Next a secondary income or service income is calculated as a percentage of stabilized effective gross rent. Secondary income represents parking income, escalations, reimbursements, and other miscellaneous income generated by the operations of real property. The secondary income estimate is derived from actual data collected and available market information. The secondary income estimate is then added to effective gross rent to arrive at an effective gross income.

Allowable expenses and expense ratio estimates are based on a study of the local market, with the assumption of prudent management. An allowance for non-recoverable expenses such as leasing costs and tenant improvements are included in the expenses. A non-recoverable expense represents costs that the owner pays to lease rental space. Different expense ratios are developed for different types of commercial property based on use. For instance, retail properties are most frequently leased on a triple-net basis, whereby the tenant is responsible for his pro-rata share of taxes, insurance and common area maintenance. In comparison, a general office building is most often leased on a base year expense stop. This lease type stipulates that the owner is responsible for all expenses incurred during the first year of the lease. However, any amount in excess of the total per unit expenditure in the first year is the responsibility of the tenant. Under this scenario, if the total operating expense in year one (1) equates to \$8.00 per square foot, any increase in expense over \$8.00 per square foot throughout the remainder of the lease term would be the responsibility of the tenant. As a result, expense ratios are implemented based on the type of commercial property.

Another form of allowable expense is the replacement of short-lived items (such as roof or floor coverings, air conditioning or major mechanical equipment or appliances) requiring expenditures of large lump sums. When these capital expenditures are analyzed for consistency and adjusted, they may be applied on an annualized basis as stabilized expenses. When performed according to local market practices by commercial property type, these expenses when annualized are known as replacement reserves.

Subtracting the allowable expenses (inclusive of non-recoverable expenses and replacement reserves) from the effective gross income yields an estimate of net operating income.

Rates and multipliers are used to convert income into an estimate of market value. These include income multipliers, overall capitalization rates, and discount rates. Each of these is used in specific applications. Rates and multipliers also vary between property types, as well as by location, quality, condition, design, age, and

other factors. Therefore, application of the various rates and multipliers must be based on a thorough analysis of the market.

Capitalization analysis is used in the income approach models. This methodology involves the capitalization of net operating income as an indication of market value for a specific property. Capitalization rates, both overall (going-in) cap rates for the direct capitalization method and terminal cap rates for discounted cash flow analyses, can be derived from the market. Sales of improved properties from which actual income and expense data are obtained provide a very good indication of what a specific market participant is requiring from an investment at a specific point in time. In addition, overall capitalization rates can be derived from the built-up method (band-of-investment). This method relates to satisfying the market return requirements of both the debt and equity positions of a real estate investment. This information is obtained from real estate and financial publications.

Rent loss concessions are made on specific properties with vacancy problems. A rent loss concession accounts for the impact of lost rental income while the building is moving toward stabilized occupancy. The rent loss is calculated by multiplying the rental rate by the percent difference of the property's stabilized occupancy and its actual occupancy. Build-out allowances (for first generation space or retrofit/second generation space as appropriate) and leasing expenses are added to the rent loss estimate. The total adjusted loss from these real property operations is discounted using an acceptable risk rate. The discounted value (inclusive of rent loss due to extraordinary vacancy, build-out allowances and leasing commissions) becomes the rent loss concession and is deducted from the value indication of the property at stabilized occupancy. A variation of this technique allows that for every year that the property's actual occupancy is less than stabilized occupancy a rent loss deduction may be estimated.

Income approach is seldom used due to the fact that sufficient reliable data is not available for applying this method to commercial property.

Sales Comparison (Market) Approach

Although all three of the approaches to value are based on market data, the Sales Comparison Approach is most frequently referred to as the Market Approach. This approach is utilized not only for estimating land value but also in comparing sales of similarly improved properties to each parcel on the appraisal roll. As previously discussed in the Data Collection/Validation section of this report, pertinent data from actual sales of properties, both vacant and improved, is pursued throughout the year in order to obtain relevant information that can be used in all aspects of valuation. Sales of similarly improved properties can provide a basis for the depreciation

schedules in the Cost Approach, rates and multipliers used in the Income Approach, and as a direct comparison in the Sales Comparison Approach. Improved sales are also used in ratio studies, which afford the appraiser an excellent means of judging the present level and uniformity of the appraised values.

Final Valuation Schedules

Based on the market data analysis and review discussed previously in the cost, income and sales approaches, the cost and income models are calibrated and finalized. The calibration results are keyed to the schedules and models on the PACS system for utilization on all commercial properties in the district. The schedules and models are summarized in the Commercial Review Manual. This manual is provided to appraisers and is made available to the public in an easy to understand format.

Statistical and Capitalization Analysis

Statistical analysis of final values is an essential component of quality control. This methodology represents a comparison of the final value against the standard and provides a concise measurement of the appraisal performance. Statistical comparisons of many different standards are used including sales of similar properties, the previous year's appraised value, audit trails, value change analysis and sales ratio analysis.

Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each property type. These summary statistics including, but not limited to, the weighted mean, standard deviation and coefficient of variation, provide the appraisers an analytical tool by which to determine both the level and uniformity of appraised value of a particular property type. The level of appraised values can be determined by the weighted mean for individual properties within a specific type, and a comparison of weighted means can reflect the general level of appraised value. Review of the standard deviation and the coefficient of variation can discern appraisal uniformity within a specific property type.

The appraisers review every commercial property type annually through the sales ratio analysis process. The first phase involves ratio studies that compare the recent sales prices of properties to the appraised values of the sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the appraised values. The appraiser makes a preliminary decision, based on the sales ratio statistics and designated parameters for valuation update, as to whether the value level of a particular property type needs to be updated in an upcoming reappraisal, or whether the level of market value is at an acceptable level.

Potential gross rent estimates, occupancy levels, secondary income, allowable expenses (inclusive of non-recoverable and replacement reserves), net operating income and capitalization rate and multipliers are continuously reviewed utilizing frequency distribution methods or other statistical procedures or measures. Income model conclusions are compared to actual information obtained on individual commercial properties during the hearings process as well as information from published sources and area vendors.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The date of last inspection, extent of that inspection, and the appraiser responsible are listed in the CAMA system. If a property owner disputes the District's records concerning this data in a protest hearing, CAMA may be altered based on the outcome of the hearing. Typically, a new field check is then requested to verify this evidence for the current year's valuation or for the next year's valuation. In addition, if a building permit is filed for a particular property indicating a change in characteristics, that property is added to a work file. Finally, even though every property cannot be inspected each year, each appraiser typically designates certain segments of their area of responsibility to conduct field checks.

Appraisers are somewhat limited in the time available to field review all commercial properties of a specific use type. However, a major effort is made by appraisers to field review as many properties as possible or economic areas experiencing large numbers of remodels, renovations, or retrofits, changes in occupancy levels or rental rates, new leasing activity, new construction, or wide variations in sale prices. Additionally, the appraisers frequently field review subjective data items such as building class, quality of construction (known as cost modifiers), condition, and physical, functional and economic obsolescence factors contributing significantly to the market value of the property. In some cases field reviews are warranted when sharp changes in occupancy or rental rate levels occur between building classes or between economic areas. With preliminary estimates of value in these targeted areas, the appraisers test computer assisted values against their own appraisal judgment. While in the field, the appraisers physically inspect sold and unsold properties for comparability and consistency of values.

Office Review

Office reviews are completed on properties not subject to field inspections. Office reviews are typically limited by the data presented in final value reports. These reports summarize the pertinent data of each property as well as comparing the previous values (two year value history) to the proposed value conclusions of the various approaches to value. These reports show proposed percentage value changes, income model attributes or overrides, economic factor (cost overrides) and special factors affecting the property valuation such as new construction status, prior year litigation and a three years sales history (USPAP property history requirement for non-residential property). The appraiser may review methodology for appropriateness to ascertain that it was completed in accordance with USPAP or more stringent statutory and district policies. This review is performed after preliminary ratio statistics have been applied. If the ratio statistics are generally acceptable overall the review process is focused primarily on locating skewed results on an individual basis. Previous values resulting from protest hearings are individually reviewed to determine if the value remains appropriate for the current year based on market conditions. Each appraiser's review is limited to properties in their area of responsibility by property type (improved) or geographic area (commercial vacant land).

Once the appraiser is satisfied with the level and uniformity of value for each commercial property within their area of responsibility, the estimates of value go to noticing. Each parcel is subjected to the value parameters appropriate for its use type. If one of the parcel's component values, land value, improvement value or total value exceeds the permissible change in value range it "fails the value edits." In this case, the parcel does not shift to noticing, but it is placed on a rework list. Therefore, although the value estimates are determined in a computerized mass appraisal environment, value edits and rework lists enable an individual parcel review of value anomalies before the estimate of value is released for noticing.

PERFORMANCE TESTS

The primary tool used to measure mass appraisal performance is the ratio study. A ratio study compares appraised values to market values. In a ratio study, market values (value in exchange) are typically represented by sales prices (i.e., sales ratio study). Independent, expert appraisals may also be used to represent market values in a ratio study (i.e., appraisal ratio study). If there are not enough sales to provide necessary representativeness, independent appraisals can be used as indicators for market value. This can be particularly useful for commercial, warehouse or industrial real property for which sales are limited. In addition, appraisal ratio studies can be used for properties statutorily not appraised at market value, but reflect the use-value requirement. An example of this are multi-family housing projects subject to subsidized rent provisions or other governmental guarantees as provided by

legislative statutes (affordable housing) or agricultural lands to be appraised on the basis of productivity or use value.

The Kerr CAD has adopted the policies of the IAAO STANDARD ON RATIO STUDIES, circa July, 1999, regarding its ratio study standards and practices. Ratio studies generally have six basic steps: (1) determination of the purpose and objectives, (2) data collection and preparation, (3) comparing appraisal and market data, (4) stratification, (5) statistical analysis, and (6) evaluation and application of the results.

Sales Ratio Studies

Sales ratio studies are an integral part of establishing equitable and accurate market value estimates, and ultimately assessments for this taxing jurisdiction. The primary uses of sale ratio studies include the determination of a need for general reappraisal; prioritization of selected groups of property types for reappraisal; identification of potential problems with appraisal procedures; assistance in market analyses; and calibration of models used to derive appraised values during valuation or reappraisal cycles. However, these studies cannot be used to judge the accuracy of an individual property appraised value. The Kerr Central Appraisal Review Board may make individual value adjustments based on unequal appraisal (ratio) protest evidence submitted on a case-by-case basis during the hearing process.

Overall sales ratios are generated by use type semi-annually (or more often in specific areas) to allow appraisers to review general market trends in their area of responsibility. The appraisers utilize desktop applications such as Microsoft ACCESS and EXCEL And PACS specific programs to evaluate subsets of data by economic area or a specific and unique data item. On the desktop, these may be customized and performed by building class and age basis. In many cases, field checks may be conducted to insure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics. These ratio studies aid the appraisers by providing an indication of market activity by economic area or changing market conditions (appreciation or depreciation).

BUSINESS PERSONAL PROPERTY VALUATION

INTRODUCTION

Appraisal Responsibility

There are four different personal property types appraised by the district's personal property section: Business Personal Property accounts; Leased Assets; Vehicles; and Multi-Location Assets. There are approximately 2500 business personal property accounts in Kerr County.

Appraisal Resources

Personnel

The personal property staff consists of all the field appraisers, as well as the Abstractor/Mapper.

Data

A common set of data characteristics for each personal property account in Bandera County is collected in the field and data entered to the district's computer. The property characteristic data drives the computer-assisted personal property appraisal system. The data is collected by the field appraisers.

VALUATION APPROACH

SIC Code Analysis

Four digit numeric codes, called Standard Industrial Classification (SIC) codes, developed by the federal government, are used by CAD of Bandera County, as a method for classifying personal property by business type.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of personal property is normally its current use.

DATA COLLECTION/VALIDATION

Data Collection Procedures

Personal property data collection procedures are published and distributed to all appraisers involved in the appraisal and valuation of personal property. The appraisal procedures are reviewed and revised to meet the changing requirements of field data collection.

SOURCES OF DATA

Business Personal Property

The district's property characteristic data was originally received from Kerr County and various school district records in 1980, and where absent, collected through a massive field data collection effort coordinated by the district over a period of time. When revaluation activities permit, district appraisers collect new data via an annual field drive-out. This project results in the discovery of new businesses not revealed through other sources. Various discovery publications such as the assumed names, newspaper ads, yellow pages of the telephone directory and state sales tax listings are also used to discover personal property. Tax assessors, city and local newspapers, and the public often provide the district information regarding new personal property and other useful facts related to property valuation.

Vehicles

An outside vendor provides Kerr CAD with a listing of vehicles within Kerr County. The vendor develops this listing from the Texas Department of Transportation (DOT) Title and Registration Division records. Other sources of data include property owner renditions and field inspections.

Leased and Multi-Location Assets

The primary source of leased and multi-location assets is the property owner renditions of property. Other sources of data include field inspections.

VALUATION AND STATISTICAL ANALYSIS

Cost Schedules

Cost schedules are developed by SIC code by district personal property valuation appraisers. The Property Tax Division business personal property cost schedules are used when analyzing data from property owner renditions. The cost schedules are reviewed as necessary to conform to changing market conditions. The schedules are typically in a price per square foot format, but some exception SIC's are in an alternate price per unit format, such as per room for hotels.

Statistical Analysis

Summary statistics including, but not limited to, the median, weighted mean, and standard deviation provide the appraisers an analytical tool by which to determine both the level and uniformity of appraised value by SIC code. Review of the standard deviation can discern appraisal uniformity within SIC codes.

Depreciation Schedule and Trending Factors

Business Personal Property

Kerr CAD's primary approach to the valuation of business personal property is the review of renditions and, where renditions appear to be inconsistent with observation upon physical inspection, the State Property Tax Division pricing schedules are used.

Vehicles

Value estimates for vehicles are provided by an outside vendor and are based on NADA published book values. An appraiser using published guides values vehicles that are not valued by the vendor.

Leased and Multi-Location Assets

Leased and multi-location assets are valued using the published pricing guides. If the asset to be valued in this category is a vehicle, the NADA published book values are used. An appraiser using published guides values assets that are not valued by the vendor.

INDIVIDUAL VALUE REVIEW PROCEDURES

Office Review

Business Personal Property

Property owner renditions, accounts with field or other data changes, accounts with prior hearings, new accounts, and SIC cost table changes are all considered.

Vehicles

A vehicle master file is received in paper form or on a CD from an outside vendor and vehicles in the district's system to current DOT records. The vehicles remaining after the matching process are sorted by owner name. These vehicles are then matched to existing accounts and new accounts are created as needed. Vehicles that are not valued by the vendor are valued by an appraiser or published guides.

Leased and Multi-Location Assets

Leasing and multi-location accounts, rendered by hard copy, are either data entered by the appraisers or CAD appraisal support staff

After matching and data entry, reports are generated and reviewed by an appraiser. Once proofed, the report is then mailed to the property owner for review via Notices of Value in April of each year.

PERFORMANCE TESTS

Ratio Studies

Business Personal Property is not subject to the Property Tax Division's annual PVS review; therefore, local testing is not done at this time.

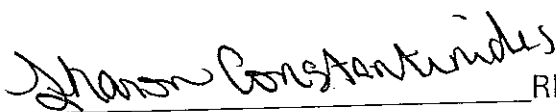
LIMITING CONDITIONS

The appraised value estimates provided by the district are subject to the following conditions:

1. The appraisals were prepared exclusively for ad valorem tax purposes.
2. The property characteristics data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised were performed as staff resources and time allowed.
3. Validation of sales transactions was attempted through questionnaires to buyer and seller, telephone survey and field review and MLS sales listings. In the absence of such confirmation, residential sales data obtained from vendors was considered reliable.
4. I have attached a list of staff providing significant mass appraisal assistance to the person signing this certification.

Certification Statement

"I, Sharon Constantinides, Chief Appraiser for the Kerr Central Appraisal District of Kerr County, solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value which, to the best of my knowledge and belief, was determined as required by law."



