

Kerr Central Appraisal District

2020 MASS APPRAISAL REPORT

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2020 USPAP Mass Appraisal Report

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2020 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 eleven 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/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 20,642 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 Industry 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 are 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 neighborhood 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:

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

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 appraisalment of any non-exempt taxable fractional interests in real property (i.e., certain multi-family housing projects). Fractional interests or partial holdings of real property are appraised in fee simple for the whole property and divided programmaticly 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."

Sharon Constantinides RPA
Chief Appraiser, Kerr Central Appraisal District

APPRAISAL DISTRICT STAFF

<u>NAME</u>	<u>TITLE</u>	<u>TDLR NUMBER</u>
Sharon Constantinides, RPA	Chief Appraiser	#65519
Michael Comer, RPA	Deputy Chief Appraiser	#55894
Kathy Leifeste. RPA	Operations Manager	#70445
Russell Hazlett, RPA	Appraisal Manager	#70143
Jason Paredes, RPA	Senior Appraiser	#66894
Robert Neuman	Agricultural Appraiser	#70142
Dale Carman	Field Appraiser	#72626
Becky De Luna	Field Appraiser	#75650
Annie Edenfield	Field/AG Appraiser	#74658
Ryan Reardon	Field Appraiser	#76556
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 Sale Date

From: 07/01/2019

To: 06/30/2020

Search by School Code

SKV (KERRVILLE I.S.D.)

Search by State Code

A1 (Single Family Residence)

A2 (Single Family Mobile Home)

A3 (Single Family)

A4 (Condominium or townhome)

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2020

Report Type: Improved Property

Sales Ratio Report

11/5/2020 9:53:26AM

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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
27781	124 HILLTOP DRIVE E KERRVILLE, T	1,487	\$100,000	7/2/2019	\$113,815		A1	M4			0		0	0.0000	\$9,486	100.00
35693	509 OAKLAND HILLS LANE E KERRVI	3,267	\$506,500	7/9/2019	\$477,626		A1	M8			1985		0	0.0000	\$31,651	100.00
40540	414 WEST JEFFERSON ST TX	1,484	\$215,000	7/9/2019	\$214,646		A1	F5			2001		0	0.0000	\$16,717	100.00
70565	2784 INDIAN WELLS DRIVE E KERRV	2,490	\$339,900	7/10/2019	\$386,015		A1	F8			2005		6,970	0.1600	\$20,563	100.00
37847	540 CARDINAL DRIVE N KERRVILLE,	1,925	\$275,000	7/12/2019	\$273,819		A1	M6			1959		15,246	0.3500	\$22,000	100.00
40594	506 RUTH STREET S KERRVILLE, TX	1,212	\$208,500	7/15/2019	\$190,533		A1	F4P			0		0	0.0000	\$24,515	100.00

Sales Ratio Report

11/5/2020 9:53:26AM

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
67455	627 LOIS SUITE 6 TX	1,199	\$490,000	7/19/2019	\$435,182		A1	F5			2004		2,924	0.0700	\$7,059	100.00
67456	627 LOIS SUITE 7 TX	1,199	\$490,000	7/19/2019	\$435,182		A1	F5			2004		2,924	0.0700	\$7,059	100.00
67457	627 LOIS SUITE 8 TX	1,119	\$490,000	7/19/2019	\$435,182		A1	F5			2004		2,924	0.0700	\$7,059	100.00
67458	627 LOIS SUITE 9 TX	1,119	\$490,000	7/19/2019	\$435,182		A1	F5			2004		2,924	0.0700	\$7,059	100.00
40740	603 MILTON ST TX	978	\$149,500	7/23/2019	\$144,719		A1	M4P			1966		0	0.0000	\$4,821	100.00
539136	603 MILTON ST TX	978	\$149,500	7/23/2019	\$144,719		A1	M4P			1966		0	0.0000	\$4,821	100.00
37788	236 HARPER ROAD N KERRVILLE, T	2,044	\$275,000	7/29/2019	\$286,009		A1	M6			1968		33,977	0.7800	\$21,700	100.00
48451	2027 BALMORAL DRIVE N KERRVILL	1,204	\$189,000	7/31/2019	\$183,136		A4	F5			1990		0	0.0000	\$12,609	100.00
48451	2027 BALMORAL DRIVE N KERRVILL	1,204	\$189,900	7/29/2019	\$183,136		A4	F5			1990		0	0.0000	\$12,609	100.00
39828	410 VICKSBURG ,	1,617	\$215,000	8/14/2019	\$220,410		A1	M6			1993		0	0.0000	\$16,865	100.00
35426	365 ENGLEWOOD DRIVE E KERRVIL	1,716	\$220,000	8/23/2019	\$207,335		A1	M5			1977		0	0.0000	\$19,806	100.00
35292	513 FAIRWAY DR TX	1,924	\$284,000	8/21/2019	\$257,182		A1	F6P			1975		3,571	0.0800	\$18,251	100.00
35749	510 PRESTON TRAIL LP ,	5,893	\$475,000	8/30/2019	\$470,000		A1	F6			1950		0	0.0000	\$36,678	100.00
34648	605 N LEWIS TX	1,024	\$126,000	9/3/2019	\$118,719		A1	F4			0		0	0.0000	\$10,100	100.00
34665	341 BLUEBONNET TX	1,188	\$177,000	9/6/2019	\$164,095		A1	F5			1965		0	0.0000	\$13,778	100.00
38887	1524 FIFTH STREET N KERRVILLE, T	2,435	\$295,000	9/6/2019	\$316,409		A1	M5			2015		0	0.0000	\$48,147	100.00
32589	1522 NIXON LANE S KERRVILLE, TX 7	1,402	\$239,000	7/31/2019	\$229,433		A1	M7			0		34,848	0.8000	\$24,067	100.00
34807	704 FAY DR ,	1,410	\$218,500	9/26/2019	\$207,593		A1	F5P			0		0	0.0000	\$11,284	100.00
34202	1950 A LESLIE DRIVE N KERRVILLE,	1,368	\$140,750	9/20/2019	\$135,765		A4	F5			0		0	0.0000	\$10,930	100.00
33921		0	\$79,900	8/19/2019	\$82,595		A1	F5			0		0	0.0000	\$15,887	100.00
41910	HARPER RD TX	764	\$79,900	8/19/2019	\$82,595		A1	F5			0		0	0.0000	\$15,887	100.00
67539	2737 INDIAN WELLS DRIVE E KERRV	1,714	\$338,107	9/30/2019	\$296,896		A1	F8			2002		43,560	1.0000	\$25,971	100.00
37859	703 CARDINAL DRIVE N KERRVILLE,	1,890	\$220,000	10/11/2019	\$237,485		A1	M6			0		0	0.0000	\$14,205	100.00

Sales Ratio Report

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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
63947	1905 WEST LANE #120 N KERRVILLE	1,420	\$137,500	10/11/2019	\$150,922		A4	M5			1986		0	0.0000	\$2,107	100.00
61343	233 HORSESHOE RIDGE S KERRVIL	3,270	\$758,000	10/11/2019	\$713,354		A1	F11			0		130,680	3.0000	\$62,999	100.00
47998	405 OVERLOOK DRIVE E KERRVILLE	0	\$480,000	10/23/2019	\$478,121		A1	M7P			1991		0	0.0000	\$33,602	100.00
48002	405 OVERLOOK DRIVE E KERRVILLE	3,877	\$480,000	10/23/2019	\$478,121		A1	M7P			1991		0	0.0000	\$33,602	100.00
502564	619 OAK VALLEY DR ,	2,004	\$264,500	10/24/2019	\$272,444		A1	M6			1997		8,820	0.2000	\$21,476	100.00
32353	1415 MCALLEN DRIVE N KERRVILLE,	1,180	\$160,000	10/31/2019	\$158,000		A1	F4			1955		21,780	0.5000	\$12,241	100.00
33179	185 FANNIN DR ,	2,676	\$385,000	11/25/2019	\$356,365		A1	M7			1996		18,295	0.4200	\$28,940	100.00
19417	984 BEAR CREEK RD S TX	0	\$585,000	10/29/2019	\$808,273		A2	T5D			0		278,348	6.3900	\$4,190	100.00
23253	161 KERMIT RD S KERRVILLE, TX 78	1,568	\$585,000	10/29/2019	\$808,273		A2	T5D			0		278,348	6.3900	\$4,190	100.00
69053	984 BEAR CREEK ROAD S KERRVILL	0	\$585,000	10/29/2019	\$808,273		A2	T5D			0		278,348	6.3900	\$4,190	100.00
534520	984 BEAR CREEK ROAD S KERRVILL	0	\$585,000	10/29/2019	\$808,273		A2	T5D			0		278,348	6.3900	\$4,190	100.00
32279	2310 TRAILS END LANE N KERRVILLI	1,341	\$189,000	12/3/2019	\$188,630		A1	M5			1994		0	0.0000	\$19,738	100.00
25266	806 ALAMO DRIVE N KERRVILLE, TX	1,718	\$275,500	12/3/2019	\$240,175		A1	M6P			1983		0	0.0000	\$21,149	100.00
25193	900 TOMAHAWK TR ,	2,103	\$259,000	12/3/2019	\$236,350		A1	M5P			1963		0	0.0000	\$38,967	100.00
40968	1800 PARK STREET N KERRVILLE, T	1,609	\$170,000	12/4/2019	\$174,008		A1	M4P			0		0	0.0000	\$23,003	100.00
31647	116 SHANNON LN ,	1,440	\$79,000	12/5/2019	\$65,779		A2	T2S			1997		0	0.0000	\$1,655	100.00
32778	701 BOW LN ,	1,852	\$227,000	12/5/2019	\$228,066		A1	M5P			0		0	0.0000	\$14,516	100.00
41468	105 OAK WOOD ROAD E KERRVILLE	2,414	\$320,000	12/4/2019	\$325,093		A1	M6			1996		92,783	2.1300	\$38,575	100.00
502592	636 OAK VALLEY DR ,	1,607	\$223,000	12/19/2019	\$229,558		A1	M6			2002		7,665	0.1800	\$17,080	100.00
37015	200 SIERRA ROAD S KERRVILLE, TX	1,657	\$267,750	12/29/2019	\$261,086		A1	M5P			1985		196,020	4.5000	\$22,009	100.00
43099	127 CARIBOU LANE W KERRVILLE, T	1,704	\$280,000	12/11/2019	\$281,496		A1	M8			2003		9,352	0.2100	\$24,385	100.00
35592	2605 CALLE DEL ROBLES LANE E KE	2,068	\$300,000	12/10/2019	\$270,958		A1	F5			0		0	0.0000	\$17,954	100.00