RPA

Chief Appraiser, Kerr Central Appraisal District

APPRAISAL DISTRICT STAFF

<u>NAME</u>	<u>TITLE</u>	<u>BTPE NUMBER</u>
Sharon Constantinides, RPA	Chief Appraiser	#67418
Michael Comer, RPA	Deputy Chief Appraiser	#65519
Kathy Leifeste, RPA	Operations Manager	#70445
Russell Hazlett, RPA	Appraisal Manager	#73764
Jason Paredes, RPA	Senior Appraiser	#66894
Robert Neuman	Agricultural Appraiser	#70142
Jason Paredes, RPA	Field Appraiser	#70143
Dale Carman	Field Appraiser	#72626
Justin Schmidt	Field Appraiser	#75256
Anna Demois	Abstractor	#71381
Robert Neuman	GIS Operator	#73764
Kathy Johnson	Exemptions Clerk	n/a

EAGLE APPRAISAL & CONSULTING STAFF

Susan Burris: RPA, RTA (Appraiser)

Twila Butler: RPA, RTA, CTA, CAA (Appraiser & "MAPS" Specialist)

Linda Carrington: RPA, RTA, CTA (Appraiser)

Thomas Cates: RPA (Appraiser)

Cynthia Claytor: (Appraiser)

Sandra Giles: RPA, CCA (Appraiser)

Sandra Helander: RPA, (Appraiser)

John Loggins: (Appraiser)

Bruce Martin: RPA (Appraiser)

Carl Maultsby: RPA (Appraiser)

Linda Norell: RPA (Appraiser)

Everett Quintana: RPA, CCA (Appraiser)

Shane Schaffner: RPA (Appraiser)

Keith Toomire: RPA (Appraiser)

Jim Yeats: RPA (Appraiser)

Martha Zamarripa: (Appraiser)

Gary L. Zeitler: RPA, RTA, CCA (Appraiser, Consultant, & Trainer)

All Eagle Appraisers are Registered with TDLR.

Kerrville ISD A Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code
 A1 (Single Family Residence)
 A2 (Single Family Mobile Home)
 A3 (Single Family)
 A4 (Condominium or townhome)

Search by School Code
 SKV (KERRVILLE I.S.D.)

Search by Sale Date
 From: 06/30/2017
 To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 10:12:29AM

Prod ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt	SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
66643	401 GALLUP TRAIL S KERRVILLE, TX	3,696	\$539,700	6/30/2017	\$457,969	A1	M8				2005		117,612	2.7000	\$32,169	100.00
532851	100 RANKIN NIX DRIVE N KERRVILLE	1,206	\$141,000	8/3/2017	\$122,172	A1	F5				2016		7,841	0.1800	\$5,514	100.00
535813	133 GLENN CT TX	1,216	\$138,000	8/3/2017	\$120,325	A1	F5				0		9,148	0.2100	\$3,042	100.00
535814	131 GLENN CT KERRVILLE, TX 7802	1,260	\$138,000	8/3/2017	\$123,218	A1	F5				0		9,148	0.2100	\$2,186	100.00
36848	207 ROBERTSON RD S TX	2,044	\$95,000	7/5/2017	\$107,877	A2	T4D				1991		0	0.0000	\$6,264	100.00
40135	154 ROUNDABOUT LANE E KERRVIL	2,152	\$300,000	7/17/2017	\$278,179	A1	F8				2004		59,242	1.3600	\$35,099	100.00
27030	270 SOUTHWAY DR .	1,759	\$225,000	7/31/2017	\$215,630	A1	M6				1970		117,612	2.7000	\$32,326	100.00

Sales Ratio Report

11/15/2018 10:12:29AM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
33041	110 MOUNT HAVEN DR ,	2,260	\$285,000	8/4/2017	\$280,924	A1	M6P		0		0	0.0000	\$27,002	100.00
26557	103 FAWN DALE LN ,	1,280	\$181,760	8/11/2017	\$171,439	A1	F6		1985		0	0.0000	\$15,476	100.00
38939	421 ROSS STREET ,	1,960	\$208,160	8/11/2017	\$215,265	A1	F7		1965		0	0.0000	\$5,186	100.00
42782	216 BALL DR S ,	1,689	\$199,500	8/11/2017	\$192,310	A1	M6		1986		21,780	0.5000	\$35,172	100.00
26891	436 WEST CREST DRIVE N KERRVIL	3,458	\$222,500	8/11/2017	\$297,043	A1	M5		1984		0	0.0000	\$19,012	100.00
39010	304 LYTLE STREET ,	1,148	\$112,000	8/14/2017	\$119,854	A1	F5		0		0	0.0000	\$6,359	100.00
41373	224 WOODCREEK DR S ,	2,128	\$60,000	8/9/2017	\$59,957	A2	T3D		0		0	0.0000	\$688	100.00
528681	2116 TOSCANO WAY E KERRVILLE, T	2,376	\$409,195	8/14/2017	\$401,641	A1	F9P		2008		7,144	0.1600	\$47,200	100.00
530034	1140 NORFOLK LANE N KERRVILLE, T	1,592	\$243,998	8/14/2017	\$77,272	A1	F8		2016		7,492	0.1700	\$6,573	100.00
40821	400 CIRCLE AVE TX	1,092	\$120,000	8/16/2017	\$114,528	A1	F4		1963		0	0.0000	\$8,361	100.00
47757	1229 HILLTOP ROAD N KERRVILLE, T	1,952	\$254,000	8/15/2017	\$237,364	A1	M6P		2004		11,761	0.2700	\$16,074	100.00
33858	614 WEBSTER AVE ,	822	\$25,000	8/17/2017	\$31,048	A1	F2P		2002		0	0.0000	\$200	100.00
38652	1216 NORTH STREET N KERRVILLE,	624	\$88,000	8/18/2017	\$77,957	A1	F5		1945		10,454	0.2400	\$8,893	100.00
48063	119 SUMMER LOOP W KERRVILLE, T	1,442	\$178,500	8/21/2017	\$179,287	A1	M6		1994		7,841	0.1800	\$16,263	100.00
31605	101 LOYAL VALLEY DR ,	1,692	\$21,913	8/22/2017	\$62,369	A2	T2D		0		0	0.0000	\$3,134	100.00
29458	921 PRESCOTT ST ,	1,344	\$177,230	8/25/2017	\$179,380	A1	F5P		1951		0	0.0000	\$14,780	100.00
27713	4651 HIGHWAY 27 E KERRVILLE, TX	1,897	\$214,412	8/24/2017	\$212,814	A1	M5P		1970		0	0.0000	\$22,437	100.00
32588	1520 NIXON LANE S KERRVILLE, TX :	1,068	\$137,740	8/25/2017	\$133,175	A1	F4P		0		34,848	0.8000	\$3,885	100.00
528297	1409 VESPER DRIVE N KERRVILLE, T	1,381	\$181,500	8/4/2017	\$182,939	A1	F8		2010		0	0.0000	\$15,031	80.00
26984	811 LLOYD DR ,	1,483	\$186,558	8/25/2017	\$156,680	A1	M5		1978		0	0.0000	\$20,019	100.00

Sales Ratio Report

11/15/2018 10:12:29AM

Prod ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
41244	115 WOOD RIDGE DR E ,	1,492	\$169,866	8/25/2017	\$158,824	A1	M5P			1987		28,314	0.6500	\$10,679	100.00
27829	120 LAUREL WAY E KERRVILLE, TX 7	1,556	\$151,210	8/22/2017	\$158,459	A1	M5			1975		0	0.0000	\$10,217	100.00
529928	1068 PINNACLE VIEW DRIVE E KERR	2,476	\$546,000	8/28/2017	\$544,618	A1	F11			2014		27,007	0.6200	\$57,992	100.00
25695	130 CRESTWOOD DRIVE N KERRVIL	1,738	\$180,000	8/29/2017	\$179,203	A1	M5			1982		0	0.0000	\$17,851	100.00
40950	124 STEPHANIE DRIVE N KERRVILLE	1,229	\$142,000	8/28/2017	\$133,063	A1	M6			1983		0	0.0000	\$10,853	100.00
35102	216 RIVERHILL BLVD ,	2,454	\$312,000	8/29/2017	\$267,185	A1	M7			0		0	0.0000	\$16,743	100.00
32221	1207 MARY FRANCES STREET N KEF	1,524	\$162,900	8/30/2017	\$159,200	A1	M5			1975		22,651	0.5200	\$17,112	100.00
35403	374 ENGLEWOOD DRIVE E KERRVIL	1,772	\$230,000	8/30/2017	\$198,000	A4	F6P			1977		0	0.0000	\$22,713	100.00
36559	844 TIVY STREET N KERRVILLE, TX 7	1,000	\$87,878	8/29/2017	\$85,786	A1	F4P			0		0	0.0000	\$7,480	100.00
35270	220 RIVERHILL CLUB LANE E #3 KERR	1,397	\$123,093	8/31/2017	\$117,280	A4	M5			1977		0	0.0000	\$2,099	100.00
40593	512 RUTH STREET S KERRVILLE, TX	1,813	\$163,930	9/1/2017	\$161,825	A1	F4P			1954		0	0.0000	\$8,909	100.00
31435	117 CONTOUR DRIVE S KERRVILLE,	1,044	\$81,500	8/3/2017	\$103,517	A1	M4			0		0	0.0000	\$17,078	100.00
39853	441 FLORIAN DR ,	1,782	\$169,600	9/1/2017	\$177,080	A1	M6			1988		0	0.0000	\$15,538	100.00
38075	111 STONE RIDGE DRIVE S KERRVIL	2,125	\$207,000	9/1/2017	\$284,572	A1	M7P			0		58,370	1.3400	\$24,106	100.00
537126	111 STONE RIDGE DRIVE S KERRVIL	2,125	\$207,000	9/1/2017	\$284,572	A1	M7P			0		58,370	1.3400	\$24,106	100.00
531850	109 LEXINGTON AVE N KERRVILLE, 1	1,816	\$49,000	9/1/2017	\$241,574	A1	F9			0		18,992	0.4400	\$15,886	70.00
71572	133 IVY LANE N KERRVILLE, TX 7802	1,254	\$60,000	9/5/2017	\$133,961	A1	F5			2009		0	0.0000	\$6,165	100.00
38395	149 OAK RIDGE DRIVE S KERRVILLE	1,810	\$187,049	9/5/2017	\$180,521	A1	M5			1986		20,909	0.4800	\$16,502	100.00
28882	1546 GLEN ROAD N KERRVILLE, TX 7	1,850	\$216,015	9/7/2017	\$215,523	A1	F6			2015		22,651	0.5200	\$10,594	100.00
48431	1034 EDINBURGH DRIVE N KERRVILI	1,521	\$218,000	9/12/2017	\$188,566	A4	F5P			1993		0	0.0000	\$16,432	100.00

LIFE ESTATE-TO RF THEN TO CAROLYN NORTHCU
REVOCABLE TRUST

Sales Ratio Report

11/15/2018 10:12:29AM

Prod ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
26756	410 TIMBER RIDGE DRIVE N KERRVILLE	2,096	\$235,500	9/12/2017	\$238,536	A1	M6			1980		0	0.0000	\$25,724	100.00
CONVEY'S PERSONAL PROPERTY REFRIDGERATOR AND GAS STOVE AND WASHER DRYER															
26019	106 FAWN RIDGE TR.	2,260	\$150,000	8/18/2017	\$179,098	A1	M4P			1985		22,651	0.5200	\$19,734	100.00
28842	221 WEST LANE N KERRVILLE, TX 7	2,114	\$240,000	9/13/2017	\$223,764	A1	F5			0		33,977	0.7800	\$16,273	100.00
529092	950 NORTH STREET N KERRVILLE, T	1,350	\$148,000	9/13/2017	\$141,400	A1	F4P			2008		10,454	0.2400	\$21,297	100.00
71591	140 IVY LANE N KERRVILLE, TX 7802	1,192	\$69,900	9/15/2017	\$135,400	A1	F5			2015		0	0.0000	\$11,146	100.00
31223	126 HOMESTEAD DRIVE W KERRVILLE	1,602	\$193,922	9/22/2017	\$175,499	A1	M5P			0		9,583	0.2200	\$14,904	100.00
34835	711 BLUEBONNET,	1,909	\$168,000	9/22/2017	\$233,407	A1	M6			1982		10,019	0.2300	\$16,657	100.00
61671	210 CHERRY RIDGE ROAD E KERRVILLE	2,813	\$410,000	9/27/2017	\$360,567	A1	F8			2009		108,900	2.5000	\$36,089	100.00
66380	3149 MULLIGAN WAY E KERRVILLE,	3,931	\$507,275	9/29/2017	\$524,664	A1	F9			2005		0	0.0000	\$40,049	100.00
30293	2054 MEDINA HWY,	3,080	\$296,000	10/4/2017	\$290,000	A1	M7			1966		93,828	2.1500	\$23,649	100.00
22856	501 ANTLER DRIVE N KERRVILLE, T	1,587	\$168,000	10/3/2017	\$200,749	A1	F6			0		0	0.0000	\$16,411	100.00
45017	134 KODIAK TRAIL S KERRVILLE, TX	3,790	\$314,000	9/5/2017	\$336,103	A1	F6			1987		121,988	2.8000	\$23,166	100.00
35545	644 OAKLAND HILLS LANE E KERRVILLE	3,362	\$255,000	10/6/2017	\$277,709	A1	M6			1983		0	0.0000	\$17,189	100.00
33078	125 STEPHEN F AUSTIN DR,	2,320	\$328,000	10/6/2017	\$314,123	A1	M7			2000		0	0.0000	\$41,217	100.00
36530	412 CHARLES STREET N KERRVILLE	1,560	\$132,000	10/10/2017	\$126,920	A1	F4P			1959		0	0.0000	\$13,144	100.00
60224	123 TERRACE LANE,	1,846	\$182,400	10/11/2017	\$204,774	A1	M6			1998		0	0.0000	\$15,652	100.00
38360	169 TIERRA VISTA DRIVE N KERRVILLE	2,062	\$217,687	10/11/2017	\$237,947	A1	M6			1985		52,272	1.2000	\$45,707	100.00
30568	1335 A RANCHERO ROAD S KERRVILLE	0	\$210,000	10/12/2017	\$174,327	A2	T4D			2010		0	0.0000	\$13,753	100.00
531496	1335 B RANCHERO ROAD S KERRVILLE	1,440	\$210,000	10/12/2017	\$174,327	A2	T4D			2010		0	0.0000	\$13,753	100.00
31505	216 STARKEY STREET N KERRVILLE	1,032	\$140,600	10/13/2017	\$130,418	A1	F5P			1965		0	0.0000	\$6,712	100.00

Sales Ratio Report

11/15/2018 10:12:29AM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
62183	315 SADDLEWOOD BLVD S KERRVIL	2,291	\$347,000	10/17/2017	\$343,968	A1	F8			1998		159,884	3.9000	\$68,445	100.00
22899	401 DEAN DRIVE KERRVILLE, TX 780	1,073	\$128,250	10/19/2017	\$119,479	A1	M5			1960		9,986	0.2300	\$10,791	100.00
37015	200 SIERRA ROAD S KERRVILLE, TX	1,657	\$194,750	10/16/2017	\$200,288	A1	M6P			1985		196,020	4.5000	\$20,925	100.00
530944	2315-A SAILING WAY N KERRVILLE, T	1,280	\$144,103	10/20/2017	\$98,069	A4	F4P			2011		1,307	0.0300	\$9,426	100.00
31937	2502 ROGERS CIR ,	1,857	\$220,000	10/18/2017	\$215,492	A1	M6P			1996		0	0.0000	\$18,602	100.00
35756	106 ST ANDREWS LOOP E KERRVILL	2,520	\$215,460	10/19/2017	\$267,264	A4	M6P			1985		0	0.0000	\$20,034	100.00
36802	118 ROBERTSON RD S ,	1,904	\$80,000	10/25/2017	\$95,884	A2	T4D			1995		0	0.0000	\$1,656	100.00
26208	120 ASPEN DRIVE N KERRVILLE, TX	1,442	\$183,838	10/26/2017	\$161,053	A1	M5			1987		4,942	0.1100	\$15,513	100.00
31249	1005 LINDA JOY ST ,	1,966	\$245,000	8/1/2017	\$253,688	A1	M5P			0		0	0.0000	\$71,724	100.00
528407	1005 LINDA JOY ST TX 78028	0	\$245,000	8/1/2017	\$253,688	A1	M5P			0		0	0.0000	\$71,724	100.00
28926	522 EAST LANE N KERRVILLE, TX 78	2,203	\$192,841	10/27/2017	\$192,303	A1	M5			1952		23,522	0.5400	\$9,678	100.00
61257	225 CORONADO CIRCLE ,	1,519	\$129,015	10/31/2017	\$168,204	A1	M5P			1998		5,707	0.1300	\$16,464	100.00
31910	628 GALBRAITH AVENUE N KERRVIL	1,959	\$195,515	11/1/2017	\$188,044	A1	M6			1950		0	0.0000	\$5,027	100.00
34692	421 BLUEBONNET DRVIE N KERRVIL	1,518	\$150,000	11/2/2017	\$169,841	A1	F5P			1965		0	0.0000	\$1,692	100.00
66094	411 FULLER STREET N KERRVILLE, T	1,176	\$108,007	11/2/2017	\$106,804	A1	F4			2002		7,198	0.1700	\$4,992	100.00
26955	501 PETERSON DRIVE N KERRVILLE	1,920	\$19,000	11/2/2017	\$116,298	A2	T5D			2013		20,880	0.4800	\$5,487	100.00
38375	109 LONESOME DOVE LANE N KERR	1,464	\$150,253	11/2/2017	\$148,533	A1	F5P			1995		32,234	0.7400	\$11,404	100.00
38084	100 VALLEY RIDGE DR S ,	2,478	\$170,000	11/3/2017	\$169,912	A1	M5			0		50,094	1.1500	\$15,840	100.00
60421	1240 VICTORY LANE N KERRVILLE, T	1,472	\$185,000	11/6/2017	\$166,098	A1	M6			1996		0	0.0000	\$11,851	100.00
40468	406 LUCILLE STREET N KERRVILLE, T	1,132	\$102,000	1/1/2018	\$102,201	A1	F4			2015		0	0.0000	\$10,787	100.00