Sales Ratio Report

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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
33184	155 FANNIN DR ,	1,856	\$275,000	12/13/2019	\$258,314		A1	F7			2000		13,939	0.3200	\$31,677	100.00
28243	1012 GUADALUPE ST TX	1,329	\$235,000	12/12/2019	\$224,477		A4	M7			1984		0	0.0000	\$0	100.00
26826	2105 BLUFF RIDGE DRIVE N KERRVII	2,826	\$225,000	12/11/2019	\$238,010		A1	M7			1984		0	0.0000	\$30,333	100.00
41226	1080 LOWER TURTLE CREEK ROAD E	2,238	\$450,000	12/11/2019	\$442,958		A1	M8			2016		37,897	0.8700	\$68,535	100.00
529886	1000 PINNACLE VIEW DR TX	3,088	\$630,809	12/13/2019	\$608,024		A1	F11			0		28,488	0.6500	\$46,282	92.00
39965	308 W SCHREINER ,	1,058	\$101,300	12/13/2019	\$98,318		A1	F5			0		0	0.0000	\$5,948	100.00
530032	1148 NORFOLK LANE N KERRVILLE,	1,505	\$249,000	12/18/2019	\$267,598		A1	F8			2016		7,710	0.1800	\$21,245	100.00
34571	1616 EAST MAIN STREET N KERRVIL	964	\$130,000	12/17/2019	\$134,924		A1	F5			2015		0	0.0000	\$10,035	100.00
22879	406 DEAN DRIVE KERRVILLE, TX 780	1,392	\$205,000	12/19/2019	\$203,414		A1	F6			1982		0	0.0000	\$15,417	100.00
34183	313 POWELL AVE ,	1,248	\$160,000	12/20/2019	\$155,832		A1	F4P			1956		0	0.0000	\$13,334	100.00
25438	967 RANCHERO RD TX	1,512	\$206,891	12/20/2019	\$207,586		A1	M5			0		21,780	0.5000	\$21,742	100.00
31975	408 MEADOWVIEW LANE N KERRVIL	1,962	\$216,015	12/23/2019	\$192,575		A1	M4			1967		0	0.0000	\$12,971	100.00
35522	31 ANTELOPE TR ,	1,596	\$168,000	12/24/2019	\$169,950		A1	M6			1977		0	0.0000	\$18,153	100.00
27921	120 CEDAR WAY E KERRVILLE, TX 7	1,512	\$274,500	12/27/2019	\$258,864		A1	M7			2008		0	0.0000	\$23,129	100.00
38791	809 ROSS STREET N KERRVILLE, T	1,404	\$155,000	1/3/2020	\$156,309		A1	F4P			1945		0	0.0000	\$13,024	100.00
41489	239 OAK WOOD ROAD E KERRVILLE	1,983	\$320,336	12/31/2019	\$301,205		A1	M7			2009		92,783	2.1300	\$40,534	100.00
33548	904 GEORGE STREET N KERRVILLE	1,512	\$95,000	12/13/2019	\$96,729		A1	M4			1984		0	0.0000	\$525	100.00
29450	968 WHELESS AVE ,	1,256	\$82,500	1/6/2020	\$82,500		A1	F4			0		0	0.0000	\$4,146	100.00
35101	300 RIVERHILL BLVD ,	2,541	\$400,000	1/8/2020	\$342,268		A1	M7			0		0	0.0000	\$30,081	100.00
37284	144 DONNA DR S ,	1,260	\$50,000	1/28/2020	\$119,432		A2	T3D			1986		23,353	0.5400	\$3,266	100.00
37285	140 DONNA DRIVE TX	1,456	\$50,000	1/28/2020	\$119,432		A2	T3D			1986		23,353	0.5400	\$3,266	100.00

Sales Ratio Report

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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
32559	157 PARADISE AVE ,	1,700	\$363,000	1/30/2020	\$335,184		A1	M4			1959		94,525	2.1700	\$27,082	100.00
28558	117 CRESCENT DR ,	1,714	\$249,900	1/31/2020	\$242,930		A1	M6			0		0	0.0000	\$31,687	100.00
15638	160 DORIS DRIVE N KERRVILLE, TX 7	936	\$160,000	1/31/2020	\$171,026		A1	F6			1992		130,680	3.0000	\$47,883	100.00
43316	105 SERENITY LN S ,	0	\$88,500	2/3/2020	\$91,534		A2	T3S			1986		0	0.0000	\$6,690	100.00
537390	105 SERENITY LN KERRVILLE, TX 78	1,000	\$88,500	2/3/2020	\$91,534		A2	T3S			1986		0	0.0000	\$6,690	100.00
33533	205 OAK HILL DRIVE N KERRVILLE, T	1,795	\$232,650	2/5/2020	\$232,252		A1	M6			1992		0	0.0000	\$18,442	100.00
38836	909 TIVY STREET N KERRVILLE, TX 7	1,478	\$195,000	2/7/2020	\$196,290		A1	F5			1934		0	0.0000	\$24,630	100.00
39067	814 LEE STREET N KERRVILLE, TX 7	1,726	\$163,000	2/12/2020	\$165,104		A1	F4			1961		0	0.0000	\$11,460	100.00
41775	1403 GLOUCESTER POINT N KERRVI	1,675	\$205,000	2/14/2020	\$201,426		A1	M6			1989		0	0.0000	\$15,362	100.00
17045	306 MEEKER ,	0	\$109,000	2/14/2020	\$107,328		A1				0		11,326	0.2600	\$0	0.00
31991	BURLESON BLVD N KERRVILLE, TX 7	0	\$109,000	2/14/2020	\$107,328		A1				0		11,326	0.2600	\$0	0.00
46642	306 MEEKER ,	0	\$109,000	2/14/2020	\$107,328		A1				0		11,326	0.2600	\$0	0.00
35099	305 SPRING MILL DR KERRVILLE, TX	2,535	\$346,400	2/14/2020	\$345,052		A1	M7			1984		0	0.0000	\$43,433	100.00
65289	249 DORIS DRIVE N KERRVILLE, TX 7	2,889	\$390,000	2/18/2020	\$368,925		A1	M8			1999		112,385	2.5800	\$28,297	100.00
69434	3903 KITE DRIVE E KERRVILLE, TX 7	3,947	\$765,800	2/18/2020	\$803,156		A1	F11			2006		21,344	0.4900	\$60,794	100.00
25687	114 CRESTWOOD DRIVE N KERRVIL	1,836	\$245,000	2/19/2020	\$233,561		A1	M5			1979		0	0.0000	\$20,576	100.00
26889	428 WEST CREST DRIVE N KERRVIL	2,377	\$260,000	2/21/2020	\$269,459		A1	M6			1984		0	0.0000	\$21,237	100.00
36761	410 CORONADO DRIVE N KERRVILL	3,228	\$390,925	2/21/2020	\$383,460		A1	M8			1999		24,394	0.5600	\$36,255	100.00
60364	834 ESTATES DRIVE ,	2,693	\$400,000	2/19/2020	\$393,774		A1	M7			2004		118,483	2.7200	\$25,938	100.00
31131	333 COTTAGE ST ,	1,294	\$183,000	2/24/2020	\$182,533		A1	F5P			0		0	0.0000	\$14,247	100.00
26858	2122 WEST BLUFF DRIVE N KERRVI	3,972	\$477,500	2/24/2020	\$475,237		A1	M8			1990		0	0.0000	\$39,811	100.00
35480	2415 BIRKDALE LANE ,	4,262	\$393,600	2/24/2020	\$393,000		A1	M6P			0		0	0.0000	\$20,034	100.00

Sales Ratio Report

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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
60414	1268 VICTORY DRIVE N KERRVILLE,	2,009	\$270,000	2/26/2020	\$261,000		A1	M6			1996		0	0.0000	\$17,365	100.00
45627	105 DOVER DRIVE N KERRVILLE, TX	1,856	\$230,000	2/27/2020	\$232,017		A1	F5P			1987		0	0.0000	\$17,493	100.00
34340	1601 QUINLAN CREEK DRIVE N KERF	1,511	\$265,000	2/28/2020	\$260,303		A1	M8			2006		14,810	0.3400	\$29,523	100.00
502515	1601 NEWTON STREET N KERRVILL	1,142	\$168,500	3/2/2020	\$157,381		A1	M5			1994		7,841	0.1800	\$8,840	100.00
25275	317 MANOR DRIVE N KERRVILLE, TX	2,423	\$300,000	3/10/2020	\$279,363		A1	M6			1974		0	0.0000	\$20,560	100.00
27989	2114 WATERFRONT DRIVE E KERRV	2,152	\$172,000	3/2/2020	\$172,000		A1	F3			1995		12,632	0.2900	\$12,138	100.00
530035	1136 NORFOLK LANE N KERRVILLE,	1,629	\$263,500	3/6/2020	\$269,746		A1	F8			2015		7,492	0.1700	\$19,751	100.00
32274	2302 TRAILS END LANE N KERRVILLI	1,158	\$135,000	3/9/2020	\$137,916		A1	M5			0		0	0.0000	\$10,698	100.00
34623	1624 FIRST STREET M KERRVILLE, T	1,886	\$162,000	3/6/2020	\$177,488		A1	M4			0		0	0.0000	\$4,857	100.00
520370	100 GLEN OAKS DRIVE E KERRVILLE	1,979	\$387,500	3/16/2020	\$392,552		A1	F9P			0		0	0.0000	\$44,139	100.00
29644	122 VILLAGE DRIVE N KERRVILLE, T	1,078	\$188,000	3/13/2020	\$182,941		A1	F5			1999		6,288	0.1400	\$16,025	100.00
33196	202 FANNIN DRIVE N KERRVILLE, TX	3,807	\$582,000	3/18/2020	\$574,909		A1	M8			1996		64,904	1.4900	\$50,528	100.00
23669	901 REDBUD LANE N KERRVILLE, T	2,599	\$318,000	3/19/2020	\$313,312		A1	M6			2015		21,165	0.4900	\$10,548	100.00
35241	106 GREENBRIAR CIR ,	2,592	\$339,000	3/25/2020	\$341,438		A1	M7			1986		44,431	1.0200	\$36,493	100.00
32379	1305 CEDAR DRIVE N KERRVILLE, T	1,516	\$242,250	3/26/2020	\$171,285		A1	F8			0		0	0.0000	\$13,802	60.00
66368	2903 DRY HOLLOW DRIVE E KERRVI	3,261	\$575,000	3/27/2020	\$479,849		A1	F9			2008		0	0.0000	\$36,485	100.00
25269	2234 SAN JACINTO DRIVE N KERRVII	1,577	\$225,000	3/24/2020	\$233,405		A1	M6P			1982		0	0.0000	\$23,620	100.00
31903	704 GALBRAITH AVE ,	1,590	\$179,900	3/27/2020	\$172,278		A1	M4P			1963		0	0.0000	\$14,296	100.00
35773	136 ST ANDREWS LOOP E KERRVILL	2,124	\$339,000	4/7/2020	\$293,015		A1	M6P			1994		0	0.0000	\$27,188	100.00
27063	1013 MONROE DRIVE S KERRVILLE,	3,115	\$423,000	4/14/2020	\$434,419		A1	F6			0		43,124	0.9900	\$49,545	100.00

Sales Ratio Report

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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
529893	1025 PINNACLE VIEW DR TX	3,030	\$750,000	4/17/2020	\$713,259	A1	F11			2019		19,036	0.4400	\$63,449	100.00
35532	41 ANTELOPE TR ,	2,302	\$349,000	4/17/2020	\$320,206	A1	M7P			0		0	0.0000	\$26,544	100.00
66092	404 FULLER STREET N KERRVILLE, T	1,056	\$86,000	4/22/2020	\$86,254	A1	F4			2002		7,198	0.1700	\$3,542	100.00
26872	2108 TRAILWOOD CIRCLE N KERRVIL	2,378	\$255,000	4/20/2020	\$250,261	A1	M6			1983		0	0.0000	\$15,986	100.00
34819	708 BLUEBONNET ,	1,224	\$95,000	4/15/2020	\$92,420	A1	M4			0		0	0.0000	\$5,750	100.00
40343	148 STEPHANIE DRIVE N KERRVILLE	1,395	\$200,000	4/30/2020	\$199,648	A1	M5P			0		0	0.0000	\$18,002	100.00
529878	1017 CIELO DR TX	2,622	\$558,500	5/1/2020	\$417,278	A1	F10			2020		18,382	0.4200	\$33,483	85.00
67564	3620 RANCH VIEW COURT E KERRVI	5,003	\$1,195,000	5/8/2020	\$1,039,242	A1	M11			2008		27,007	0.6200	\$137,271	100.00
35358	548 SAND BEND DRIVE E KERRVILLE	1,892	\$199,250	5/11/2020	\$237,239	A4	M6			0		0	0.0000	\$20,521	100.00
35519	28 ANTELOPE TRAIL E KERRVILLE, T	2,577	\$265,000	5/14/2020	\$235,742	A1	F6			0		3,485	0.0800	\$19,832	100.00
35391	348 ENGLEWOOD DRIVE E KERRVIL	3,435	\$280,000	5/15/2020	\$326,938	A1	F6			1977		0	0.0000	\$20,307	100.00
66099	404 BARKER STREET N KERRVILLE,	976	\$165,000	5/22/2020	\$160,891	A1	F4P			2004		7,198	0.1700	\$8,212	100.00
35076	101 RIVERHILL BLVD ,	2,398	\$394,000	6/18/2020	\$358,741	A1	M7			1990		0	0.0000	\$31,930	100.00
70523	3557 LA CUMBRE DRIVE E KERRVILL	2,826	\$625,000	6/29/2020	\$619,212	A1	F11			2012		25,265	0.5800	\$103,134	100.00
** This sale will not be included in the summary calculations **															
528760	3956 OAK PARK DRIVE E KERRVILLE	2,714	\$537,000	6/24/2020	\$500,870	A1	F10			2008		24,611	0.5700	\$43,716	100.00

Grand Total:		Land Sale Ratio Mean:	0.1810	Avg Absolute Deviation:	0.0652	Pop Variance:	0.0236	Wt Mean	0.9764
Grand Total Count:	116	Land Sale Ratio Median:	0.1385	Median	0.9847	Standard Deviation:	0.1537	Avg Mean	0.9944
		Land Market Ratio Mean:	0.1781	Coefficient of Dispersion:	6.6185	PRD:	1.0184	Max Ratio	2.3886
		Land Market Ratio Median:	0.1440					Min Ratio	0.7071

Ingram ISD A Sales Ratio Report

Sales Ratio Report Parameters

Search by Sale Date

From: 06/01/2019

To: 06/30/2020

Search by School Code

SIN (INGRAM I.S.D.)