Sales Ratio Report

11/15/2018 10:12:29AM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
25277	313 MANOR DRIVE N KERRVILLE, TX	2,136	\$183,612	11/6/2017	\$200,940	A1	MSP			1973		0	0.0000	\$20,921	100.00
34224	1901 D LESLIE DRIVE N KERRVILLE,	2,160	\$110,000	11/8/2017	\$126,214	A4	F5			0		0	0.0000	\$15,939	100.00
37901	704 MOCKINGBIRD LANE N KERRVIL	2,211	\$280,912	11/9/2017	\$271,588	A1	M7			2015		0	0.0000	\$39,649	100.00
34587	432 WESTMINSTER STREET N KERR	2,076	\$90,000	11/9/2017	\$115,947	A1	F4			1965		0	0.0000	\$742	100.00
34540	219 TRAVIS STREET N KERRVILLE, T	1,268	\$113,600	11/13/2017	\$116,546	A1	F5			0		0	0.0000	\$10,555	100.00
71537	108 JASPER LANE N KERRVILLE, TX	1,034	\$162,900	11/14/2017	\$121,629	A1	F5			2011		0	0.0000	\$11,081	100.00
41559	129 TALL TIMBER ROAD E KERRVILL	1,663	\$144,000	8/21/2017	\$181,637	A1	MSP			1985		21,780	0.5000	\$26,405	100.00
27950	135 ACE RANCH ROAD E KERRVILLE	1,107	\$111,550	11/16/2017	\$111,602	A1	M5			0		0	0.0000	\$7,359	100.00
23618	1082 BLUEBONNET DRIVE N KERRVI	2,744	\$225,000	11/16/2017	\$244,845	A1	F5			1956		12,280	0.2800	\$16,214	100.00
44239	2012 VISTA RIDGE DRIVE N KERRVIL	2,363	\$265,821	11/30/2017	\$261,523	A1	M7			1989		0	0.0000	\$15,810	100.00
34846	2905 NICHOLS ST ,	1,148	\$64,670	11/17/2017	\$63,002	A1	F3P			1957		0	0.0000	\$7,557	100.00
33541	1821 LOIS ST ,	1,827	\$158,800	9/8/2017	\$189,654	A1	M5P			1985		12,156	0.2800	\$14,626	100.00
70530	3529 LA CUMBRE DRIVE E KERRVILL	2,725	\$558,000	9/29/2017	\$555,597	A1	F10P			2009		23,087	0.5300	\$121,260	100.00
534900	141 QUAIL VALLEY DR S TX	1,120	\$60,605	11/29/2017	\$51,336	A2	T3D			2009		8,276	0.1900	\$0	100.00
40179	188 WEST CREEK ROAD E KERRVIL	3,081	\$256,500	11/30/2017	\$248,951	A1	F5			1995		109,336	2.5100	\$28,966	100.00
503369	502 VICKERS CIRCLE ,	1,961	\$144,000	12/1/2017	\$212,916	A1	M6			1999		0	0.0000	\$18,572	100.00
32385	1403 CEDAR DR ,	1,330	\$148,500	12/5/2017	\$147,467	A1	F5			1945		0	0.0000	\$4,952	100.00
33234	169 FOREST CIRCLE ,	1,795	\$180,000	12/5/2017	\$191,100	A1	M5			1980		23,087	0.5300	\$20,583	100.00
32482	611 TANGLEWOOD LANE N KERRVIL	1,372	\$198,600	12/4/2017	\$199,561	A1	F6			0		0	0.0000	\$18,644	100.00
	FOR 2 PARCELS														
66537	1809 CHALET CIRCLE N KERRVILLE,	1,944	\$55,000	10/10/2017	\$151,872	A1	F9			0		0	0.0000	\$9,498	40.00

Sales Ratio Report

11/15/2018 10:12:29AM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Comp
529816	188 ESPADA MISSION S KERRVILLE,	2,846	\$740,000	12/6/2017	\$774,847	A1	M10			2014		123,710	2.8400	\$76,445	100.00
529817	188 ESPADA MISSION S KERRVILLE,	0	\$740,000	12/6/2017	\$774,847	A1	M10			2014		123,710	2.8400	\$76,445	100.00
529863	959 SAN JUAN MISSION S KERRVILLI	0	\$740,000	12/6/2017	\$774,847	A1	M10			2014		123,710	2.8400	\$76,445	100.00
47986	112 DEERWOOD DRIVE E KERRVILL	4,326	\$425,000	12/8/2017	\$573,835	A1	M8			2001		0	0.0000	\$52,044	100.00
34827	709 FAY DR ,	986	\$91,805	9/10/2017	\$86,507	A1	F4			0		0	0.0000	\$4,549	100.00
37501	170 PAL DR ,	1,568	\$45,758	12/6/2017	\$85,190	A2	T3D			1997		144,619	3.3200	\$4,500	100.00
35174	502 RIVERHILL BLVD ,	2,765	\$364,750	12/15/2017	\$336,600	A1	M7P			1991		0	0.0000	\$42,150	100.00
528725	4088 COMANCHE TRACE DRIVE E K	2,908	\$559,800	12/15/2017	\$540,945	A1	F10P			0		20,299	0.4700	\$49,439	100.00
39412	N BACKACRE RD TX	406	\$23,200	12/15/2017	\$33,179	A1	F2			0		455,202	10.4500	\$50	100.00
32179	1401 FORD ST ,	1,134	\$141,750	12/18/2017	\$130,623	A1	M5			0		0	0.0000	\$10,510	100.00
534874	3148 PINNACLE CLUB DRIVE E KERR	2,802	\$462,000	12/11/2017	\$462,124	A1	F9P			2015		11,761	0.2700	\$42,227	100.00
32410	612 TANGLEWOOD LANE N KERRVIL	634	\$67,000	12/20/2017	\$61,119	A1	F4			1955		0	0.0000	\$134	100.00
32117	1203 LYTLE ST ,	1,085	\$146,300	12/20/2017	\$136,035	A1	M5			0		0	0.0000	\$25,808	100.00
35733	512 OAKLAND HILLS LANE E KERRVI	2,987	\$244,500	12/22/2017	\$333,440	A1	F8			2002		0	0.0000	\$21,377	100.00
35293	517 FAIRWAY DR TX	2,080	\$213,750	12/20/2017	\$204,782	A1	F6			1975		0	0.0000	\$23,762	100.00
534060	175 KATHY DRIVE S KERRVILLE, TX	1,344	\$120,000	12/13/2017	\$42,137	A2	T3D			1999		0	0.0000	\$4,938	100.00
33585	605 OAK VALLEY DR ,	2,089	\$218,800	12/13/2017	\$243,691	A1	M6			1996		12,383	0.2800	\$18,756	100.00
23652	929 BLUEBONNET ,	2,206	\$226,000	8/22/2017	\$210,179	A1	F5			1957		37,462	0.8600	\$12,733	100.00
25048	1502 RANCHERO RD ,	1,568	\$75,000	8/1/2017	\$83,584	A2	T4D			1998		81,122	1.8600	\$8,676	100.00
529925	1080 PINNACLE VIEW DRIVE E KERR	2,807	\$625,000	8/24/2017	\$587,205	A1	F11			2013		21,344	0.4900	\$55,326	100.00
40786	600 FLORENCE ST TX	1,176	\$182,000	12/6/2017	\$163,449	A1	F5			1956		0	0.0000	\$3,104	100.00

Sales Ratio Report

11/15/2018 10:12:29AM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
37732	1222 VIRGINIA DRIVE N KERRVILLE, TX	4,078	\$415,200	9/28/2017	\$405,199	A1	M6			1988		119,790	2.7500	\$62,496	100.00
33171	240 NORTHWEST HILLS DR, .	2,072	\$228,000	12/21/2017	\$270,814	A1	M6P			2002		19,166	0.4400	\$33,743	100.00
520372	1900 SUMMIT RIDGE DRIVE N KERRV	2,996	\$400,000	11/28/2017	\$444,626	A1	M8			1996		0	0.0000	\$72,317	100.00
25525	238 FAIRVIEW DRIVE N KERRVILLE, TX	1,925	\$180,000	12/29/2017	\$183,668	A1	F6			1992		0	0.0000	\$19,793	100.00
44404	193 SKYE DRIVE S KERRVILLE, TX 7	1,808	\$220,000	1/4/2018	\$270,222	A1	M8			0		42,253	0.9700	\$20,628	100.00
520372	1900 SUMMIT RIDGE DRIVE N KERRV	2,996	\$400,000	4/13/2018	\$444,626	A1	M8			1996		0	0.0000	\$72,317	100.00
45620	112 DOVER DRIVE N KERRVILLE, TX	1,232	\$146,858	1/8/2018	\$136,013	A1	F5			1987		0	0.0000	\$17,433	100.00
38739	728 LYTLE STREET N KERRVILLE, T	896	\$87,000	1/2/2018	\$86,462	A1	F4			2009		0	0.0000	\$12,572	100.00
28576	810 LAKE DR TX	1,691	\$191,468	1/9/2018	\$148,423	A1	M5			1971		0	0.0000	\$12,084	100.00
520050	185 INDIAN HILLS DR S, .	2,170	\$75,100	1/11/2018	\$78,848	A2	T4D			1997		77,537	1.7800	\$4,884	100.00
23700	713 BLUEBELL ROAD N KERRVILLE, TX	1,918	\$192,090	1/16/2018	\$129,014	A1	F4P			1965		19,530	0.4500	\$13,151	100.00
34833	705 BLUEBONNET, .	1,664	\$181,649	1/17/2018	\$151,479	A1	M4			1959		0	0.0000	\$9,990	100.00
70557	2797 INDIAN WELLS DRIVE E KERRV	2,141	\$312,000	1/11/2018	\$293,640	A1	F9			2007		7,841	0.1800	\$28,158	100.00
40265	202 CANDICE DRIVE N KERRVILLE, T	1,885	\$197,600	1/16/2018	\$225,598	A1	M6P			0		0	0.0000	\$31,730	100.00
31304	108 BAILEY JO DRIVE S KERRVILLE, TX	1,622	\$192,138	1/18/2018	\$139,372	A1	M5			0		0	0.0000	\$9,477	100.00
34798	901 BLUEBELL RD KERRVILLE, TX 7	2,520	\$271,000	1/17/2018	\$269,310	A1	M5P			0		16,620	0.3800	\$22,504	100.00
32051	1125 DONNA KAY DR, .	1,178	\$121,500	1/19/2018	\$160,240	A1	M6			1972		0	0.0000	\$19,632	100.00
35160	100 WESTCHESTER CIRCLE E KERRV	3,873	\$355,000	1/25/2018	\$389,401	A1	F7			1994		0	0.0000	\$34,485	100.00
36839	103 BESSIE LN S, .	1,120	\$105,000	1/24/2018	\$47,830	A1	T3D			1983		0	0.0000	\$2,246	100.00
61596	1085 SADDLE CLUB DRIVE E KERRVI	2,777	\$175,000	1/26/2018	\$359,310	A1	M8			1997		71,438	1.6400	\$29,458	100.00

Sales Ratio Report

11/15/2018 10:12:29AM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pet Comp
35379	505 SAND BEND DR	0	\$250,000	1/25/2018	\$470,210	A1	F9		1995		14,810	0.3400	\$54,049	100.00
503326	502 SAND BEND DRIVE E KERRVILLE	3,353	\$250,000	1/25/2018	\$470,210	A1	F9		1995		14,810	0.3400	\$54,049	100.00
32447	804 TANGLEWOOD LANE N KERRVILLE	2,016	\$193,600	1/25/2018	\$130,839	A1	M3		1935		0	0.0000	\$6,222	100.00
34372	1317 PARAGON PLACE N KERRVILLE	1,561	\$186,800	1/26/2018	\$161,856	A4	F6		1986		5,010	0.1200	\$22,126	100.00
45638	118 OXFORD PLACE N KERRVILLE, T	1,628	\$211,105	1/26/2018	\$204,339	A1	F7		0		0	0.0000	\$1,840	100.00
45639	120 OXFORD PLACE N KERRVILLE, T	0	\$211,105	1/26/2018	\$204,339	A1	F7		0		0	0.0000	\$1,840	100.00
36078	108 ROYAL OAKS LOOP TX	1,995	\$229,500	1/31/2018	\$152,133	A1	M4P		0		70,393	1.6200	\$14,698	100.00
529962	2317-D SAILING WAY N KERRVILLE, T	1,280	\$137,700	2/1/2018	\$98,069	A4	F4P		2011		1,350	0.0300	\$9,426	100.00
32492	805 TANGLEWOOD LANE N KERRVILLE	864	\$88,000	2/1/2018	\$85,403	A1	M3		2009		0	0.0000	\$0	100.00
27736	122 ELM WAY E TX	1,906	\$92,000	2/5/2018	\$139,860	A1	F4		1968		0	0.0000	\$6,382	100.00
60464	234 OAK HILL DRIVE N KERRVILLE, T	1,540	\$179,525	2/6/2018	\$165,140	A1	M5		1996		0	0.0000	\$15,254	100.00
23617	1010 JACKSON RD TX	1,196	\$191,885	2/6/2018	\$80,091	A1	F3		1965		8,391	0.1900	\$11,931	100.00
31422	116 PALO VERDE DR TX	1,528	\$143,434	2/7/2018	\$120,296	A1	M4		0		0	0.0000	\$13,282	100.00
37873	705 OVERHILL DRIVE N KERRVILLE, T	2,387	\$168,300	2/8/2018	\$202,066	A1	M5		0		0	0.0000	\$15,204	100.00
531850	109 LEXINGTON AVE N KERRVILLE, T	1,816	\$304,218	2/9/2018	\$241,574	A1	F9		0		18,992	0.4400	\$15,886	70.00
28498	241 OLD OAKS PATH N KERRVILLE, T	1,476	\$151,600	2/9/2018	\$174,799	A1	M6		1985		0	0.0000	\$13,476	100.00
40745	610 MILTON ST S KERRVILLE, TX 780	1,668	\$101,250	2/12/2018	\$123,701	A1	F4		1966		0	0.0000	\$6,345	100.00
530938	2314-B SAILING WAY N KERRVILLE, T	1,088	\$90,000	2/16/2018	\$87,136	A4	F4P		2011		784	0.0200	\$8,182	100.00
28375	230 SCENIC HILLS ROAD N KERRVILLE	1,400	\$25,941	2/6/2018	\$40,612	A2	T2D		0		30,492	0.7000	\$10,864	100.00
44202	107 MESA DEL SOL DRIVE N KERRVILLE	2,313	\$192,000	2/16/2018	\$225,644	A1	M6		1987		0	0.0000	\$22,342	100.00