Search by State Code

A1 (Single Family Residence)

A2 (Single Family Mobile Home)

A3 (Single Family)

A4 (Condominium or townhome)

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2020

Report Type: Improved Property

Sales Ratio Report

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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
44054	154 MISTY LN TX	2,616	\$75,000	8/15/2019	\$259,038	A1	F9			0		0	0.0000	\$16,941	50.00
44055	156 MISTY LN TX	0	\$75,000	8/15/2019	\$259,038	A1	F9			0		0	0.0000	\$16,941	50.00
26121	220 OAK LEAF ST ,	1,428	\$161,400	9/13/2019	\$153,695	A1	M4			0		0	0.0000	\$276	100.00
26124	214 OAK LEAF ST ,	1,428	\$147,283	9/16/2019	\$145,616	A1	M4			0		0	0.0000	\$6,498	100.00
27650	107 SANDLEWOOD LN W TX	1,930	\$251,000	10/22/2019	\$234,338	A1	M5			1984		0	0.0000	\$17,576	100.00
27679	108 SANDLEWOOD LN W TX	1,734	\$193,000	12/23/2019	\$193,000	A1	M5			1985		0	0.0000	\$21,305	100.00
27279	112 SPANISH OAK LN ,	2,190	\$239,500	1/31/2020	\$230,048	A1	M5			0		0	0.0000	\$15,554	100.00
65387	146 OAKHAMPTON TRL TX	2,727	\$504,000	3/13/2020	\$450,262	A1	F9			0		87,991	2.0200	\$27,686	100.00

Sales Ratio Report

11/5/2020 10:00:07AM

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
27593	107 SHERWOOD LN W ,	2,202	\$362,187	8/9/2019	\$355,730		A1	M7			1977		0	0.0000	\$14,909	100.00
27365	112 WILD TIMBER DR W ,	1,785	\$218,000	3/13/2020	\$226,353		A1	M5P			0		0	0.0000	\$27,366	100.00
65375	100 GLEN LAKES COURT ,	3,202	\$555,000	3/26/2020	\$517,480		A1	F9			2001		91,476	2.1000	\$36,063	100.00
29576	133 HI LINE DR W	2,282	\$285,000	3/24/2020	\$274,233		A1	M5P			0		72,310	1.6600	\$17,925	100.00
27443	206 RED OAK LN W ,	1,489	\$235,565	4/17/2020	\$226,290		A1	M5P			1987		0	0.0000	\$19,636	100.00
27669	85 SKYVIEW DR W TX	1,811	\$249,900	4/17/2020	\$237,731		A1	M5P			1985		0	0.0000	\$19,777	100.00
27504	213 SKYVIEW DR W ,	1,972	\$259,900	4/27/2020	\$254,156		A1	M5P			0		0	0.0000	\$24,914	100.00
539257	208 CHILDS INGRAM, TX 78025	1,218	\$197,000	5/13/2020	\$193,767		A1	F8			0		0	0.0000	\$12,140	100.00
32611	102 COLLEGE ST TX	1,442	\$147,000	5/22/2020	\$146,783		A1	F5			0		13,504	0.3100	\$10,322	100.00

Grand Total:																	
Grand Total Count:	16																
			Land Sale Ratio Mean:	0.1764			Avg Absolute Deviation:	0.1798			Pop Variance:	0.3874		Wt Mean	1.0044		
			Land Sale Ratio Median:	0.0934			Median	0.9701			Standard Deviation:	0.6224		Avg Mean	1.1231		
			Land Market Ratio Mean:	0.1357			Coefficient of Dispersion:	18.5339			PRD:	1.1182		Max Ratio	3.4538		
			Land Market Ratio Median:	0.1000										Min Ratio	0.8934		

Center Point A Sales Ratio Report

Center Point ISD
State Code A1 Property

A/S Ratio	sl_dt	abs_subdv	hood_cd	state_cd	Ratio Report	
					entity_cd	ABS
113.68%	6/10/2020	S3842	S3840	A1	SCP	0.15
107.71%	3/17/2020	S6580	VCE	A1	SCP	0.09
99.05%	3/16/2020	S3425	S3425	A1	SCP	0.00
95.54%	2/14/2020	S6600		A1	SCP	-0.04
80.85%	1/31/2020	S3400		A1	SCP	-0.18
97.17%	11/19/2019	S6680		A1	SCP	-0.02
98.91%	11/15/2019	S6160		A2	SCP	0.00
145.70%	10/25/2019	S3425	S3425	A1	SCP	0.47
99.19%	10/4/2019	S4810		A1	SCP	0.00
96.78%	7/22/2019	S3400		A1	SCP	-0.02
141.19%	6/28/2019	S3685		A1	SCP	0.42
59.96%	6/28/2019	S3685		A2	SCP	-0.39
99.96%	6/20/2019	S4166		A1	SCP	0.01
103.58%	6/14/2019	A0194		A1	SCP	0.04
102.80% Mean						0.52
99.15% Wt Mean						14.00
99.12% Median						0.04
145.70% Hi Ratio						0.99
59.96% Low Ratio						0.04
3.72 COD						100.00
						3.72

Hunt ISD A Sales Ratio Report

Sales Ratio Report Parameters

Search by Sale Date

From: 06/01/2019

To: 06/30/2020

Search by School Code

SHN (HUNT I.S.D.)

Search by State Code

A (A)

A1 (Single Family Residence)

A2 (Single Family Mobile Home)

A3 (Single Family)

A4 (Condominium or townhome)

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2020

Report Type: Improved Property

Sales Ratio Report

11/5/2020 2:35:30PM

Page: 1 of 2

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
18731	HIGHWAY 39 ,	0	\$840,000	8/16/2019	\$820,810		A1	M5			1966		29,621	0.6800	\$27,785	100.00
18947	2505 HIGHWAY 39 TX	2,906	\$840,000	8/16/2019	\$820,810		A1	M5			1966		29,621	0.6800	\$27,785	100.00
20529	2505 HIGHWAY 39 ,	0	\$840,000	8/16/2019	\$820,810		A1	M5			1966		29,621	0.6800	\$27,785	100.00
35065	24 W RIVER OAKS LN TX	1,341	\$260,000	12/26/2019	\$257,169		A1	F7			0		18,731	0.4300	\$780	100.00
35067	TX	0	\$260,000	12/26/2019	\$257,169		A1	F7			0		18,731	0.4300	\$780	100.00
30017	109 JAPONICA ESTATES RD S TX	1,525	\$379,000	3/25/2020	\$366,028		A1	F5			1966		20,473	0.4700	\$12,271	100.00
35061	20 W RIVER OAKS LN TX	2,304	\$267,563	4/8/2020	\$261,508		A1	M5			1997		18,731	0.4300	\$15,527	100.00
60097	1856 HIGHWAY 39 TX	4,483	\$930,000	5/29/2020	\$929,359		A1	F10			1997		123,275	2.8300	\$207,996	100.00
64934	ROCK HOUSE ROAD END ,	0	\$930,000	5/29/2020	\$929,359		A1	F10			1997		123,275	2.8300	\$207,996	100.00

Sales Ratio Report

11/5/2020 2:35:30PM

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	
			Land Sale Ratio Mean:	0.3530			Avg Absolute Deviation:	0.0091			Pop Variance:	0.0002			Wt Mean	0.9844
Grand Total:			Land Sale Ratio Median:	0.2308			Median	0.9774			Standard Deviation:	0.0128			Avg Mean	0.9817
Grand Total Count: 5			Land Market Ratio Mean:	0.3618			Coefficient of Dispersion:	0.9311			PRD:	0.9973			Max Ratio	0.9993
			Land Market Ratio Median:	0.2333											Min Ratio	0.9658

Kerrville ISD D & E Sales Ratio Report

Kerrville ISD D and E

Ratio Study

prop_id	status_num	status_street	legal_desc	class_cd	living_area	legal_acres	landmark	totalimp	market	sl_price	A/Srft	SP/Srft	A/S Ratio	sl_dt	abs_subdiv	hood_cd	state_cd	entity_cd	ABS
28760	135	VALLEY OAKS LANE	HIDDEN VALLEY RANCH 2 LOT 88 ACRES 6.39 F2	F2	2624	6.39	89811	79663	169474	168000	64.59	64.02	100.88%	6/6/2019	54202		E2	SKV	0.03
24071	236	BURNEY LN	BURNEY OAK ESTATES LOT 34 ACRES 5.04	M6	2910	5.04	50380	262120	312500	323500	107.39	110.82	96.90%	7/12/2019	53265	BO	E1	SKV	0.01
70575	235	HORIZON BLVD	THE HORIZON SEC TWO LOT 2 ACRES 7.9	M6	0	7.9	107835	0	107835	109650	174.85	164.35	98.34%	7/18/2019	56474		D1	SKV	0.00
30619	112	MCOUNTAIN RIDGE SPUR	KERRVILLE SOUTH RANCHES 2 LOT 47 ACRES TSD	TSD	2160	8.59	185395	192288	377683	355000	174.85	164.35	100.39%	7/22/2019	54702	RHN	E2	SKV	0.09
30659	1341	RANCHERO RD	KERRVILLE SOUTH RANCHES 1 LOT 23 PT AC FSP	FSP	1612	6.36	128749	146251	275000	275000	170.60	170.60	100.00%	7/24/2019	54700	RHN	E1	SKV	0.02
63658	180	LANDMARK ROAD	THE HORIZON SEC ONE LOT 24 ACRES 4.98	M9	0	4.98	135087	0	135087	138000	197.07	206.91	97.89%	7/31/2019	56475	HORZ	D1	SKV	0.00
63725	184	HONOR DR S	THE HORIZON SEC ONE LOT 91 ACRES 4.03	M7	3794	4.03	133437	614229	147666	785000	197.07	206.91	95.24%	8/9/2019	56475	HORZ	E1	SKV	0.00
39085	135	SILVER SPRINGS ROAD	TREASURE HILLS LOT 10.9 ACRES 12.6	M7	0	36.9	332100	0	332100	337000	179.40	179.40	97.85%	8/14/2019	56535		E1	SKV	0.00
68473	210	CAREFREE TRAIL	TWIN SPRINGS II LOT 24 ACRES 36.9	M7	0	36.9	332100	0	332100	337000	179.40	179.40	98.55%	8/30/2019	56540		D1W	SKV	0.01
37009	101	SIERRA ROAD	SOLEDAD SPRINGS LOT 21.22 ACRES 35.53	M7	0	15.53	200738	0	200738	215000	105.48	55.13	93.37%	9/4/2019	56260		E4	SKV	0.05
37502	161	PAL DRIVE	SPICER RCH 3 LOT 163-A1 (REPLAT)MH 15 0.74D	T4D	2077	3.89	118256	100820	219076	114500	105.48	55.13	191.33%	9/21/2019	56344	56340	E2	SKV	0.93
30056	270	KAMIRRA DR	KAMIRRA LOT 23 ACRES 5.33	M8	3150	5.33	77285	446294	523979	525000	166.22	166.57	99.73%	9/25/2019	54585	54585	E1	SKV	0.02
39534	170	DOYLE	TURTLE CREEK RCHS LOT 311-B ACRES 10.0	F2	840	10	72000	36000	0	86917	86500	185.41	100.48%	9/30/2019	56540	TC	E1	SKV	0.02
39534	170	DOYLE	TURTLE CREEK RCHS LOT 311-B ACRES 10.0	F2	840	10	72000	52669	0	86917	86500	185.41	100.48%	9/30/2019	56540	TC	E1	SKV	0.02
39526		DINGLEYVIEW DR	TURTLE CREEK RCHS LOT 310-B ACRES 10.0	F2	0	10	72000	0	0	304669	207000	181.35	147.18%	9/30/2019	54202	TC	E4	SKV	0.98
70576	124	KERR CANYON PASS S	THE HORIZON SEC TWO LOT 3 ACRES 2.98	F5	0	2.98	86917	0	86917	86500	185.41	185.41	100.48%	10/8/2019	56474		D1	SKV	0.49
28702	255	HOTFBREAT TRAIL SO	HIDDEN VALLEY RANCH 1 LOT 32 ACRES 6.26 TSD	TSD	1945	6.26	89862	268737	358599	360620	184.37	185.41	99.44%	10/16/2019	54202		E2	SKV	0.03
63638	857	HORIZON BLVD	THE HORIZON SEC ONE LOT 4 ACRES 5.11	M9	0	5.11	71225	0	0	82279	84500	219.51	97.37%	10/23/2019	56474		D1	SKV	0.00
67311		HORIZON BLVD	ABS A0181 HOLLIS, SUR 145 BLOCK (E & W OF HORIZON		1800	68.39	752274	26660	0	128761	0	128761	95.31%	10/23/2019	56535		D2	SKV	0.03
536021	675	HORIZON	ABS A0181 HOLLIS, SUR 143 BLOCK (N & W C FLOP		3093	5.5	35587	598398	0	71134	0	71134	95.05%	11/6/2019	40777		E1	SKV	0.00
					4893	79	859086	674858	1483944	1530000	142.17	156.47	96.99%	10/18/2019	54660		E1	SKV	0.01
37369	942	SPICER LOOP	SPICER RCH 1 LOT 40 PT ACRES 5.0	F5	1464	5	60000	184035	244035	254000	166.69	173.50	96.08%	10/18/2019	56340	56340	E1	SKV	0.02
538892	201	MARSHALL DRIVE	KERRVILLE SOUTH II LOT 55***LAND ON 304 TSD	TSD	1406	0	0	128761	0	0	128761	156.47	90.86%	10/18/2019	54660	54660	E1	SKV	0.00
30409	201	MARSHALL DR	KERRVILLE SOUTH II LOT 55***MH ON 538892*** ACNE		1406	5.54	71134	0	0	128761	156.47	156.47	90.86%	10/18/2019	54660	54660	E2	SKV	0.07
					1406	5.54	71134	128761	199895	220000	142.17	156.47	90.86%	10/18/2019	54660	54660	E2	SKV	0.00
70594	191	KERR CANYON PASS	THE HORIZON SEC TWO LOT 11 ACRES 2.45	M9	0	2.45	82279	0	82279	84500	209.23	219.51	97.37%	10/23/2019	56474		D1	SKV	0.00
39096	160	SILVER SPRINGS ROAD	TREASURE HILLS LOT 11 ACRES 31.6	M9	3362	31.6	231108	470311	703419	738000	209.23	219.51	95.31%	10/23/2019	56535		E1	SKV	0.03
44865	2309	SHEPPARD REES ROAD	ABS A0777 HERWY, SUR 1473, TRACT (PT FLO	FLO	4695	9.1	81900	868583	950483	1000000	202.45	212.99	95.05%	11/6/2019	40777		E1	SKV	0.00
37443	515	SPICER LP S	SPICER RCH 2 LOT 112, 113 ACRES 9.9598	T4D	3336	9.9598	101223	117880	219103	235000	65.68	67.45	97.38%	11/21/2019	56342	56340	E2	SKV	0.03
40206	170	ROADRUNNER LANE	WEST CREEK HILLS LOT 38 ACRES 7.0	F9	2104	7	140875	335838	476713	550000	226.57	261.41	86.68%	11/28/2019	56800		E1	SKV	0.11
61455	340	RANCH HOUSE RD NORTH	CREEKWOOD IV (MISO) LOT 1 ACRES 41.48	F9P	4911	41.48	838216	631264	1469480	1535000	299.22	312.56	95.73%	12/1/2019	53648	CW	E1	SKV	0.02
30051	131	OAKCREST WAY	KAMIRRA LOT 18 ACRES 15.02	F10	4989	15.02	82610	835340	917950	925000	183.99	185.41	99.24%	12/20/2019	54585	54585	E1	SKV	0.01
17225	202	SOUTHWAY DRIVE	ABS A0354 WADDELL, SUR 145 ACRES 13.49, TSD	TSD	1568	13.49	274360	59181	0	0	274360	223.21	108.61%	1/23/2020	40354		E2	SKV	0.11
13947	202	SOUTHWAY DRIVE	ABS A0137 FRANCIS, SUR 146 ACRES 3.34		1568	3.34	46580	0	0	0	242.42	223.21	108.61%	1/23/2020	40137		E4	SKV	0.11
24037	145	BURNEY LANE	BURNEY OAK ESTATES LOT 5 ACRES 5.05	M6	3240	5.05	50475	324850	375325	305000	115.84	94.14	123.06%	1/24/2020	53765	BO	E1	SKV	0.25
63712	650	CHRISTIAN	THE HORIZON SEC ONE LOT 78 ACRES 4.88	M6	0	4.88	90300	0	90300	91000	185.41	185.41	99.23%	1/30/2020	56475	HORZ	D1	SKV	0.01
30125	530	STONEY BROOK ROAD	KERRVILLE COUNTRY ESTATES 2 LOT 19 ACRES 10.0		0	10	150000	0	150000	158000	104.07	121.09	85.94%	2/18/2020	54601	54600	E4	SKV	0.03
28349	137	SCENIC VALLEY ROAD	JACK HALL LOT 10-B PT ACRES 7.96	F5	3940	7.96	77690	321936	399626	465000	104.07	121.09	85.94%	3/3/2020	54100	TC	E1	SKV	0.12
39410	316	BACKACRE RD S	TURTLE CREEK RCHS LOT 207 ACRES 11.63	F4	1170	11.63	103657	104481	208138	211500	177.90	180.77	98.41%	3/25/2020	55540	TC	E1	SKV	0.01
44019	1725	RANCHERO RD	CLEAR SPRINGS RANCH 1 LOT 15-3 (REPLAT 15) ACRES 6.0		0	6.04	125632	0	125632	105700	177.90	180.77	118.86%	4/1/2020	53480	RHN	D1	SKV	0.21
63670	1560	HORIZON BLVD	THE HORIZON SEC ONE LOT 36 ACRES 7.60	F11	4239	7.6	78330	571670	650000	650000	153.34	153.34	100.00%	4/8/2020	56475	HORZ	E1	SKV	0.02
21186	680	TOWN CREEK ROAD	ABS A0189 HERNANDEZ, SUR 548 BLOCK (PT 6.96 ACS),A		0	3.22	96818	0	0	0	242.42	223.21	108.61%	5/6/2020	40189		D1	SKV	0.15
21185	680	TOWN CREEK ROAD	ABS A1435 LEAVELL, SUR 1862 BLOCK (PT 6.1 MS		4508	3.74	88935	487695	673448	700500	215.10	287.02	96.14%	5/6/2020	41435		E1	SKV	0.02
					4508	6.96	185753	487695	673448	700500	215.10	287.02	96.14%	5/6/2020	41435		E4	SKV	0.23
39224	420	COCKER ROAD	TURTLE CREEK RCHS LOT B-9 ACRES 15.92	F5	1202	15.92	145802	112748	258550	345000	215.10	287.02	74.94%	6/16/2020	56540	TC	E1	SKV	0.15
39483	150	DINGLEY VIEW	TURTLE CREEK RCHS BLK (SOUTH PORTION) LOT 304-C-A		0	3.47	41540	0	41640	50000	168.01	169.81	83.28%	7/30/2020	56540	TC	E4	SKV	0.35