Sales Ratio Report

11/15/2018 10:12:29AM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
23353	128 BEARSKIN TRL TX.	0	\$338,000	1/11/2018	\$354,021	A1	M6			1985		232,175	5.3300	\$37,668	100.00
23354	128 BEARSKIN TRL ,	2,322	\$338,000	1/11/2018	\$354,021	A1	M6			1985		232,175	5.3300	\$37,668	100.00
44337	230 SKYE DRIVE S KERRVILLE, TX 7	2,953	\$418,000	2/23/2018	\$364,380	A1	F8			2015		42,253	0.9700	\$30,350	100.00
37143	209 SPARKMAN DRIVE S KERRVILLE	1,540	\$172,044	2/23/2018	\$127,528	A1	F3			2016		78,408	1.8000	\$9,497	100.00
530944	2315-D SAILING WAY N KERRVILLE, T	1,280	\$140,404	2/23/2018	\$98,069	A4	F4P			2011		1,307	0.0300	\$9,426	100.00
24776	418 ALVIN DRIVE S KERRVILLE, TX 7	160	\$16,000	2/26/2018	\$15,724	A1	F2			0		0	0.0000	\$566	100.00
38394	145 OAK RIDGE DRIVE S KERRVILLE	1,625	\$185,202	2/28/2018	\$151,613	A1	M4			0		23,958	0.5500	\$21,528	100.00
32728	709 INDIAN TRAIL N KERRVILLE, TX 7	1,364	\$161,616	3/1/2018	\$146,679	A1	M4			1966		0	0.0000	\$35,156	100.00
31666	521 LOYAL VALLEY DR ,	952	\$47,960	2/28/2018	\$35,764	A2	T2S			1983		0	0.0000	\$5,692	100.00
71566	120 IVY LANE N KERRVILLE, TX 7802	1,120	\$161,029	3/5/2018	\$128,011	A1	F5			2015		0	0.0000	\$10,085	100.00
520152	155 INDIAN HILLS DRIVE S KERRVILL	1,920	\$120,000	9/7/2017	\$102,135	A2	T3D			2006		46,609	1.0700	\$17,527	100.00
61311	936 SPANISH OAK DRIVE S KERRVIL	4,405	\$453,000	2/27/2018	\$572,910	A1	F9			0		130,680	3.0000	\$42,191	100.00
70469	3801-8 CLUB HOUSE ROAD E KERRV	1,914	\$303,200	3/7/2018	\$251,075	A4	F8			2006		4,792	0.1100	\$27,357	100.00
71578	201 IVY LANE N KERRVILLE, TX 7802	1,190	\$163,975	3/7/2018	\$136,508	A1	F5			2015		0	0.0000	\$12,333	100.00
36770	1720 GLEN RD ,	2,002	\$157,500	3/9/2018	\$220,303	A1	M6			0		0	0.0000	\$27,642	100.00
28367	225 SCENIC HILLS ROAD N KERRVIL	2,424	\$338,865	3/13/2018	\$242,763	A1	F5			1992		472,190	10.8400	\$17,544	100.00
12491	1515 KNAPP ROAD S KERRVILLE, T	6,413	\$4,756,838	3/16/2018	\$734,669	A1	M6			0		851,598	19.5500	\$72,662	100.00
12494	1515 KNAPP ROAD S KERRVILLE, T	0	\$4,756,838	3/16/2018	\$734,669	A1	M6			0		851,598	19.5500	\$72,662	100.00
40775	607 FLORENCE STREET N KERRVILL	1,328	\$174,646	3/23/2018	\$124,269	A1	F5			1953		0	0.0000	\$3,445	100.00
32286	2324 TRAILS END LANE N KERRVILLI	1,859	\$103,500	3/26/2018	\$179,401	A1	M5			1986		0	0.0000	\$16,911	100.00
35357	550 SAND BEND DR ,	1,954	\$211,105	3/27/2018	\$203,078	A1	M6			1978		0	0.0000	\$16,187	100.00

Sales Ratio Report

11/15/2018 10:12:29AM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Comp
39855	449 FLORIAN DR ,	1,802	\$228,000	4/4/2018	\$177,640	A1	M6			1989		0	0.0000	\$15,775	100.00
61570	1043 BLUEBELL ROAD N KERRVILLE	2,388	\$244,000	4/9/2018	\$289,057	A1	M6			2004		0	0.0000	\$22,114	100.00
32704	1703 DEER TRAIL TX	1,417	\$125,000	12/15/2017	\$104,175	A1	M4			1966		0	0.0000	\$5,608	100.00
24271	941 BARNETT STREET N KERRVILLE	952	\$157,102	4/10/2018	\$117,000	A1	F6			1930		0	0.0000	\$25,179	100.00
39527	217 OAK HILL DRIVE N KERRVILLE, T	1,547	\$210,025	4/5/2018	\$161,655	A1	M5			1993		0	0.0000	\$13,276	100.00
28862	308 VALLEY DRIVE N KERRVILLE, T	2,412	\$283,650	4/13/2018	\$291,156	A1	M6			2015		33,541	0.7700	\$25,996	100.00
35526	35 ANTELOPE TRAIL E KERRVILLE, T	1,970	\$240,000	4/13/2018	\$227,940	A1	M6P			1979		0	0.0000	\$19,897	100.00
32319	2308 MESA PARK DRIVE N KERRVILL	1,417	\$214,515	4/13/2018	\$151,117	A1	F5			2007		0	0.0000	\$12,912	100.00
15559	2108 ARCADIA LOOP A & B TX	1,680	\$55,000	4/19/2018	\$88,503	A2	T3D			0		43,560	1.0000	\$26,190	100.00
32402	1314 CEDAR DR ,	0	\$120,000	4/20/2018	\$129,060	A1	F4			0		0	0.0000	\$8,175	100.00
32403	1312 CEDAR DR ,	1,210	\$120,000	4/20/2018	\$129,060	A1	F4			0		0	0.0000	\$8,175	100.00
531007	1052 CRESWELL LANE TX	1,462	\$100,000	4/20/2018	\$196,466	A1	F8			0		4,922	0.1100	\$18,826	100.00
32188	1107 MARY FRANCES STREET N KEF	1,856	\$198,800	4/20/2018	\$217,380	A1	M6			2004		0	0.0000	\$23,792	100.00
34200	711 LELAND STREET N KERRVILLE, T	1,959	\$180,000	4/20/2018	\$150,710	A1	F4			0		0	0.0000	\$15,053	100.00
23462	125 OAK DRIVE W KERRVILLE, TX 7	2,662	\$185,500	4/23/2018	\$178,562	A1	F4			1953		58,719	1.3500	\$34,551	100.00
32040	1103 DONNA KAY DRIVE N KERRVIL	2,450	\$198,640	4/25/2018	\$242,175	A1	M5P			0		0	0.0000	\$55,670	100.00
41370	212 WOODCREEK DRIVE S KERRVI	1,680	\$95,243	4/25/2018	\$60,182	A2	T4D			2002		0	0.0000	\$417	100.00
38630	1304 NORTH PARK STREET N KERRY	1,064	\$150,000	4/27/2018	\$148,926	A1	F5			1940		0	0.0000	\$10,352	100.00
29457	925 PRESCOTT STREET N KERRVILL	1,630	\$202,350	4/27/2018	\$131,602	A1	F4			1941		0	0.0000	\$7,588	100.00
531018	1008 CRESWELL LANE TX	1,344	\$252,200	5/1/2018	\$102,148	A1	F8			0		5,924	0.1400	\$7,311	40.00

SDL 18-03195

Sales Ratio Report

11/15/2018 10:12:29AM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
22926	148 AQUA VISTA ,	2,631	\$407,195	4/30/2018	\$206,443	A1	M5		1978		62,726	1.4400	\$20,654	100.00
40524	409 WEST MAIN ST TX	890	\$150,719	5/3/2018	\$150,462	A1	M4P		1954		0	0.0000	\$6,856	100.00
61554	1033 ELM RIDGE ROAD N KERRVILLE	4,284	\$505,500	5/3/2018	\$454,323	A1	M7		1999		0	0.0000	\$40,491	100.00
39902	114 UPPER STREET N KERRVILLE, T	1,106	\$95,200	5/3/2018	\$88,331	A1	F5		0		0	0.0000	\$1,495	100.00
27720	115 OAK WAY E TX	1,998	\$222,888	5/7/2018	\$144,859	A1	M4		0		19,602	0.4500	\$13,925	100.00
31228	2021 LIME CREEK DRIVE W KERRVIL	1,710	\$224,242	5/9/2018	\$176,857	A1	M5		1983		10,454	0.2400	\$14,077	100.00
40246	1604 SUSAN DRIVE N KERRVILLE, T	2,351	\$165,000	5/10/2018	\$211,039	A1	M5		1983		0	0.0000	\$21,235	100.00
41234	1134 WOOD EDGE LANE N KERRVIL	1,170	\$162,501	5/9/2018	\$127,748	A1	M5		1981		0	0.0000	\$16,760	100.00
31419	110 PALO VERDE DRIVE ,	1,308	\$147,250	5/11/2018	\$107,318	A1	M4		0		0	0.0000	\$10,573	100.00
26191	319 CRESTWOOD DRIVE N KERRVIL	1,285	\$152,000	5/10/2018	\$149,700	A1	M5		1994		5,800	0.1300	\$15,698	100.00
25223	710 BOW LANE N KERRVILLE, TX 78	1,763	\$202,500	5/11/2018	\$137,245	A1	M4		1975		0	0.0000	\$17,318	100.00
36139	180 CATALINA COURT TX	0	\$192,000	5/14/2018	\$258,969	A1	M6		1998		53,579	1.2300	\$25,387	100.00
38140	160 CATALINA CT S ,	2,096	\$192,000	5/14/2018	\$258,969	A1	M6		1998		53,579	1.2300	\$25,387	100.00
32782	709 BOW LN ,	1,415	\$184,594	5/15/2018	\$167,967	A1	M5		0		0	0.0000	\$16,286	100.00
35171	107 LARRY LEE DRIVE E KERRVILLE	4,183	\$1,101,238	5/15/2018	\$665,434	A1	M9		1971		0	0.0000	\$89,132	100.00
41406	306 HARVILLE ROAD S KERRVILLE, T	1,368	\$56,000	5/11/2018	\$47,050	A2	T3S		1986		0	0.0000	\$2,558	100.00
30858	615 LANTERN PKWY N KERRVILLE, T	1,271	\$157,764	5/18/2018	\$115,492	A1	M5		0		0	0.0000	\$14,642	100.00
48060	125 SUMMER LOOP W KERRVILLE, T	1,379	\$196,377	5/18/2018	\$150,960	A1	M5		1995		6,098	0.1400	\$13,593	100.00
45636	114 OXFORD PLACE N KERRVILLE, T	1,200	\$159,090	5/18/2018	\$133,788	A1	F6		2016		0	0.0000	\$1,454	90.00
44218	134 MESA DEL SOL DRIVE N KERRVI	2,044	\$206,400	5/21/2018	\$206,303	A1	M7		1987		0	0.0000	\$29,181	100.00

SOL 18-03891

Sales Ratio Report

11/15/2018 10:12:29AM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
28782	132 JUNIPER RIDGE S TX	1,980	\$100,000	5/7/2018	\$164,391	A2	T5D		0		244,807	5.6200	\$12,403	100.00
502604	650 OAK HOLLOW DR ,	1,894	\$204,000	5/22/2018	\$220,662	A1	M6		1993		9,779	0.2200	\$12,685	100.00
30828	166 LAKEVIEW LANE S KERRVILLE, T	1,689	\$183,000	5/23/2018	\$168,238	A1	M4		1995		0	0.0000	\$22,424	100.00
37843	1208 TANAGER STREET N KERRVILL	2,329	\$236,550	5/31/2018	\$201,694	A1	M5		0		0	0.0000	\$17,300	100.00
25243	2223 SAN JACINTO DR ,	2,113	\$291,000	6/5/2018	\$188,600	A1	M5P		1983		0	0.0000	\$30,648	100.00
23630	1022 BLUEBONNET DRIVE N KERRVI	1,766	\$203,700	6/7/2018	\$118,021	A1	F4		1952		26,378	0.6100	\$10,455	100.00
26585	1118 HANCOCK DRIVE N KERRVILLE	2,153	\$226,775	6/8/2018	\$161,746	A1	M4		1970		0	0.0000	\$5,168	100.00
32264	1316 LYTLE ST ,	1,883	\$227,050	6/11/2018	\$168,789	A1	M5		1976		0	0.0000	\$13,550	100.00
27940	112 ACE RANCH ROAD E KERRVILLE	1,410	\$116,648	6/15/2018	\$108,727	A1	M3		2015		1,082	0.0200	\$19,963	100.00
27747	4477 HWY 27 TX	1,616	\$159,565	6/13/2018	\$129,661	A1	M4		0		0	0.0000	\$13,211	100.00
66642	337 GALLUP TRAIL S KERRVILLE, TX	3,581	\$530,000	6/15/2018	\$489,560	A1	M8		2007		109,771	2.5200	\$66,510	100.00
28489	248 OLD OAKS PATH N KERRVILLE, 1	1,653	\$185,237	6/15/2018	\$157,720	A1	M5		0		0	0.0000	\$16,918	100.00
47975	256 HIGHRIDGE DRIVE E KERRVILLE	0	\$50,000	6/20/2018	\$50,000	A1			0		0	0.0000	\$0	0.00
34607	516 WESTMINSTER STREET N KERR	2,004	\$216,015	6/22/2018	\$139,897	A1	F4P		1963		0	0.0000	\$4,569	100.00
13720	199 FOREST CIR E ,	1,241	\$160,050	4/12/2018	\$107,787	A1	F5		0		15,682	0.3600	\$16,402	100.00

Land Sale Ratio Mean: 0.1470 Avg Absolute Deviation: 0.2303 Pop Variance: 0.2802 Wt Mean: 0.8979
 Land Sale Ratio Median: 0.1038 Median: 0.9705 Standard Deviation: 0.5294 Avg Mean: 1.0455
 Land Market Ratio Mean: 0.1363 Coefficient of Dispersion: 23.7272 PRD: 1.1644 Max Ratio: 6.1210
 Land Market Ratio Median: 0.1061

Grand Total: 233

Ingram ISD A Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code

- A1 (Single Family Residence)
- A2 (Single Family Mobile Home)
- A3 (Single Family)
- A4 (Condominium or townhome)

Search by School Code

SIN (INGRAM I.S.D.)

Search by Sale Date

From: 06/30/2017
To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 10:27:34AM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
68425	115 MORNING MIST PT W TX	3,081	\$575,000	7/28/2017	\$525,971	A1	F9			2008		131,116	3.0100	\$78,312	100.00
529089	134 THUNDER RD TX	3,407	\$440,000	7/31/2017	\$391,607	A1	M7P			2010		44,867	1.0300	\$35,105	100.00
530443	211 CLARK STREET W INGRAM, TX 7	1,176	\$103,098	8/2/2017	\$72,479	A1	F4			0		6,360	0.1500	\$2,103	100.00
43752	106 HOMER DR W ,	1,277	\$156,161	8/9/2017	\$143,449	A1	M5			1988		0	0.0000	\$23,826	100.00
33299	137 TANGLEWOOD LN W ,	1,475	\$144,993	8/14/2017	\$147,344	A1	F4P			1967		43,996	1.0100	\$16,661	100.00
34144	218 WASHINGTON ST W ,	1,866	\$116,557	8/1/2017	\$113,759	A1	F4	DEFAULT		0		0	0.0000	\$5,953	100.00
36928	238 COUNTRY LN N TX	1,568	\$55,000	9/1/2017	\$68,963	A2	T3D			0		23,087	0.5300	\$9,355	100.00

Sales Ratio Report

11/15/2018 10:27:35AM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
16749	313 MAIN ST W TX	2,221	\$162,500	9/7/2017	\$159,526	A1	M5			1975		31,058	0.7100	\$12,309	100.00
27534	204 TIMBER LN W TX	2,115	\$230,875	10/25/2017	\$193,807	A1	M5			0		0	0.0000	\$18,451	100.00
36682	140 SHALAKO DR W TX	2,566	\$170,000	9/28/2017	\$178,964	A1	M6			1986		0	0.0000	\$22,280	100.00
27475	509 SUMACK DR W TX	2,564	\$387,000	12/28/2017	\$388,630	A1	F9			0		0	0.0000	\$42,251	100.00
34174	172 LAFAYETTE DR W TX	1,372	\$143,600	11/9/2017	\$142,262	A1	M6			1970		30,492	0.7000	\$16,267	100.00
27540	205 WILD TIMBER DR W ,	1,942	\$176,582	11/4/2017	\$173,375	A1	M5			0		0	0.0000	\$15,346	100.00
25375	231 THIRD ST ,	1,180	\$102,820	11/17/2017	\$96,674	A1	F4P			1950		0	0.0000	\$3,440	100.00
26135	211 OAK LEAF ST TX	1,120	\$93,750	11/16/2017	\$91,016	A1	M3P			0		0	0.0000	\$7,705	100.00
27519	200 SPANISH OAK LN W ,	2,090	\$148,500	11/16/2017	\$246,761	A1	M6P			0		0	0.0000	\$24,744	100.00
15506	2440 JUNCTION ,	1,764	\$150,000	11/20/2017	\$129,256	A2	T2S			1974		24,829	0.5700	\$15,228	100.00
27277	116 SPANISH OAK LN W TX	2,104	\$219,400	12/5/2017	\$205,456	A1	M5P			0		0	0.0000	\$23,559	100.00
71083		2,208	\$285,000	12/6/2017	\$296,981	A1	M7			0		10,000	0.2300	\$29,852	100.00
30636	150 NIMITZ DR ,	2,777	\$338,500	12/8/2017	\$407,460	A1	M8			1974		220,849	5.0700	\$63,787	100.00
27311	111 TIMBER LN W TX	1,767	\$201,286	12/15/2017	\$188,277	A1	M5			0		0	0.0000	\$25,480	100.00
45117	103 HOLLY HILL DR W TX	1,838	\$231,000	1/5/2018	\$239,290	A1	M6P			1998		0	0.0000	\$41,439	100.00
41604	113 ROLAND TRL N TX	1,530	\$160,000	1/4/2018	\$165,289	A1	F5			1989		57,935	1.3300	\$10,660	100.00
41640	154 WOOD TRAIL N ,	1,365	\$164,900	1/19/2018	\$127,571	A1	M4			1985		32,234	0.7400	\$10,245	100.00
27299	112 TIMBER LN W ,	1,918	\$178,500	2/2/2018	\$186,001	A1	M5			1986		0	0.0000	\$19,875	100.00
27540	205 WILD TIMBER DR W ,	1,942	\$130,000	2/8/2018	\$173,375	A1	M5			0		0	0.0000	\$15,346	100.00
16863	108 JOSEPHINE ,	1,681	\$156,593	1/2/2018	\$140,042	A1	F4			2001		50,530	1.1600	\$21,966	100.00