101.60% Mean
98.32% Wt Mean
97.87% Median
191.33% HI Ratio
74.94% Low Ratio
11.54% LOD

Ingram ISD D & E Sales Ratio Report

**Ingram ISD
D and E
Ratio Study**

prop_id	situs_num	situs_street	legal_desc	class_cd	living_area	legal_acres	landmkt	totalimp	market	sl_price	A/SqFt	SP/SqFt	A/S Ratio	sl_dt	abs_subdv	hood_cd	state_cd	entity_cd
63437	321	CATTLE DRIVE	LONGHORN RANCH LOT PT 6 ACRES 51.54		0	51.54	298483	0						6/3/2020	S4947		D1W	SIN
48128	321	CATTLE DR NW	LONGHORN RANCH LOT PT 6 ACRES 1.48	M4	1054	1.48	8571	99577						6/3/2020	S4947		E1	SIN
					1054	53.02	307054	99577	406631	565000	0.00	0.00	71.97%	6/3/2020				
30734	386	CONNIE LN	LAKE INGRAM ESTS LOT 50-R (REPLAT) ACRES 8.36	F6	1800	8.36	109516	209042	318558	291371	176.98	161.87	109.33%	5/26/2020	S4765		E1	SIN
34386	1375	BEECH RD W	R H RANCH LOT 8 ACRES 87.993	F2	336	87.993	550192	18549	568741	290000	1,692.68	863.10	196.12%	4/28/2020	S5737		E1	SIN
12563	102	WILD TURKEY RD NW	ABS A0005 ACH&B, SUR 7,ACRES 146.55	F3P	1630	146.55	716439	118891	835330	548704	512.47	336.63	152.24%	3/10/2020	A0005		E1	SIN
30727	340	CONNIE LN	LAKE INGRAM ESTS LOT 43 ACRES 5.25		0	5.25	68775	0	68775	70000			98.25%	2/27/2020	S4765		E4	SIN
20613			ABS A1149 ZUMWALT, SUR 1839,BLOCK (PT 11.00 ACS),ACRES 3.		0	3	52500	0						2/24/2020	A1149		D1	SIN
69039			ABS A1149 ZUMWALT, SUR 1839,BLOCK (PT 11.00 ACS),ACRES 1.73		0	1.73	30275	16800						2/24/2020	A1149		E3	SIN
					0	4.73	82775	16800	99575	100000			99.58%	2/24/2020				
60189	430	INDIAN CREEK ROAD	ABS A0132 T EARHARDT, SUR 137,ACRES 10.17	M8	3144	10.17	289648	384672	674320	710000	214.48	225.83	94.97%	1/2/2020	A0132		E1	SIN
67491	180	LARKSPUR LN	MOUNTAIN HOME OAKS SEC TWO BLK 2 LOT 2 ACRES 42.91	F5P	2396	42.91	346498	253996	600494	600000	250.62	250.42	100.08%	11/12/2019	S5411		E1	SIN
30720	435	CONNIE LN	LAKE INGRAM ESTS LOT 36 ACRES 8.26		0	8.26	105000	0	105000	105000			100.00%	11/8/2019	S4765		E4	SIN
16986	522	FM 479	ABS A0340 TURNER, SUR 1,ACRES 30.19	M8	3281	30.19	277456	462335	739791	815000	225.48	248.40	90.77%	11/4/2019	A0340		E1	SIN
19417	984	BEAR CREEK RD S	ABS A0815 WILSON, SUR 1472,ACRES 1.25		0	1.25	10813	0						10/29/2019	A0815		D1	SIN
69053	984	BEAR CREEK ROAD	ABS A0267 PRIMROSE, SUR 140,ACRES 6.3		0	6.3	94500	0						10/29/2019	A0267		D1W	SIN
534520	984	BEAR CREEK ROAD	ABS A0250 MARTIN, SUR 139,TRACT (PT 40.82 ACS),ACRES 33.27		0	33.27	499050	0						10/29/2019	A0250		D1W	SIN
					0	40.82	604363	0	604363	585000			103.31%	10/29/2019				
21674	191	SKY HARBOR RD NW	ABS A1594 LOWRANCE, SUR 1016,TRACT 36,BLOCK (SKY HARBOR RANCHETTE)		0	16.99	157016	0	157016	140000			112.15%	10/15/2019	A1594	SKY	E1	SIN
39128	155	HAZELETT-DALE RD	TURTLE CREEK RCHS LOT 315-A ACRES 11.1	T2S	2124	11.1	79920	36500						9/27/2019	S6540	TC	E3	SIN
39122	141	HAZELETT DALE ROAD	TURTLE CREEK RCHS LOT 314-A ACRES 12.6		0	12.6	90720	0						9/27/2019	S6540	TC	E4	SIN
					2124	23.7	170640	36500	207140	209090	97.52	98.44	99.07%	9/27/2019				
23282	1350	PRIMROSE LANE	BEAR CREEK RANCH (IIN) LOT 28 ACRES 6.34		0	6.34	49162	0	49162	50000			98.32%	9/24/2019	S3150		E4	SIN
47527	177	LOST MAN RD	Y O RANCHLANDS 3 LOT 131-R (REPLAT) ACRES 79.24		0	79.24	348656	0	348656	320000			108.96%	9/10/2019	S6964	YO	D1W	SIN
15921	230	BEAVER ROAD	ABS A0264 OVERLAND, SUR 136,ACRES 50.0		0	50	726637	0	726637	775000			93.76%	9/10/2019	A0264		E3	SIN
39195	395	MARY RUTH ROAD	TURTLE CREEK RCHS LOT 401-A ACRES 14.5		0	14.5	88462	0	88462	89000			99.40%	9/5/2019	S6540	TC	E4	SIN
29910	490	INGRAM HILLS RD	INGRAM HILLS LOT 50 ACRES 7.91 TITLE # 00180336/REAL PROP	T5S	1336	7.91	78473	80258	158731	175000	118.81	130.99	90.70%	8/5/2019	S4480	S4480	E2	SIN
71095	888	BEAR CREEK ROAD	ABS A0250 MARTIN, SUR 139,BLOCK (PT 45.75 ACS),ACRES 44.61	M9	5960	44.61	669150	862711	1531861	1300000	257.02	218.12	117.84%	7/16/2019	A0250		E1	SIN
23261	105	MINA DR	BEAR CREEK RANCH (IIN) LOT 8 ACRES 6.11		0	6.11	27491	0	27491	45000			61.09%	7/10/2019	S3150		E4	SIN
70234		HOLLY HILL DR W	ABS A0183 HARRISON, SUR 128,ACRES 4.0		0	4	40000	0						6/27/2019	A0183		E4	SIN
14703	145	HOLLY HILL DR W	ABS A0183 HARRISON, SUR 128,ACRES 4.0		3950	7.983	152863	454574						6/27/2019	A0183			
27566	145	HOLLY HILL DR W	Greenwood Forest 7, PH 2 BLK 20 LOT 4		0		20000	0						6/27/2019	A0183			
					3950	11.983	212863	454574	667437	690000	168.97	174.68	96.73%	6/27/2019	A0183			
70989	529	FM 479	ABS A0340 TURNER, SUR 1,BLOCK (PT 13.4 ACS),ACRES 12.4		0	12.4	29760	0						6/26/2019	A0340		D1	SIN
16991	529	FM 479	ABS A0340 TURNER, SUR 1,TRACT 8 PT,BLOCK (PT 13.4 ACS),ACRES M4		3282	1	2000	208262						6/26/2019	A0340		E1	SIN
					3282	13.4	31760	208262	240022	362001	73.13	110.30	66.30%	6/26/2019				
27379	100	OAKVIEW LN W	GREENWOOD FOREST 1 BLK 7 LOT 1	POAF	672		30360	39265	69625	65000	103.61	96.73	107.12%	6/6/2019	S4042	COMM	F1	SIN
16654	203	HILLTOP DR	ABS A0332 TREVINO, SUR 129,ACRES 18.0	M5	2939	18	174240	190763	365003	359000	124.19	122.15	101.67%	6/3/2019	A0332		E1	SIN

102.91% Mean
104.32% Wt Mean
99.49% Median
196.12% High Ratio
61.09% Low Ratio
10.96 COD

Center Point ISD D & E Sales Ratio Report

**Center Point ISD
D and E
Sales Ratio Report**

prop_id	situs_num	situs_street	legal_desc	class_cd	living_area	legal_acres	landmkt	totalimp	market	sl_price	A/SqFt	SP/SqFt	A/S Ratio	sl_dt	abs_subdv_hood_cd	state_cd
503114	343	BOARDWALK DR N	ABS A0028 BROWN, SUR 36,ACRES 113.07		0	113.07	779548	2500	782048	900000			86.89%	8/12/2020	A0028	D2
34024	138	HOBSON LANE	PECAN VALLEY 2 LOT 3-B-1 (REPLAT OF RI F4		1336	7.44	83785	58161	141946	115000	106.25	86.08	123.43%	8/11/2020	S5615	E1
12959	541	FM 480	ABS A0050 BBBCRY SUR 47,ACRES 10.03	M5	1936	10.03	133454	172097	305551	260000	157.83	134.30	117.52%	7/16/2020	A0050	E1
23047			B&R RANCHES LOT 214 A ACRES 12.		0	12	153120	0						7/8/2020	S3100	D1
23048	1010	STONELEIGH RD	B&R RANCHES LOT 214 A PT ACRES .41	M5	1200	0.41	5246	132009						7/8/2020	S3100	E1
					1200	12.41	158366	132009	290375	312000	241.98	260.00	93.07%	7/8/2020		
38010	104	SPANISH OAK LN	STONE LEA LOT 52 ACRES 9.0	F6	2502	9	70962	176483	247445	240000	98.90	95.92	103.10%	5/4/2020	S6375	E1
46685	6751	HIGHWAY 27	GUADALUPE FORTY LOT 1 ACRES 9.5	M7	2595	9.5	313500	324885	638385	647000	246.01	249.33	98.67%	3/12/2020	S4058	E1
539266	292	CENTER POINT DR	CENTER POINT ESTATES LOT 244 ACRES 12.404		0	12.404	59708	0	59708	120000			49.76%	2/26/2020	S3400	D1
37657	164	BALSLEY RD	SPRING CREEK RCH LOT 17, 15, PT 14, 16, F8		3520	56.546	209220	440491	649711	650000	184.58	184.66	99.96%	12/20/2019	S6355	E1
44091	291	PECAN VALLEY ROAD	PECAN VALLEY 1 LOT 12 B ACRES 2.97		0	2.97	32210	0	32210	24000			134.21%	10/25/2019	S5610	E4
26298	171	CUSTER RD	ELM PASS 1 LOT 83 ACRES 8.6		0	8.6	100486	0	100486	69000			145.63%	10/21/2019	S3840	E4
533423		PVT RD 4030	B&R RANCHES LOT 246-B2 (REPLAT) ACRES 6.93		0	6.93	66679	0	66679	63000			105.84%	9/20/2019	S3100	E4
12646	169	BURNEY ROAD	ABS A0028 BROWN, SUR 36,ACRES 16.09	F6	2079	16.09	168863	230279	399142	395000	191.99	190.00	101.05%	8/16/2019	A0028	E1
26246	1305	ELM PASS RD	ELM PASS 1 LOT 30 PT ACRES 5.48	T3D	3608	5.48	119321	14001	133322	99900	36.95	27.69	133.46%	8/1/2019	S3840	E2
63911	135	LOST VALLEY LANE	HIDDEN HILLS LOT 7, 8 ACRES 90.0	M10	5194	90	1251000	886932	2137932	2170000	411.62	417.79	98.52%	7/29/2019	S4185	E1
68494	1275	PASS CREEK RD E	PASO CREEK RANCH LOT 10 ACRES 10.12	M8	4733	10.12	164956	635059	800015	799000	169.03	168.81	100.13%	7/22/2019	S5601	E1
15426	300	PETERSON FARM ROAD	ABS A0243 MATCHETT, SUR 43,BLOCK (LOS PREMIAC		0	54.55	300025	0						7/15/2019	A0243	D1
520156	300	PETERSON FARM ROAD	ABS A0114 CROOK, SUR 71, BLOCK LOS PREMIADOS,		0	61.23	342770	0								
503446	300	PETERSON FARM ROAD	ABS A0243 MATCHETT, SUR 43,BLOCK (PT 283.02 OU		0	66.13	363715	0						7/15/2019	A0243	D1
					0	181.91	1006510	0	1006510	970000			103.76%	7/15/2019		
36898		SILVER HILLS RD E	SILVER HILLS LOT 4B PT ACRES 12.00		0	12	155400	0	155400	144000			107.92%	7/11/2019	S6220	D1
30918	241	SOUTH WIND RD	LAZY VALLEY COUNTRY LOT 4 ACRES 8.34		0	8.34	95910	0	95910	98000			97.87%	7/8/2019	S4800	D1
30920	195	SOUTH WIND	LAZY VALLEY COUNTRY LOT 6 ACRES 20.3 F5		2056	20.31	227059	203529	430588	450000	209.43	218.87	95.69%	5/17/2019	S4800	E1
16100	511	SKYLINE DR	ABS A0283 ROBINSON, SUR 45,ACRES 4.9 F5		1626	4.93	87686	99424	187110	186000	115.07	114.39	100.60%	5/16/2019	A0283	E1
											180.80	178.99	104.85% Mean			
													99.41% Wt Mean			
											176.80	176.74	100.82% Median			
													145.63% High Ratio			
													49.76% Low Ratio			
													11.35 COD			