Sales Ratio Report

11/15/2018 10:27:35AM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SqFT	Acres	Add Val	Pct Cmp
27646	125 WILD TIMBER DR W ,	1,862	\$252,000	2/28/2018	\$195,615	A1	M5		1990		0	0.0000	\$33,683	100.00
22836	301 WOODLAND RD ,	1,220	\$157,004	3/13/2018	\$129,763	A1	F5		1934		0	0.0000	\$7,876	100.00
528856	428 CYPRESS ESTATES PARKWAY W	2,933	\$270,000	3/21/2018	\$444,898	A1	F8P		2017		121,968	2.8000	\$36,372	100.00
63377	120 DRY CREEK TRL TX	0	\$215,000	4/12/2018	\$296,051	A2	T3D		1997		43,560	1.0000	\$1,000	100.00
503243	120 DRY CREEK TRL W ,	2,369	\$215,000	4/12/2018	\$296,051	A2	T3D		1997		43,560	1.0000	\$1,000	100.00
27619	200 SPANISH OAK LN W ,	2,090	\$205,600	4/20/2018	\$246,761	A1	M6P		0		0	0.0000	\$24,744	100.00
27669	85 SKYVIEW DR W TX	1,811	\$224,000	4/26/2018	\$190,506	A1	M5P		1985		0	0.0000	\$17,208	100.00
528862	546 CYPRESS ESTATES PARKWAY W	3,628	\$535,000	4/25/2018	\$533,641	A1	M8		2008		88,862	2.0400	\$53,769	100.00
27436	316 RED OAK LN W ,	1,788	\$249,000	4/24/2018	\$197,857	A1	M5P		1987		0	0.0000	\$31,524	100.00
27607	107 WESTWOOD LN ,	1,666	\$197,093	5/9/2018	\$167,457	A1	M5		0		0	0.0000	\$23,926	100.00
34491	125 EICKENROHT ROAD W INGRAM,	1,295	\$137,500	5/11/2018	\$61,202	A1	F4		0		6,098	0.1400	\$3,469	100.00
29770	278 MAIN ST TX	1,152	\$84,200	5/15/2018	\$52,293	A1	F3		1979		14,810	0.3400	\$901	100.00
32621	102 HILLSIDE DR ,	2,610	\$240,000	5/23/2018	\$218,034	A1	F4P		1964		24,829	0.5700	\$53,474	100.00
27382	104 OAKVIEW DR ,	1,832	\$171,000	5/29/2018	\$157,724	A1	M5		1973		0	0.0000	\$17,289	100.00
27485	403 SUMACK DR W ,	1,945	\$320,000	6/7/2018	\$268,121	A1	F8		0		0	0.0000	\$26,378	100.00
16740	285 MAIN ST TX	640	\$7,000	6/7/2018	\$16,963	A1	F1		0		9,583	0.2200	\$0	100.00
61961	310 BYAS SPRING RD W ,	2,579	\$4,361,234	4/5/2018	\$2,901,968	A1	F7		1990		82,328	1.8900	\$29,342	100.00
61962	310 BYAS SPRINGS RD W TX	3,971	\$4,361,234	4/5/2018	\$2,901,968	A1	F7		1990		82,328	1.8900	\$29,342	100.00
67367		0	\$4,361,234	4/5/2018	\$2,901,968	A1	F7		1990		82,328	1.8900	\$29,342	100.00
535040		0	\$4,361,234	4/5/2018	\$2,901,968	A1	F7		1990		82,328	1.8900	\$29,342	100.00
535041		0	\$4,361,234	4/5/2018	\$2,901,968	A1	F7		1990		82,328	1.8900	\$29,342	100.00

Grand Total: 43
 Land Sale Ratio Mean: 0.1601
 Land Sale Ratio Median: 0.0994
 Land Market Ratio Mean: 0.1600
 Land Market Ratio Median: 0.1050
 Avg Absolute Deviation: 0.1875
 Median: 0.9402
 Standard Deviation: 1.1460
 Coefficient of Dispersion: 19.9377
 Pop Variance: 0.1023
 PRD: 1.1460
 Min Ratio: 0.1
 Wt Mean: 0.8
 Avg Mean: 1.1
 Max Ratio: 2.4

Center Point A Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code

- A1 (Single Family Residence)
- A2 (Single Family Mobile Home)
- A3 (Single Family)
- A4 (Condominium or townhome)

Search by School Code

SCP (CENTER POINT I.S.D.)

Search by Sale Date

From: 06/30/2017
To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 11:41:02AM

Prod ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pet Cmp
36649	603 JOHNSON DRIVE N KERRVILLE,	1,176	\$166,666	8/14/2017	\$140,525	A1	F5P			1960		66,211	1.5200	\$7,582	100.00
536704	321 SAN ANTONIO CENTERPOINT, T	1,943	\$144,542	9/6/2017	\$143,832	A1	M4			0		62,726	1.4400	\$20,886	100.00
36646	721 JOHNSON DRIVE N KERRVILLE,	2,050	\$119,925	10/27/2017	\$155,623	A1	F4			1935		125,453	2.8800	\$7,394	100.00
33609	118 OAK RIDGE DR ,	2,040	\$120,000	11/21/2017	\$142,576	A1	F4			1991		45,302	1.0400	\$26,296	100.00
71476	105 TRACKS TRAIL TX	1,742	\$180,000	12/4/2017	\$196,505	A1	F6			2007		217,800	5.0000	\$19,089	100.00
13586	470 WHARTON ROAD E KERRVILLE,	3,256	\$410,000	12/19/2017	\$376,674	A1	F5P			2002		98,010	2.2500	\$43,607	100.00
13587	470 WHARTON ROAD E KERRVILLE,	1,040	\$410,000	12/19/2017	\$376,674	A1	F5P			2002		98,010	2.2500	\$43,607	100.00
68827	105 OAK RIDGE DR N ,	1,568	\$52,000	1/26/2018	\$94,102	A2	T4D+			2003		29,621	0.6800	\$828	100.00

SOL 18-03323

Sales Ratio Report

11/15/2018 11:41:03AM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pot Comp
39706	176 RIVERVIEW DR E ,	1,088	\$180,900	3/9/2018	\$131,143	A1	F4P		0		21,780	0.5000	\$2,927	100.00
39768	117 VERDE HILLS DRIVE ,	2,094	\$294,566	5/29/2018	\$252,049	A1	F7		2003		132,858	3.0500	\$40,144	100.00
24955	305 WESTWIND DR ,	1,428	\$153,174	6/21/2018	\$80,191	A1	M3		1986		0	0.0000	\$527	100.00
15230	308 FIRST STREET TX 78010	1,322	\$115,000	6/21/2018	\$94,343	A1	F4		1935		15,682	0.3600	\$6,374	100.00
537626		0	\$15,000	2/28/2018	\$9,000	A2			0		0	0.0000	\$0	0.00

Land Sale Ratio Mean: 0.2114 Avg Absolute Deviation: 0.2444 Pop Variance: 0.1205 Wt Mean: 0.9307

Land Sale Ratio Median: 0.1663 Median: 0.8872 Standard Deviation: 0.3472 Avg Mean: 0.9724

Land Market Ratio Mean: 0.2401 Coefficient of Dispersion: 27.5522 PRD: 1.0448 Max Ratio: 1.8097

Land Market Ratio Median: 0.1487

Grand Total:
Grand Total Count: 12

Hunt ISD A Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code

- A1 (Single Family Residence)
- A2 (Single Family Mobile Home)
- A3 (Single Family)
- A4 (Condominium or townhome)

Search by School Code

SHN (HUNNT I.S.D.)

Search by Sale Date

From: 06/30/2017
To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 11:45:49AM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt	SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pet Comp
17536	1247 HWY 39	1,600	\$525,000	6/30/2017	\$376,658	A1	M8				0		54,886	1.2600	\$22,694	100.00
20792	200 RUSTIC HILLS RD	1,377	\$279,000	10/24/2017	\$218,143	A1	F6P				1993		297,079	6.8200	\$9,453	100.00
28300	400 FM 1340	4,251	\$445,000	10/3/2017	\$461,308	A1	F8				2004		67,954	1.5600	\$36,029	100.00
28300	400 FM 1340	4,251	\$465,000	11/21/2017	\$461,308	A1	F8				2004		67,954	1.5600	\$36,029	100.00
31765	2947 HWY 39	0	\$220,000	11/29/2017	\$111,675	A1	F4				0		0	0.0000	\$4,624	100.00
31766	2945 HWY 39	0	\$220,000	11/29/2017	\$111,675	A1	F4				0		0	0.0000	\$4,624	100.00
31767	2943 HWY 39	1,049	\$220,000	11/29/2017	\$111,675	A1	F4				0		0	0.0000	\$4,624	100.00
31769	2945 HWY 39	0	\$220,000	11/29/2017	\$111,675	A1	F4				0		0	0.0000	\$4,624	100.00
24620	231 CAVE SPRINGS DR W	2,278	\$135,000	12/22/2017	\$195,720	A1	M6P				1981		49,223	1.1300	\$13,312	100.00

Sales Ratio Report

11/15/2018 11:45:49AM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
19053	300 LAZY CREEK LP W TX	2,088	\$288,000	1/5/2018	\$293,121	A1	M6P		1988		87,120	2.0000	\$55,832	100.00
66260	290 CARDINAL HILL RD ,	3,102	\$447,600	2/22/2018	\$499,804	A1	M8		2001		214,751	4.9300	\$37,937	100.00
24625	258 CAVE SPRING DR W ,	1,891	\$347,000	5/29/2018	\$208,231	A1	M6		1985		44,431	1.0200	\$38,371	100.00
24638	109 CANYON DR W ,	1,581	\$167,000	6/25/2018	\$215,567	A1	M5		1975		116,305	2.6700	\$13,917	100.00
24576	209 RANCH RIM DR W ,	2,943	\$315,000	3/2/2018	\$256,702	A1	M6		1973		37,897	0.8700	\$20,350	100.00

Land Sale Ratio Mean: 0.1912 Avg Absolute Deviation: 0.2263 Pop Variance: 0.0825 Wt Mean: 0.507
 Land Sale Ratio Median: 0.1979 Median: 0.9921 Standard Deviation: 0.2872 Avg Mean: 0.938
 Land Market Ratio Mean: 0.2097 Coefficient of Dispersion: 22.8152 PRD: 1.0341 Max Ratio: 1.449
 Land Market Ratio Median: 0.1995

Grand Total: 11
Grand Total Count: 11

Kerrville ISD D & E Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code

- D1 (Rural Land With Agricultural Valuation)
- D1W (Ag Land with Wildlife Destination)
- D2 (Description Varies By Year)
- D3 (REAL, ACREAGE, FARMLAND)
- D4 (Description Varies By Year)
- E1 (Single Family Rural More Than 5 Acres)
- E2 (Rural Single Family Mobile Home Over 5 Acres)
- E3 (Misc Rural Imps)
- E4 (Rural land non-qualified ag)

Search by School Code

SKV (KERRVILLE I.S.D.)

Search by Sale Date

From: 06/30/2017
To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 12:02:38PM

Prod ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt	SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
70585	197 KERR CANYON PASS S .	0	\$99,000	7/31/2017	\$98,750		D1				0		217,800	5.0000	\$0	0.00
68194	1205 UPPER TURTLE CREEK ROAD S	1,986	\$175,000	8/3/2017	\$325,347		E1	F7			2005		493,970	11.3400	\$16,410	100.00
PAID 100,000 FOR PP PER SALES SURVEY																
16147	135 DEER PARK LN .	2,572	\$195,000	8/15/2017	\$229,582		E1	F5P			0		283,140	6.5000	\$17,355	70.00
46905	1750 RANCHERO ROAD S KERRVILL	2,160	\$202,500	9/5/2017	\$184,038		E2	T4D			0		293,725	6.7400	\$6,744	100.00
61543	234 CREEKWOOD ROAD N KERRVIL	3,215	\$400,000	11/2/2017	\$663,572		E1	M6			1998		733,550	16.8400	\$91,241	100.00

Sales Ratio Report

11/15/2018 12:02:38PM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
529816	185 ESPADA MISSION S KERRVILLE,	2,846	\$740,000	12/6/2017	\$774,847	D1	T3D			0		1,294,168	29.7100	\$0	0.00
529817	185 ESPADA MISSION S KERRVILLE,	0	\$740,000	12/6/2017	\$774,847	D1	T3D			0		1,294,168	29.7100	\$0	0.00
529863	959 SAN JUAN MISSION S KERRVILLE	0	\$740,000	12/6/2017	\$774,847	D1	T3D			0		1,294,168	29.7100	\$0	0.00
** This sale will not be included in the summary calculations **															
30389	131 TURKEY SPUR S KERRVILLE, T	1,472	\$43,000	12/7/2017	\$76,192	E2	T2D			2010		385,506	8.8500	\$0	100.00
16163	131 LEGEND LANE E KERRVILLE, TX	3,036	\$468,000	12/20/2017	\$507,909	E1	F9			0		493,099	11.3200	\$35,682	100.00
65934	131 LEGEND LANE E KERRVILLE, TX	0	\$468,000	12/20/2017	\$507,909	E1	F9			0		493,099	11.3200	\$35,682	100.00
13435	143 LOWER TURTLE CREEK E KERR	7,145	\$2,112,700	10/4/2017	\$4,695,796	E1	T3D			2003		4,144,734	95.1500	\$155,077	100.00
46643	143 LOWER TURTLE CREEK S KERR	0	\$2,112,700	10/4/2017	\$4,695,796	E1	T3D			2003		4,144,734	95.1500	\$155,077	100.00
46644	143 LOWER TURTLE CREEK S KERR	0	\$2,112,700	10/4/2017	\$4,695,796	E1	T3D			2003		4,144,734	95.1500	\$155,077	100.00
62424	143 LOWER TURTLE CREEK RD S KE	0	\$2,112,700	10/4/2017	\$4,695,796	E1	T3D			2003		4,144,734	95.1500	\$155,077	100.00
63384	143 LOWER TURTLE CREEK S KERR	2,032	\$2,112,700	10/4/2017	\$4,695,796	E1	T3D			2003		4,144,734	95.1500	\$155,077	100.00
503434	143 LOWER TURTLE CREEK ROAD S	0	\$2,112,700	10/4/2017	\$4,695,796	E1	T3D			2003		4,144,734	95.1500	\$155,077	100.00
537112		0	\$151,920	12/11/2017	\$135,101	D1				0		436,036	10.0100	\$0	0.00
66762	465 TWIN SPRINGS BLVD N KERRVIL	0	\$180,000	2/9/2018	\$210,000	D1W				0		1,089,000	25.0000	\$0	0.00
37418	165 MIDDLE ROAD S KERRVILLE, TX	0	\$152,000	2/12/2018	\$83,328	E4				0		609,404	13.9900	\$0	0.00
37419	205 MIDDLE ROAD S KERRVILLE, TX	0	\$152,000	2/12/2018	\$83,328	E4				0		609,404	13.9900	\$0	0.00
25090	1525 RANCHERO ROAD S KERRVILL	1,742	\$299,699	2/9/2018	\$175,032	E1	F5			0		246,985	5.6700	\$28,279	100.00
23353	128 BEARSKIN TRL TX	0	\$338,000	1/11/2018	\$354,021	E4				0		227,819	5.2300	\$0	0.00
23354	128 BEARSKIN TRL ,	2,322	\$338,000	1/11/2018	\$354,021	E4				0		227,819	5.2300	\$0	0.00
63704	220 PEACE LANE S KERRVILLE, TX 7	2,619	\$394,250	3/28/2018	\$400,419	E1	F8			2006		213,444	4.9000	\$40,800	100.00
37507	170 MAI ROAD S KERRVILLE, TX 780	1,456	\$133,536	5/18/2018	\$67,641	E2	T4D			2009		87,120	2.0000	\$235	100.00
37349	121 TRENT ROAD S KERRVILLE, TX 7	2,042	\$388,000	6/15/2018	\$325,675	E1	F5			0		776,675	17.8300	\$58,648	100.00
537413	256 KERRVILLE SOUTH DRIVE KERR	0	\$45,000	6/29/2018	\$32,500	E2				0		108,900	2.5000	\$0	0.00

Grand Total: 18
Grand Total Count: 18

Land Sale Ratio Mean: 0.6256
Land Sale Ratio Median: 0.5482
Land Market Ratio Mean: 0.5653
Land Market Ratio Median: 0.4314

Avg Absolute Deviation: 0.3526
Median: 1.0157
Coefficient of Dispersion: 34.7118

Pop Variance: 0.2400
Standard Deviation: 0.4899
PRD: 0.7540

Wt Mean: 1.4
Avg Mean: 1.1
Max Ratio: 2.2
Min Ratio: 0.5

Ingram ISD D & E Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code

- D1 (Rural Land With Agricultural Valuation)
- D1W (Ag Land with Wildlife Destination)
- D2 (Description Varies By Year)
- D3 (REAL, ACREAGE, FARMLAND)
- D4 (Description Varies By Year)
- E1 (Single Family Rural More Than 5 Acres)
- E2 (Rural Single Family Mobile Home Over 5 Acres)
- E3 (Misc Rural Imps)
- E4 (Rural land non-qualified ag)

Search by School Code

SIN (INGRAM I.S.D.)

Search by Sale Date

From: 06/30/2017
To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 12:08:59PM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp	
70333		0	\$300,000	8/28/2017	\$174,037	E4			0		37,462	0.8600	\$0	0.00	
70334	TX	0	\$300,000	8/28/2017	\$174,037	E4			0		37,462	0.8600	\$0	0.00	
13411	128 NIMITZ DRIVE W KERRVILLE, TX	4,873	\$575,000	8/11/2017	\$624,870	E1	F8		1987		1,001,880	23.0000	\$54,331	100.00	
	PURCHASE PRICE PRE RENOVATION														
13401	256 GOAT CREEK CUTOFF W TX	664	\$600,000	8/21/2017	\$594,905	E1	F2P		2014		6,042,643	138.7200	\$102	100.00	
	GRANTOR RETAINS 2 ACCESS EASEMENTS														
20946	328 HOOT OWL HOLLOW TX	1,714	\$115,000	12/27/2017	\$99,283	E1	F3P		1950		223,027	5.1200	\$3,509	100.00	
46880	HIGH POINTE DR ,	0	\$40,000	11/28/2017	\$48,000	D1			0		130,680	3.0000	\$0	0.00	

Sales Ratio Report

11/15/2018 12:08:59PM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	SFT State	Class	Sub	Cond	EFF Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
39141	HAZELETT ROAD	0	\$108,000	3/26/2018	\$60,304	E4				0		348,480	8.0000	\$0	0.00
39142	205 TEAGUE ROAD TX	0	\$108,000	3/26/2018	\$60,304	E4				0		348,480	8.0000	\$0	0.00
533526	4961 JUNCTION TX	2,509	\$400,000	4/4/2018	\$514,175	E1	F5			1965		291,416	6.6900	\$10,218	100.00
63377	120 DRY CREEK TRL TX	0	\$215,000	4/12/2018	\$296,051	D1				0		1,740,658	39.9600	\$0	0.00
503243	120 DRY CREEK TRL W,	2,369	\$215,000	4/12/2018	\$296,051	D1				0		1,740,658	39.9600	\$0	0.00
43871	690 BYAS SPRINGS RD W,	2,128	\$160,500	4/27/2018	\$141,760	E2	T4D			1998		435,600	10.0000	\$329	100.00
66959	420 SKY HARBOR RD TX	840	\$82,000	5/25/2018	\$69,830	E2	T1S			0		402,930	9.2500	\$0	100.00
66838	366 SKY HARBOR RD TX	0	\$132,000	6/18/2018	\$97,500	D1				0		409,028	9.3900	\$0	0.00
66839	366 SKY HARBOR RD TX	0	\$132,000	6/18/2018	\$97,500	D1				0		409,028	9.3900	\$0	0.00
535040		0	\$4,361,234	4/5/2018	\$1,916,280	D1				0		41,736,578	958.1400	\$0	0.00
67367		0	\$4,361,234	4/5/2018	\$115,560	D1				0		2,516,897	57.7800	\$0	0.00
61961	310 BYAS SPRING RD W,	2,579	\$4,361,234	4/5/2018	\$2,901,968	E1	F7			0		1,240,153	28.4700	\$49,263	100.00
61962	310 BYAS SPRINGS RD W TX	3,971	\$4,361,234	4/5/2018	\$2,901,968	E1	F7			0		1,240,153	28.4700	\$49,263	100.00
67367		0	\$4,361,234	4/5/2018	\$2,901,968	E1	F7			0		1,240,153	28.4700	\$49,263	100.00
535040		0	\$4,361,234	4/5/2018	\$2,901,968	E1	F7			0		1,240,153	28.4700	\$49,263	100.00
535041		0	\$4,361,234	4/5/2018	\$10,404	D1				0		66,647	1.5300	\$0	0.00
61962	310 BYAS SPRINGS RD W TX	3,971	\$4,361,234	4/5/2018	\$590,591	E1	F7			0		1,240,153	28.4700	\$49,263	100.00

Grand Total:	Land Sale Ratio Mean:	Avg Absolute Deviation:	Pop Variance:	WT Mean
15	0.5685	0.3370	0.1812	0.336
	Land Sale Ratio Median:	Median	Standard Deviation:	Avg Mean
	0.5360	0.7951	0.4257	0.730
	Land Market Ratio Mean:	Coefficient of Dispersion:	PRD:	Max Ratio
	0.8004	42.3886	2.1703	1.377
	Land Market Ratio Median:			Min Ratio
	0.9523			0.002

Center Point ISD D & E Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code

- D1 (Rural Land With Agricultural Valuation)
- D1W (Ag Land with Wildlife Destination)
- D2 (Description Varies By Year)
- D3 (REAL, ACREAGE, FARMLAND)
- D4 (Description Varies By Year)
- E1 (Single Family Rural More Than 5 Acres)
- E2 (Rural Single Family Mobile Home Over 5 Acres)
- E3 (Misc Rural Imps)
- E4 (Rural land non-qualified ag)

Search by School Code

SCP (CENTER POINT I.S.D.)

Search by Sale Date

From: 06/30/2017
To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 12:13:53PM

Prod ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
30935	170 ENCHANTED VALLEY RD TX	0	\$140,000	9/5/2017	\$137,063	D1				0		1,144,975	26.2900	\$0	0.00
68024	157 SILVER CREEK LANE E ,	2,962	\$224,000	8/21/2017	\$244,603	E1	F5			2003		217,800	5.0000	\$2,759	100.00
38023	268 REDBIRD LOOP ,	1,840	\$207,000	10/26/2017	\$208,082	E1	F4			1988		452,153	10.3800	\$25,709	100.00
24938	470 CENTER POINT DR TX	2,099	\$325,000	12/4/2017	\$316,626	E1	M5			0		87,120	2.0000	\$49,950	100.00
24939	470 CENTER POINT DR CENTERPOIN	0	\$325,000	12/4/2017	\$316,626	E1	M5			0		87,120	2.0000	\$49,950	100.00
24940	470 CENTER POINT DR TX	0	\$325,000	12/4/2017	\$316,626	E1	M5			0		87,120	2.0000	\$49,950	100.00

Sales Ratio Report

11/15/2018 12:13:53PM

Prod ID	Stus Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
535598	143 TREMPER TRAIL CENTERPOINT	1,304	\$224,360	12/15/2017	\$199,456	E1	F6			0		288,367	6.6200	\$10,366	100.00
14517	HWWY 173 ,	0	\$912,760	10/13/2017	\$1,282,203	D1				0		3,504,402	80.4500	\$0	0.00
20846	HWWY 173 ,	0	\$912,760	10/13/2017	\$1,282,203	D1				0		3,504,402	80.4500	\$0	0.00
536234		0	\$912,760	10/13/2017	\$1,282,203	D1				0		3,504,402	80.4500	\$0	0.00
536235		0	\$912,760	10/13/2017	\$1,282,203	D1				0		3,504,402	80.4500	\$0	0.00
536237		0	\$912,760	10/13/2017	\$1,282,203	D1				0		3,504,402	80.4500	\$0	0.00
23128	136 STAPP LN N TX	0	\$90,000	3/20/2018	\$120,392	E4				0		879,912	20.2000	\$0	0.00
529784	106 MIRA VISTA DR N TX	2,536	\$350,000	4/30/2018	\$417,429	E1	F9			2015		236,966	5.4400	\$40,002	100.00
15107	180 ELM PASS ROAD ,	1,932	\$167,750	3/7/2018	\$200,389	E1	M5			0		217,800	5.0000	\$13,168	100.00
<p>Grand Total: 9</p> <p>Land Sale Ratio Mean: 0.6166 Avg Absolute Deviation: 0.1425 Pop Variance: 0.0310 Wt Mean: 1.1838</p> <p>Land Sale Ratio Median: 0.3713 Median: 1.0920 Standard Deviation: 0.1760 Avg Mean: 1.1188</p> <p>Land Market Ratio Mean: 0.5298 Coefficient of Dispersion: 13.0460 PRD: 0.9451 Max Ratio: 1.4048</p> <p>Land Market Ratio Median: 0.3694</p>															

Hunt ISD D & E Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code

- D1 (Rural Land With Agricultural Valuation)
- D1W (Ag Land with Wildlife Destination)
- D2 (Description Varies By Year)
- D3 (REAL, ACREAGE, FARM/LAND)
- D4 (Description Varies By Year)
- E1 (Single Family Rural More Than 5 Acres)
- E2 (Rural Single Family Mobile Home Over 5 Acres)
- E3 (Misc Rural Imps)
- E4 (Rural land non-qualified ag)

Search by School Code

SHN (HUNT I.S.D.)

Search by Sale Date

From: 06/30/2017
To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 12:15:53PM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
20776	201 RUSTIC HILL RD , 22052 201 RUSTIC HILLS TX	0	\$319,672	11/30/2017	\$318,517	E1	F5			2000		1,808,611	41.5200	\$41,479	100.00
70456	HERMOSA RD SW ,	0	\$149,750	11/7/2017	\$135,000	E4				0		653,400	15.0000	\$0	0.00
19297	ROCKY TOP & YELLOWSTONE TX	0	\$360,000	12/14/2017	\$439,695	E1	F8			2005		967,032	22.2000	\$35,179	100.00
19298	440 ROCKY TOP RD SW TX	2,728	\$360,000	12/14/2017	\$439,695	E1	F8			2005		967,032	22.2000	\$35,179	100.00
44435		0	\$71,200	3/16/2018	\$72,000	E4				0		871,200	20.0000	\$0	0.00

Sales Ratio Report

11/15/2018 12:15:53PM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
532004	2061 FM 1340 HUNT, TX 78024	3,291	\$1,125,000	4/23/2018	\$631,369	E1	M8			1998		226,512	5.2000	\$38,214	100.00
28128	430 FALLOW/RUN SW TX	0	\$980,000	2/23/2018	\$941,954	E1	F7			2015		2,707,690	62.1600	\$34,392	100.00
28129	420 FALLOW/RUN SW ,	0	\$980,000	2/23/2018	\$941,954	E1	F7			2015		2,707,690	62.1600	\$34,392	100.00
531322		1,008	\$980,000	2/23/2018	\$941,954	E1	F7			2015		2,707,690	62.1600	\$34,392	100.00
534369		0	\$980,000	2/23/2018	\$941,954	E1	F7			2015		2,707,690	62.1600	\$34,392	100.00
534940	430 FALLOW/RUN TX	1,800	\$980,000	2/23/2018	\$941,954	E1	F7			2015		2,707,690	62.1600	\$34,392	100.00
535228		0	\$980,000	2/23/2018	\$941,954	E1	F7			2015		2,707,690	62.1600	\$34,392	100.00

Grand Total:	Grand Total Count:	Land Sale Ratio Mean:	Land Sale Ratio Median:	Land Market Ratio Mean:	Land Market Ratio Median:	Avg Absolute Deviation:	Median	Standard Deviation:	PRD:	Pop Variance:	Wt Mean	Avg Mean	Max Ratio	Min Ratio
	6	0.6162	0.6254	0.6509	0.6418	0.1342	0.9788	13.7098		0.0466	0.8446	0.9422	1.2214	0.5612

Divide ISD D & E Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code

- D1 (Rural Land With Agricultural Valuation)
- D1W (Ag Land with Wildlife Destination)
- D2 (Description Varies By Year)
- D3 (REAL, ACREAGE, FARMLAND)
- D4 (Description Varies By Year)
- E1 (Single Family Rural More Than 5 Acres)
- E2 (Rural Single Family Mobile Home Over 5 Acres)
- E3 (Misc Rural Imps)
- E4 (Rural land non-qualified ag)

Search by School Code
SDV (DIVIDE I.S.D.)

Search by Sale Date
From: 06/30/2017
To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

11/15/2018 12:18:49PM

Sales Ratio Report

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
48920	4521 HWY 41	0	\$675,000	10/16/2017	\$991,367	E1	M5			2003		667,339	15.3200	\$55,413	100.00
48921	4521 HWY 41	0	\$675,000	10/16/2017	\$991,367	E1	M5			2003		667,339	15.3200	\$55,413	100.00
69945	4521 HWY 41	2,297	\$675,000	10/16/2017	\$991,367	E1	M5			2003		667,339	15.3200	\$55,413	100.00
22571	HIGHWAY 41	0	\$2,885,500	9/21/2017	\$2,604,314	E1	F6			0		9,755,044	223.9500	\$57,656	100.00
67291	HWY 41	0	\$2,885,500	9/21/2017	\$2,604,314	E1	F6			0		9,755,044	223.9500	\$57,656	100.00
67293	HWY 41	0	\$2,885,500	9/21/2017	\$2,604,314	E1	F6			0		9,755,044	223.9500	\$57,656	100.00
67734	HWY 41	0	\$2,885,500	9/21/2017	\$2,604,314	E1	F6			0		9,755,044	223.9500	\$57,656	100.00
67735	2982 HWY 41 TX	3,366	\$2,885,500	9/21/2017	\$2,604,314	E1	F6			0		9,755,044	223.9500	\$57,656	100.00

Sales Ratio Report

11/15/2018 12:18:49PM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
44626	CAMINO REAL	1,184	\$560,000	4/5/2018	\$795,339	E1	F8			2007		5,531,249	126.9800	\$61,569	100.00
44610	GOODNIGHT TRL NW TX	0	\$327,000	5/16/2018	\$293,888	D1				0		4,000,550	91.8400	\$0	0.00

Grand Total:	Grand Total Count:	Land Sale Ratio Mean:	Land Sale Ratio Median:	Land Market Ratio Mean:	Land Market Ratio Median:	Avg Absolute Deviation:	Median	Standard Deviation:	PRD:	Pop Variance:	Min Ratio	Max Ratio	Min Ratio	Max Ratio
	4	0.9484	0.9392	0.8333	0.8217	0.2719	1.1614	0.0990	0.3146	1.1131	1.0534	1.1726	1.4687	0.8987

Harper ISD D & E Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code

- D1 (Rural Land With Agricultural Valuation)
- D1W (Ag Land with Wildlife Designation)
- D2 (Description Varies By Year)
- D3 (REAL, ACREAGE, FARM/LAND)
- D4 (Description Varies By Year)
- E1 (Single Family Rural More Than 5 Acres)
- E2 (Rural Single Family Mobile Home Over 5 Acres)
- E3 (Misc Rural Imps)
- E4 (Rural land non-qualified ag)

Search by School Code

SHP (HARPER I.S.D.)

Search by Sale Date

From: 06/30/2017
To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 12:20:33PM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
36127	62395 IH 10 FRONTAGE RD TX	820	\$105,000	10/16/2017	\$83,865	E1	F5		2013		514,313	11.8100	\$6,630	40.00
71741	317 ESQUELL RANCH RD NW ,	1,568	\$183,612	7/27/2017	\$61,805	E2	T4D		2005		10,890	0.2500	\$0	100.00
536800		0	\$46,000	12/17/2017	\$57,570	E1			0		219,978	5.0500	\$0	0.00
36170	218 SCENIC DR NW TX	1,456	\$49,900	2/7/2018	\$81,586	E2	T2D		1984		10,890	0.2500	\$1,968	100.00
64016	IH 10 ,	0	\$49,900	2/7/2018	\$81,586	E2	T2D		1984		10,890	0.2500	\$1,968	100.00
30221	160 BLACK BUCK CIRCLE ,	336	\$35,000	4/13/2018	\$79,535	E3	F2		1999		220,414	5.0600	\$850	100.00

Sales Ratio Report

11/15/2018 12:20:34PM

Prop ID	Situs Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Comp
44529	199 WEATHERBY RD NW	422	\$48,800	5/14/2018	\$41,004	E1	F1P	0		217,800	5.0000	\$801	100.00
48753	500 ELKHORN CIR NW	1,440	\$371,300	6/26/2018	\$326,750	E1	M4	1997		1,742,400	40.0000	\$49,041	100.00

Grand Total:	Grand Total Count:	Land Sale Ratio Mean:	Land Sale Ratio Median:	Land Market Ratio Mean:	Land Market Ratio Median:	Avg Absolute Deviation:	Median	Standard Deviation:	PRD:	Pop Variance:	Wt Mean	Avg Mean	Max Ratio	Min Ratio
	7	0.8315	0.6660	0.6373	0.6702	0.4548	51.6772	0.4098	1.3130	0.6402	0.8720	1.1449	2.2724	0.3366

Kerr CAD Vacant Lot – C Sales Ratio Report

Sales Ratio Report Parameters

Search by State Code
 C1 (Vacant Lot)
 C2 (Vacant Lot)

Search by Sale Date
 From: 06/30/2017
 To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 12:22:34PM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
41358	146 WOODCREEK DR #6 TX	0	\$3,000	7/25/2017	\$19,332	C1				0		0	0.0000	\$0	0.00
47595	146 WOODCREEK DR TX	1,496	\$3,000	7/25/2017	\$19,332	C1				0		0	0.0000	\$0	0.00
63846	630 MOUNTAIN DRIVE ,	0	\$25,500	8/1/2017	\$24,178	C1				0		136,778	3.1400	\$0	0.00
34152	204 WASHINGTON ST W ,	0	\$80,000	8/9/2017	\$10,000	C1				0		0	0.0000	\$0	0.00
41409	292 HARVILLE ROAD S KERRVILLE, T	0	\$23,000	9/7/2017	\$6,500	C1				0		0	0.0000	\$0	0.00
528770	4035 COMANCHE TRACE DR TX	0	\$70,000	9/11/2017	\$79,000	C1				0		24,916	0.5700	\$0	0.00
39724	CYPRESS DRIVE ,	0	\$26,125	8/1/2017	\$24,000	C1				0		34,848	0.8000	\$0	0.00
531056	318 YORKTOWN BLVD N KERRVILLE	0	\$35,000	9/22/2017	\$34,000	C1				0		24,394	0.5600	\$0	0.00
71490	TRACKS TRAIL TX	0	\$44,000	9/25/2017	\$60,000	C1				0		217,800	5.0000	\$0	0.00
29636	114 VILLAGE DRIVE N KERRVILLE, T	0	\$12,800	10/13/2017	\$16,000	C1				0		0	0.0000	\$0	0.00

Sales Ratio Report

11/15/2018 12:22:34PM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pet Comp
35154	413 SPRING MILL DR ,	0	\$35,000	10/23/2017	\$35,000	C1			0		0	0.0000	\$0	0.00
31249	1005 LINDA JOY ST ,	1,966	\$245,000	8/1/2017	\$253,688	C1			0		206	0.0000	\$0	0.00
528407	1005 LINDA JOY ST TX 78028	0	\$245,000	8/1/2017	\$253,688	C1			0		206	0.0000	\$0	0.00
60361	720 ESTATES DRIVE ,	0	\$50,000	11/30/2017	\$50,000	C1			0		108,900	2.5000	\$0	0.00
61330	517 HORSESHOE RIDGE S KERRVIL	0	\$84,000	12/18/2017	\$84,000	C1			0		256,133	5.8800	\$0	0.00
528715	3937 OAK PARK DRIVE E KERRVILLE	0	\$62,000	10/31/2017	\$82,000	C1			0		23,522	0.5400	\$0	0.00
28092	235 FALLOW RUN SW ,	0	\$35,000	11/8/2017	\$22,000	C1			0		119,790	2.7500	\$0	0.00
40483	401 JUNCTION HWY TX	0	\$249,000	11/14/2017	\$11,813	C2			0		1,875	0.0400	\$0	0.00
60352	597 ESTATES DRIVE ,	0	\$52,800	11/22/2017	\$57,750	C1			0		108,900	2.5000	\$0	0.00
	PURCHASING TWO PROPERTIES													
31765	2947 HWY 39 ,	0	\$220,000	11/29/2017	\$111,675	C1			0		0	0.0000	\$0	0.00
31766	2945 HWY 39 ,	0	\$220,000	11/29/2017	\$111,675	C1			0		0	0.0000	\$0	0.00
31767	2943 HWY 39 ,	1,049	\$220,000	11/29/2017	\$111,675	C1			0		0	0.0000	\$0	0.00
31769	2945 HWY 39 ,	0	\$220,000	11/29/2017	\$111,675	C1			0		0	0.0000	\$0	0.00
528897	357 CYPRESS ESTATES PARKWAY N	0	\$90,000	12/4/2017	\$90,000	C1			0		66,647	1.5300	\$0	0.00
529893	1025 PINNACLE VIEW DR TX	0	\$64,500	12/13/2017	\$63,750	C1			0		19,036	0.4400	\$0	0.00
528795	4148 STONE CREEK DRIVE E KERRV	0	\$89,000	12/12/2017	\$89,320	C1			0		31,929	0.7300	\$0	0.00
520389	105 GLEN OAKS DRIVE E KERRVILLE	0	\$33,525	10/2/2017	\$50,000	C1			0		0	0.0000	\$0	0.00
531037	1085 ROANOKE LANE TX	0	\$42,000	1/3/2018	\$35,020	C1			0		10,062	0.2300	\$0	0.00
68370	164 SPRING LAKES PKWY TX	0	\$60,000	1/16/2018	\$81,595	C1			0		134,600	3.0900	\$0	0.00
35379	505 SAND BEND DR ,	0	\$250,000	1/26/2018	\$470,210	C1			0		0	0.0000	\$0	0.00
503326	502 SAND BEND DRIVE E KERRVILLE	3,353	\$250,000	1/26/2018	\$470,210	C1			0		0	0.0000	\$0	0.00
45638	118 OXFORD PLACE N KERRVILLE, T	1,628	\$211,105	1/26/2018	\$204,339	C1			0		0	0.0000	\$0	0.00
45639	120 OXFORD PLACE N KERRVILLE, T	0	\$211,105	1/26/2018	\$204,339	C1			0		0	0.0000	\$0	0.00

Sales Ratio Report

11/15/2018 12:22:34PM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
24857	112 ALBRECHT RD TX	0	\$27,000	2/16/2018	\$28,675	C1			0		56,192	1.2900	\$0	0.00
24858	118 ALBRECHT RD TX	0	\$27,000	2/16/2018	\$28,675	C1			0		56,192	1.2900	\$0	0.00
63801	144 LIVE SPRING LN W TX	0	\$55,000	2/16/2018	\$54,648	C1			0		57,499	1.3200	\$0	0.00
520214	108 RIDGEROCK COVE CUL N KERRVIL	0	\$171,358	2/23/2018	\$18,400	C1			0		0	0.0000	\$0	0.00
38148	198 CATALINA COURT TX	0	\$180,000	3/9/2018	\$20,874	C1			0		30,928	0.7100	\$0	0.00
536708	609 MAIN ST TX	0	\$148,266	3/12/2018	\$2,400	C1			0		10,454	0.2400	\$0	0.00
26074	107 DEER HILL DR W ,	0	\$33,600	4/9/2018	\$38,024	C1			0		0	0.0000	\$0	0.00
26075	109 DEER HILL DR W ,	0	\$33,600	4/9/2018	\$38,024	C1			0		0	0.0000	\$0	0.00
61328	449 HORSESHOE RIDGE S KERRVIL	0	\$90,000	9/28/2017	\$96,520	C1			0		221,285	5.0800	\$0	0.00
32402	1314 CEDAR DR ,	0	\$120,000	4/20/2018	\$129,060	C1			0		0	0.0000	\$0	0.00
32403	1312 CEDAR DR ,	1,210	\$120,000	4/20/2018	\$129,060	C1			0		0	0.0000	\$0	0.00
38139	180 CATALINA COURT TX	0	\$192,000	5/14/2018	\$258,969	C1			0		34,412	0.7900	\$0	0.00
38140	180 CATALINA CT S ,	2,096	\$192,000	5/14/2018	\$258,969	C1			0		34,412	0.7900	\$0	0.00
531341	1705 UPPER SCOTT ROAD S KERRVIL	0	\$22,500	5/17/2018	\$7,050	C1			0		65,340	1.5000	\$0	0.00
35928	1525 FM 1340 TX	0	\$292,000	2/26/2018	\$210,864	C1			0		166,399	3.8200	\$0	0.00

Land Sale Ratio Mean: 0.7698 Avg Absolute Deviation: 0.4480 Pop Variance: 1.0250 Wt Mean: 0.8316
 Land Sale Ratio Median: 0.9714 Median: 1.0000 Standard Deviation: 1.0124 Avg Mean: 1.0426
 Land Market Ratio Mean: 0.8439 Coefficient of Dispersion: 44.8000 PRD: 1.2529 Max Ratio: 6.4446
 Land Market Ratio Median: 1.0000

Grand Total: 37

Kerr CAD Commercial Property Ratio Study (F1)

Sales Ratio Report Parameters

Search by State Code
F1 (Commercial Real Property)

Search by Sale Date
From: 06/30/2017
To: 06/30/2018

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2018

Report Type: Improved Property

Sales Ratio Report

11/15/2018 12:24:23PM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
48150	101, 101A & 101B FAIRWAY DR E KEF	2,275	\$226,500	7/28/2017	\$291,015	F1	POG			1997		33,541	0.7700	\$16,200	100.00
536705	WYATT AVE CENTERPOINT, TX 78	1,440	\$40,000	9/6/2017	\$29,955	F1	STL			1987		24,873	0.5700	\$163	100.00
36336	401 MAIN ,	5,500	\$194,350	8/31/2017	\$184,277	F1	MRA			1974		7,000	0.1600	\$0	100.00
502500	213 S SIDNEY BAKER ,	40,311	\$2,350,000	9/30/2017	\$2,161,596	F1	MRA			2004		213,923	4.9100	\$133,780	100.00
16655	3458 JUNCTION HWY W INGRAM, TX	0	\$775,000	10/12/2017	\$208,520	F1				0		221,720	5.0900	\$66,000	0.00
13400	100 SKYVIEW DRIVE W KERRVILLE,	14,400	\$395,000	10/25/2017	\$207,998	F1	IWA			1995		50,529	1.1600	\$0	100.00
23942	961 WATER ST ,	3,750	\$80,000	11/9/2017	\$188,409	F1	MRA			0		14,688	0.3400	\$6,657	100.00
40487	JUNCTION HWY TX	1,950	\$249,000	11/14/2017	\$154,790	F1	POA			1984		8,364	0.1900	\$4,940	100.00
17566	131-133 W MAIN TX	3,117	\$200,000	11/15/2017	\$107,466	F1	MRA			0		5,663	0.1300	\$0	100.00
14747	110 CHOSEN SPOT RD W ,	7,600	\$118,000	11/16/2017	\$518,616	F1	M3			2002		195,584	4.4900	\$7,324	100.00

Sales Ratio Report

11/15/2018 12:24:23PM

Prop ID	Site Location	Living SFT	Sale Price	Sale Date	Market Mkt SFT	State	Class	Sub	Cond	Eff Yr	Heat AC	Land SQFT	Acres	Add Val	Pct Cmp
536377	STATE HWY 16 TX	9,100	\$800,000	12/27/2017	\$496,220	F1	MRA		0			218,236	5.0100	\$69,975	100.00
38555	1001 JEFFERSON ,	3,475	\$300,000	3/7/2018	\$246,224	F1	F8		1890			53,100	1.2200	\$1,399	50.00
23779	601 JEFFERSON ,	7,010	\$410,400	3/16/2018	\$306,298	F1	MRA		0			17,030	0.3900	\$6,450	100.00
16658	HIGHWAY 39 ,	1,089	\$800,000	3/20/2018	\$1,321,055	F1	RSA		1984			2,614	0.0600	\$3,998	100.00
16670	314 HIGHWAY 39 ,	18,792	\$800,000	3/20/2018	\$1,321,055	F1	RSA		1984			2,614	0.0600	\$3,998	100.00
16868	115 OAK LEAF STREET W 78028	10,400	\$800,000	3/20/2018	\$1,321,055	F1	RSA		1984			2,614	0.0600	\$3,998	100.00
70017	1001 WATER ST C100 TX	6,774	\$1,950,000	3/29/2018	\$755,063	F1	PMG		2012			26,305	0.6000	\$0	100.00
29771	280 MAIN STREET W INGRAM, TX 78	1,600	\$15,000	4/9/2018	\$31,571	F1	IWA		1997			14,810	0.3400	\$0	100.00
23200	222 SO SIDNEY BAKER ST ,	1,761	\$160,000	5/11/2018	\$135,042	F1	OFA		1983			0	0.0000	\$0	100.00
38558	1000 E MAIN TX	1,500	\$152,000	6/1/2018	\$88,122	F1	MRA		0			7,500	0.1700	\$4,703	100.00

ASSIGNMENT OF RENTS 18-01893

Land Sale Ratio Mean: 0.3186 Avg Absolute Deviation: 0.5715 Pop Variance: 0.9873 Wt Mean: 0.8065

Land Sale Ratio Median: 0.2169 Median: 0.7848 Standard Deviation: 0.9936 Avg Mean: 1.1312

Land Market Ratio Mean: 0.2932 Coefficient of Dispersion: 72.8167 PRD: 1.4025 Max Ratio: 4.3951

Land Market Ratio Median: 0.2555

Grand Total: 18

2013 CAD Certified Totals

Kerr County

2018 CERTIFIED TOTALS

As of Certification

Property Count: 39,377

CAD - Central Appraisal District
ARB Approved Totals

11/15/2018 4:23:23PM

Land		Value			
Homesite:		450,487,419			
Non Homesite:		598,682,138			
Ag Market:		2,145,786,410			
Timber Market:		0	Total Land	(+)	3,194,955,967
Improvement		Value			
Homesite:		2,883,193,410			
Non Homesite:		899,994,450	Total Improvements	(+)	3,783,187,860
Non Real		Count	Value		
Personal Property:	2,501		310,554,305		
Mineral Property:	0		0		
Autos:	0		0		
			Total Non Real	(+)	310,554,305
			Market Value	=	7,288,698,132
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,144,024,235		1,762,175		
Ag Use:	37,637,889		20,026	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	2,106,386,346		1,742,149	Homestead Cap	(-)
				Assessed Value	=
				Total Exemptions Amount (Breakdown on Next Page)	(-)
				Net Taxable	=
					4,850,765,662

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 4,850,765,662 * (0.000000 / 100)

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

Kerr County

2018 CERTIFIED TOTALS

As of Certification

Property Count: 39,377

CAD - Central Appraisal District
ARB Approved Totals

11/15/2018

4:23:23PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	214	0	2,147,865	2,147,865
DV1S	21	0	105,000	105,000
DV2	121	0	1,174,080	1,174,080
DV2S	5	0	37,500	37,500
DV3	141	0	1,369,885	1,369,885
DV3S	7	0	70,000	70,000
DV4	391	0	2,368,191	2,368,191
DV4S	49	0	389,079	389,079
DVHS	356	0	65,712,261	65,712,261
DVHSS	44	0	8,102,631	8,102,631
EX	3	0	270,751	270,751
EX-XA	1	0	99,827	99,827
EX-XD	25	0	584,688	584,688
EX-XD (Prorated)	1	0	16,526	16,526
EX-XF	9	0	4,075,696	4,075,696
EX-XG	17	0	6,393,569	6,393,569
EX-XI	46	0	14,602,284	14,602,284
EX-XL	3	0	255,693	255,693
EX-XU	130	0	27,774,145	27,774,145
EX-XV	1,187	0	172,462,480	172,462,480
EX366	104	0	28,736	28,736
FR	3	0	0	0
PC	2	0	0	0
Totals		0	308,040,887	308,040,887

2018 CERTIFIED TOTALS

CAD - Central Appraisal District
Under ARB Review Totals

Property Count: 55

Land		Value		
Homesite:		730,714		
Non Homesite:		3,408,580		
Ag Market:		1,772,081		
Timber Market:		0	Total Land	(+) 5,911,375
Improvement		Value		
Homesite:		4,336,867		
Non Homesite:		9,487,548	Total Improvements	(+) 13,824,415
Non Real		Count	Value	
Personal Property:	5		2,362,045	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 2,362,045
			Market Value	= 22,097,835
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,772,081		0	
Ag Use:	7,917		0	Productivity Loss (-) 1,764,164
Timber Use:	0		0	Appraised Value = 20,333,671
Productivity Loss:	1,764,164		0	Homestead Cap (-) 114,063
				Assessed Value = 20,219,608
				Total Exemptions Amount (-) 0
				(Breakdown on Next Page)
			Net Taxable	= 20,219,608

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

0.00 = 20,219,608 * (0.000000 / 100)

Tax Increment Finance Value:

0

Tax Increment Finance Levy:

0.00

Kerr County

2018 CERTIFIED TOTALS
CAD - Central Appraisal District

As of Certification

11/15/2018

4:23:23PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

Kerr County

2018 CERTIFIED TOTALS

As of Certification

CAD - Central Appraisal District
Grand Totals

11/15/2018 4:23:23PM

Property Count: 39,432

Land		Value		
Homesite:		451,218,133		
Non Homesite:		602,090,718		
Ag Market:		2,147,558,491		
Timber Market:		0	Total Land	(+) 3,200,867,342
Improvement		Value		
Homesite:		2,887,530,277		
Non Homesite:		909,481,998	Total Improvements	(+) 3,797,012,275
Non Real		Count	Value	
Personal Property:	2,506		312,916,350	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 312,916,350
			Market Value	= 7,310,795,967
Ag		Non Exempt	Exempt	
Total Productivity Market:	2,145,796,316		1,762,175	
Ag Use:	37,645,806		20,026	Productivity Loss (-) 2,108,150,510
Timber Use:	0		0	Appraised Value = 5,202,645,457
Productivity Loss:	2,108,150,510		1,742,149	Homestead Cap (-) 23,619,300
				Assessed Value = 5,179,026,157
				Total Exemptions Amount (-) 308,040,887 (Breakdown on Next Page)
				Net Taxable = 4,870,985,270

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 4,870,985,270 * (0.000000 / 100)

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

Kerr County

2018 CERTIFIED TOTALS

As of Certification

CAD - Central Appraisal District
Grand Totals

11/15/2018

4:23:23PM

Property Count: 39,432

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	214	0	2,147,865	2,147,865
DV1S	21	0	105,000	105,000
DV2	121	0	1,174,080	1,174,080
DV2S	5	0	37,500	37,500
DV3	141	0	1,369,885	1,369,885
DV3S	7	0	70,000	70,000
DV4	391	0	2,368,191	2,368,191
DV4S	49	0	389,079	389,079
DVHS	356	0	65,712,261	65,712,261
DVHSS	44	0	8,102,631	8,102,631
EX	3	0	270,751	270,751
EX-XA	1	0	99,827	99,827
EX-XD	25	0	584,688	584,688
EX-XD (Prorated)	1	0	16,526	16,526
EX-XF	9	0	4,075,696	4,075,696
EX-XG	17	0	6,393,569	6,393,569
EX-XI	46	0	14,602,284	14,602,284
EX-XL	3	0	255,693	255,693
EX-XU	130	0	27,774,145	27,774,145
EX-XV	1,187	0	172,462,480	172,462,480
EX366	104	0	28,736	28,736
FR	3	0	0	0
PC	2	0	0	0
Totals		0	308,040,887	308,040,887

Kerr County

2018 CERTIFIED TOTALS

As of Certification

Property Count: 39,377

CAD - Central Appraisal District
ARB Approved Totals

11/15/2018

4:23:23PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	15,805		\$36,845,966	\$2,616,183,085
B	MULTIFAMILY RESIDENCE	365		\$144,699	\$110,445,826
C1	VACANT LOTS AND LAND TRACTS	3,579		\$10,760	\$96,646,183
D1	QUALIFIED OPEN-SPACE LAND	8,159	616,432.2358	\$0	\$2,144,024,235
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	342		\$307,737	\$8,865,789
E	RURAL LAND, NON QUALIFIED OPEN SP	6,345	41,305.7666	\$32,333,330	\$1,184,514,168
F1	COMMERCIAL REAL PROPERTY	1,487		\$5,881,689	\$493,275,565
F2	INDUSTRIAL AND MANUFACTURING REA	8		\$0	\$3,538,232
J1	WATER SYSTEMS	67		\$0	\$2,002,077
J2	GAS DISTRIBUTION SYSTEM	6		\$0	\$11,383,585
J3	ELECTRIC COMPANY (INCLUDING CO-OP	37		\$0	\$37,725,099
J4	TELEPHONE COMPANY (INCLUDING CO-	60		\$0	\$15,326,652
J6	PIPELAND COMPANY	49		\$0	\$5,524,209
J7	CABLE TELEVISION COMPANY	8		\$0	\$4,744,562
L1	COMMERCIAL PERSONAL PROPERTY	2,001		\$0	\$141,392,825
L2	INDUSTRIAL AND MANUFACTURING PERS	190		\$0	\$80,660,813
M1	TANGIBLE OTHER PERSONAL, MOBILE H	2,179		\$4,756,437	\$79,890,978
M2	TANGIBLE OTHER PERSONAL, OTHER	1		\$0	\$0
O	RESIDENTIAL INVENTORY	498		\$0	\$12,500,568
S	SPECIAL INVENTORY TAX	43		\$0	\$13,489,286
X	TOTALLY EXEMPT PROPERTY	1,526		\$6,646,132	\$226,564,395
	Totals		657,738.0024	\$86,926,750	\$7,288,698,132

Kerr County

2018 CERTIFIED TOTALS

As of Certification

CAD - Central Appraisal District
Under ARB Review Totals

11/15/2018

4:23:23PM

Property Count: 55

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
		21		\$706,089	\$3,531,715
A	SINGLE FAMILY RESIDENCE	1		\$0	\$180,437
B	MULTIFAMILY RESIDENCE	4		\$0	\$217,030
C1	VACANT LOTS AND LAND TRACTS	5	131.9530	\$0	\$1,772,081
D1	QUALIFIED OPEN-SPACE LAND	13	102.2600	\$1,086,861	\$3,863,378
E	RURAL LAND, NON QUALIFIED OPEN SP	7		\$2,074,341	\$9,813,073
F1	COMMERCIAL REAL PROPERTY	2		\$0	\$46,300
L1	COMMERCIAL PERSONAL PROPERTY	3		\$0	\$2,315,745
L2	INDUSTRIAL AND MANUFACTURING PERS	6		\$303,879	\$358,076
M1	TANGIBLE OTHER PERSONAL, MOBILE H				
	Totals		234.2130	\$4,171,170	\$22,097,835

Kerr County

2018 CERTIFIED TOTALS

As of Certification

CAD - Central Appraisal District
Grand Totals

11/15/2018

4:23:23PM

Property Count: 39,432

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
				\$37,552,055	\$2,619,714,800
A	SINGLE FAMILY RESIDENCE	15,826		\$144,699	\$110,626,263
B	MULTIFAMILY RESIDENCE	366		\$10,760	\$96,863,213
C1	VACANT LOTS AND LAND TRACTS	3,583	616,564.1888	\$0	\$2,145,796,316
D1	QUALIFIED OPEN-SPACE LAND	8,164		\$307,737	\$8,865,789
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	342		\$33,420,191	\$1,188,377,546
E	RURAL LAND, NON QUALIFIED OPEN SP	6,358	41,408.0266	\$7,956,030	\$503,088,638
F1	COMMERCIAL REAL PROPERTY	1,494		\$0	\$3,538,232
F2	INDUSTRIAL AND MANUFACTURING REA	8		\$0	\$2,002,077
J1	WATER SYSTEMS	67		\$0	\$11,383,585
J2	GAS DISTRIBUTION SYSTEM	6		\$0	\$37,725,099
J3	ELECTRIC COMPANY (INCLUDING CO-OP	37		\$0	\$15,326,652
J4	TELEPHONE COMPANY (INCLUDING CO-	60		\$0	\$5,524,209
J6	PIPELAND COMPANY	49		\$0	\$4,744,562
J7	CABLE TELEVISION COMPANY	8		\$0	\$141,439,125
L1	COMMERCIAL PERSONAL PROPERTY	2,003		\$0	\$82,976,558
L2	INDUSTRIAL AND MANUFACTURING PERS	193		\$5,060,316	\$80,249,054
M1	TANGIBLE OTHER PERSONAL, MOBILE H	2,185		\$0	\$0
M2	TANGIBLE OTHER PERSONAL, OTHER	1		\$0	\$12,500,568
O	RESIDENTIAL INVENTORY	498		\$0	\$13,489,286
S	SPECIAL INVENTORY TAX	43		\$6,646,132	\$226,564,395
X	TOTALLY EXEMPT PROPERTY	1,526			
	Totals		657,972.2154	\$91,097,920	\$7,310,795,967

Kerr County

2018 CERTIFIED TOTALS

As of Certification

CAD - Central Appraisal District
ARB Approved Totals

11/15/2018

4:23:23PM

Property Count: 39,377

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
		19		\$62,100	\$860,525
A	A	13,231		\$35,403,583	\$2,447,024,750
A1	Single Family Residence	2,259		\$1,326,763	\$105,073,825
A2	Single Family Mobile Home	94		\$351	\$1,452,624
A3	Single Family	506		\$53,169	\$61,771,361
A4	Condominium or townhome	93		\$130,507	\$58,927,295
B1	Apartments Multi Family	274		\$14,192	\$51,518,531
B2	Duplex, Fourplex Multifamily	6		\$10,760	\$405,725
C	C	3,283		\$0	\$83,024,267
C1	Vacant Lot	289		\$0	\$13,092,994
C2	Vacant Lot	1		\$0	\$123,197
C5	Vacant Lot	8,162	616,433.9233	\$0	\$2,144,040,968
D1	Rural Land With Agricultural Valuation	5		\$0	\$131,776
D1W	Ag Land with Wildlife Desination	342	40.6510	\$307,737	\$8,865,789
D2	Improvements on Qualified Land	7		\$0	\$513,300
E	E	3,736		\$29,618,771	\$961,561,636
E1	Single Family Rural More Than 5 Acres	835		\$853,260	\$52,090,820
E2	Rural Single Family Mobile Home Over 5 Acr	585		\$1,861,299	\$18,398,804
E3	Misc Rural Imps	2,201		\$0	\$151,801,099
E4	Rural land non-qualified ag	1,486		\$5,881,689	\$493,238,585
F1	Commercial Real Property	8		\$0	\$3,538,232
F2	Commercial Real Property	1		\$0	\$36,980
F3	Commerical Real Proply	67		\$0	\$2,002,077
J1		6		\$0	\$11,383,585
J2		37		\$0	\$37,725,099
J3		60		\$0	\$15,326,652
J4		49		\$0	\$5,524,209
J6		8		\$0	\$4,744,562
J7		2,001		\$0	\$141,392,825
L1	Commercial Personal Property	190		\$0	\$80,660,813
L2	Industrial Personal Property	2,179		\$4,756,437	\$79,890,978
M1	Mobile Home Imp Only	1		\$0	\$0
M4		356		\$0	\$8,710,935
O		141		\$0	\$3,431,917
O1	INVENTORY, VACANT RES LAND	1		\$0	\$357,716
O2	INVENTORY, IMPROVED RES	43		\$0	\$13,489,286
S	Special Inventory	1,526		\$6,646,132	\$226,564,395
X	Exempt Property				
	Totals		616,474.5743	\$86,926,750	\$7,288,698,132

Kerr County

2018 CERTIFIED TOTALS

As of Certification

Property Count: 55

CAD - Central Appraisal District
Under ARB Review Totals

11/15/2018

4:23:23PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	A	1		\$0	\$2,640
A1	Single Family Residence	19		\$697,768	\$3,417,650
A2	Single Family Mobile Home	2		\$8,321	\$78,361
A3	Single Family	1		\$0	\$33,064
B2	Duplex, Fourplex Multifamily	1		\$0	\$180,437
C1	Vacant Lot	4		\$0	\$217,030
D1	Rural Land With Agricultural Valuation	5	131.9530	\$0	\$1,772,081
E1	Single Family Rural More Than 5 Acres	10		\$1,063,779	\$2,688,875
E2	Rural Single Family Mobile Home Over 5 Acr	2		\$0	\$92,321
E3	Misc Rural Imps	2		\$23,082	\$102,267
E4	Rural land non-qualified ag	5		\$0	\$979,915
F1	Commercial Real Property	7		\$2,074,341	\$9,813,073
L1	Commercial Personal Property	2		\$0	\$46,300
L2	Industrial Personal Property	3		\$0	\$2,315,745
M1	Mobile Home Imp Only	6		\$303,879	\$358,076
	Totals		131.9530	\$4,171,170	\$22,097,835

Kerr County

2018 CERTIFIED TOTALS

As of Certification

Property Count: 39,432

CAD - Central Appraisal District
Grand Totals

11/15/2018

4:23:23PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
		20		\$62,100	\$863,165
A	A	13,250		\$36,101,351	\$2,450,442,400
A1	Single Family Residence	2,261		\$1,335,084	\$105,152,186
A2	Single Family Mobile Home	95		\$351	\$1,485,688
A3	Single Family	506		\$53,169	\$61,771,361
A4	Condominium or townhome	93		\$130,507	\$58,927,295
B1	Apartments Multi Family	275		\$14,192	\$51,698,968
B2	Duplex, Fourplex Multifamily	6		\$10,760	\$405,725
C	C	3,287		\$0	\$83,241,297
C1	Vacant Lot	289		\$0	\$13,092,994
C2	Vacant Lot	1		\$0	\$123,197
C5	Vacant Lot	8,167	616,565.8763	\$0	\$2,145,813,049
D1	Rural Land With Agricultural Valuation	5		\$0	\$131,776
D1W	Ag Land with Wildlife Desination	342	40.6510	\$307,737	\$8,865,789
D2	Improvements on Qualified Land	7		\$0	\$513,300
E	E	3,746		\$30,682,550	\$964,250,511
E1	Single Family Rural More Than 5 Acres	837		\$853,260	\$52,183,141
E2	Rural Single Family Mobile Home Over 5 Acr	587		\$1,884,381	\$18,501,071
E3	Misc Rural Imps	2,206		\$0	\$152,781,014
E4	Rural land non-qualified ag	1,493		\$7,956,030	\$503,051,658
F1	Commercial Real Property	8		\$0	\$3,538,232
F2	Commercial Real Property	1		\$0	\$36,980
F3	Commerical Real Propty	67		\$0	\$2,002,077
J1		6		\$0	\$11,383,585
J2		37		\$0	\$37,725,099
J3		60		\$0	\$15,326,652
J4		49		\$0	\$5,524,209
J6		8		\$0	\$4,744,562
J7		8		\$0	\$141,439,125
L1	Commercial Personal Property	2,003		\$0	\$82,976,558
L2	Industrial Personal Property	193		\$5,060,316	\$80,249,054
M1	Mobile Home Imp Only	2,185		\$0	\$0
M4		1		\$0	\$8,710,935
O		356		\$0	\$3,431,917
O1	INVENTORY, VACANT RES LAND	141		\$0	\$357,716
O2	INVENTORY, IMPROVED RES	1		\$0	\$13,489,286
S	Special Inventory	43		\$0	\$226,564,395
X	Exempt Property	1,526		\$6,646,132	\$226,564,395
	Totals		616,606.5273	\$91,097,920	\$7,310,795,967

Kerr County

2018 CERTIFIED TOTALS

As of Certification

Property Count: 39,432

CAD - Central Appraisal District
Effective Rate Assumption

11/15/2018 4:23:23PM

New Value

TOTAL NEW VALUE MARKET:	\$91,097,920
TOTAL NEW VALUE TAXABLE:	\$83,627,593

New Exemptions

Exemption	Description	Count	2017 Market Value	2017 Market Value
EX-XG	11.184 Primarily performing charitable functio	1		\$0
EX-XV	Other Exemptions (including public property, r	4		\$161,968
EX366	HB366 Exempt	42		\$67,537
ABSOLUTE EXEMPTIONS VALUE LOSS				\$229,505

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	19	\$141,500
DV2	Disabled Veterans 30% - 49%	12	\$121,500
DV3	Disabled Veterans 50% - 69%	15	\$168,000
DV4	Disabled Veterans 70% - 100%	38	\$320,975
DV4S	Disabled Veterans Surviving Spouse 70% - 100	3	\$36,000
DVHS	Disabled Veteran Homestead	17	\$4,190,556
PARTIAL EXEMPTIONS VALUE LOSS			\$4,978,531
NEW EXEMPTIONS VALUE LOSS			\$5,208,036

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$5,208,036

New Ag / Timber Exemptions

2017 Market Value	\$4,015,006	Count: 26
2018 Ag/Timber Use	\$27,253	
NEW AG / TIMBER VALUE LOSS	\$3,987,753	

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
11,611	\$208,016	\$1,790	\$206,226
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
9,548	\$193,143	\$1,492	\$191,651

2018 CERTIFIED TOTALS

CAD - Central Appraisal District
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
55	\$22,097,835.00	\$11,598,955