Hunt ISD D & E Sales Ratio Report

**Hunt ISD
D and E
Sales Ratio Study**

prop_id	situs_nur	situs_street	legal_desc	class_cd	living_area	legal_acres	landmkt	totalimp	market	sl_price	A/SqFt	SP/SqFt	A/S Ratio	sl_dt	abs_subdv	state_cd	
18158	1971	FM 1340	ABS A0551 GC&SF RY, SUR 1243,ACRES 5.0		0	5	58409	0						7/7/2020	A0551	D1	
19685	1971	FM 1340	ABS A0899 GARCIA, SUR 1716,ACRES 46.14		0	46.14	538999	0						7/7/2020	A0899	D1	
22289	1971	FM 1340	ABS A1820 GC&SF, SUR 1244,ACRES 23.5		0	23.5	274523	0						7/7/2020	A1820	D1	
502452	1971	FM 1340	ABS A0899 GARCIA, SUR 1716,ACRES .06		0	0.06	701	0						7/7/2020	A0899	D1	
19686	1971	FM 1340	ABS A0899 GARCIA, SUR 1716,ACRES 6.8	M8	7345	6.8	79437	526642						7/7/2020	A0899	E1	
					7345	81.5	952069	526642	1478711	700000				211.24%	7/7/2020		
538340		FM 1340	ABS A0574 HE&WT RY, SUR 1329,ACRES 1.05		0	1.05	9912	0						6/10/2020	A0574	D1	
18282	1230	FM 1340	ABS A0574 HE&WT RY, SUR 1329,ACRES 14.23	M6	4509	14.23	320054	377523						6/10/2020	A0574	E1	
20844			ABS A1293 MERRETT, SUR 1896,ACRES 2.19		0	2.19	31536	0						6/10/2020	A1293	E4	
66747	1216	FM 1340	ABS A0574 HE&WT RY, SUR 1329,ACRES 7.13		0	7.13	102672	0						6/10/2020	A0574	E4	
66748	1216	FM 1340	ABS A1293 MERRETT, SUR 1896,ACRES 0.21		0	0.21	3024	0						6/10/2020	A1293	E4	
					4509	24.81	467198	377523	844721	965000	187.34	214.02		87.54%	6/10/2020		
28153	645	FALLOW RUN SW	GUADALUPE RCH ESTS 4 LOT 409 (E PY) ACRES 9.75	F5	3551	9.75	122850	232558	355408	370000	100.09	104.20		96.06%	5/29/2020	S4093	E1
46858	151	BLUFF HILL RD W	ABS A0858 PAGE, SUR 1118,BLOCK A0914 (HE&WT RY, SUR 1655),ACRES 18.56	M8	4031	18.56	956900	541266	1498166	1400000	371.66	347.31		107.01%	2/21/2020	A0858	E1
22383	3288	HWY 39	ABS A1859 JENNINGS, SUR 1522,ACRES 1201.60		0	1201.6	7149520	0						1/8/2020	A1859	D1	
20626	3288	HWY 39	ABS A1158 BAKER, SUR 1897,ACRES 118.53	F4	1412	118.53	705254	83260						1/8/2020	A1158	E1	
					1412	1320.13	7854774	83260	7938034	8200000				96.81%	1/8/2020		
65317	201	HUNT VALLEY VIEW RD S	HUNT VALLEY VIEW RCH LOT 2 ACRES 10.31		0	10.31	103100	0	103100	109000				94.59%	12/11/2019	S4455	E4
20338	150	PVT RD 1791 S	ABS A1057 BRAZEAL, SUR 1872,ACRES 6.5	M5	2660	6.5	1158339	170104						10/31/2019	A1057	E1	
16617	1391	HIGHWAY 39	ABS A0326 SUBLETT, SUR 672,ACRES .72		0	0.72	9000	0						10/31/2019	A0326	E4	
					2660	7.22	1167339	170104	1337443	1400000	502.80	526.32		95.53%	10/31/2019		
28074	355	FALLOW RUN SW	GUADALUPE RCH ESTS 2 LOT 214 ACRES 5.24	F7	1403	5.24	69985	218579						9/23/2019	S4091	E1	
28075	365	FALLOW RUN SW	GUADALUPE RCH ESTS 2 LOT 215 PT (1/2) ACRES 2.62		0	2.62	34993	0						9/23/2019	S4091	E1	
					1403	7.86	104978	218579	323557	390000	230.62	277.98		82.96%	9/23/2019		
63812		FISHER ROAD	SOUTH FORK PLACE LOT 2 ACRES 4.57		0	4.57	78513	0	78513	196000				40.06%	9/10/2019	S6278	E4
28073	345	FALLOW RUN SW	GUADALUPE RCH ESTS 2 LOT 213 ACRES 5.22	F8	2606	5.22	114188	359333						7/19/2019	S4091	E1	
28072	335	FALLOW RUN SW	GUADALUPE RCH ESTS 2 LOT 212 ACRES 5.22		0	5.22	114188	0						7/19/2019	S4091	E4	
					2606	10.44	228376	359333	587709	576000	225.52	221.03		102.03%	7/19/2019		
28101	140	FALLOW RUN	GUADALUPE RCH ESTS 2 LOT 237 ACRES 7.65		0	7.65	85412	0	85412	86000				99.32%	6/26/2019	S4091	E4
														101.19% Mean			
														101.66% Wt Mean			
														96.06% Median			
														211.24% High Ratio			
														40.06% Low Ratio			
														19.61 COD			

Divide ISD D & E Sales Ratio Report

**Harper ISD
D and E
Sales Ratio Report**

prop_id	situs_num	situs_street	legal_desc	class_cd	living_area	legal_acres	landmkt	totalimp	market	sl_price	A/SqFt	SP/SqFt	A/S Ratio	sl_dt	state_cd
43847	123	LEIGH CIRCLE NW	KERR VISTA RANCH 4 BLK C LOT 13 ACRES 11.24	F6	1200	11.24	63699	126936						1/17/2020	E1
43848	123	LEIGH CIRCLE NW	KERR VISTA RANCH 4 BLK C LOT 14 ACRES 11.32		0	11.32	64153	0						1/17/2020	E4
					1200	22.56	127852	126936	254788	250000	212.32	208.33	101.92%	1/17/2020	
43194	1919	JACK RABBIT CIR	KERR VISTA RANCH 1 BLK 5 LOT 13 ACRES 10.01	F4	4614	10.01	125035	137407	262442	257000	56.88	55.70	102.12%	10/25/2019	E1
30231	221	DEER RUN DR	KERRVILLE HIGH COUNTRY RANCH LOT 40, 41 ACRES 11.974	M7	2163	11.974	109921	289689	399610	420000	184.75	194.17	95.15%	10/21/2019	E1
43826	214	LOUISE LN	KERR VISTA RANCH 4 BLK B LOT 30-A (REPLAT) ACRES 5.0 SH N T5D		2432	5	62500	257011	319511	260000	131.38	106.91	122.89%	10/10/2019	E1
536792	952	KC 476 NW	HARPER ESTATES BLK 2 LOT 2 ACRES 5.05 SH SFW021220TXA/I T5D		2280	5.05	57570	167845	225415	55000	98.87	24.12	104.67%	10/9/2019	E2
538186			CROOKED CREEK ESTATES LOT 20N ACRES 2.16		0	2.16	34950	0	34950	75500			46.29%	9/4/2019	C1
30238	110	DEER RUN DR	KERRVILLE HIGH COUNTRY RANCH LOT 47 ACRES 5.4		0	5.4	48581	0						7/8/2019	E4
30239	965	FM 479	KERRVILLE HIGH COUNTRY RANCH LOT 48 ACRES 5.52		0	5.52	49660	0						7/8/2019	E4
30240	136	DEER RUN DR	KERRVILLE HIGH COUNTRY RANCH LOT 49 ACRES 6.67	F6	1566	6.67	60006	155204						7/8/2019	E1
					1566	17.59	158247	155204	313451	280000			111.95%	7/8/2019	
70352	230	LOUISE LANE	KERR VISTA RANCH 4 BLK B LOT 29-A (REPLAT) ACRES 5.53		0	5.53	69125	0	69125	69000			100.18%	6/19/2019	E4
36171	197	SCENIC DR NW	SCENIC ACRES LOT 57 ACRES 10.0		0	10	100000	81781						6/12/2019	E3
534676	197	SCENIC DR	SCENIC ACRES LOT IMP ONLY ON 36171	T5D	1680		0	116383						6/12/2019	E2
					1680	10	100000	198164	298164	300000			99.39%	6/12/2019	

98.28% Mean
 110.73% Wt mean
 101.92% Median
 46.29% High Ratio
 122.89% Low Ratio
 11.18 CoD

Harper ISD D & E Sales Ratio Report

**Harper ISD
D and E
Sales Ratio Report**

prop_id	situs_num	situs_street	legal_desc	class_cd	living_area	legal_acres	landmkt	totalimp	market	sl_price	A/SqFt	SP/SqFt	A/S Ratio	sl_dt	state_cd
43847	123	LEIGH CIRCLE NW	KERR VISTA RANCH 4 BLK C LOT 13 ACRES 11.24	F6	1200	11.24	63699	126936						1/17/2020	E1
43848	123	LEIGH CIRCLE NW	KERR VISTA RANCH 4 BLK C LOT 14 ACRES 11.32		0	11.32	64153	0						1/17/2020	E4
					1200	22.56	127852	126936	254788	250000	212.32	208.33	101.92%	1/17/2020	
43194	1919	JACK RABBIT CIR	KERR VISTA RANCH 1 BLK 5 LOT 13 ACRES 10.01	F4	4614	10.01	125035	137407	262442	257000	56.88	55.70	102.12%	10/25/2019	E1
30231	221	DEER RUN DR	KERRVILLE HIGH COUNTRY RANCH LOT 40, 41 ACRES 11.974	M7	2163	11.974	109921	289689	399610	420000	184.75	194.17	95.15%	10/21/2019	E1
43826	214	LOUISE LN	KERR VISTA RANCH 4 BLK B LOT 30-A (REPLAT) ACRES 5.0 S# N T5D		2432	5	62500	257011	319511	260000	131.38	106.91	122.89%	10/10/2019	E1
536792	952	KC 476 NW	HARPER ESTATES BLK 2 LOT 2 ACRES 5.05 S# SFW021220TXA/I T5D		2280	5.05	57570	167845	225415	55000	98.87	24.12	104.67%	10/9/2019	E2
538186			CROOKED CREEK ESTATES LOT 20N ACRES 2.16		0	2.16	34950	0	34950	75500			46.29%	9/4/2019	C1
30238	110	DEER RUN DR	KERRVILLE HIGH COUNTRY RANCH LOT 47 ACRES 5.4		0	5.4	48581	0						7/8/2019	E4
30239	965	FM 479	KERRVILLE HIGH COUNTRY RANCH LOT 48 ACRES 5.52		0	5.52	49660	0						7/8/2019	E4
30240	136	DEER RUN DR	KERRVILLE HIGH COUNTRY RANCH LOT 49 ACRES 6.67	F6	1566	6.67	60006	155204						7/8/2019	E1
					1566	17.59	158247	155204	313451	280000			111.95%	7/8/2019	
70352	230	LOUISE LANE	KERR VISTA RANCH 4 BLK B LOT 29-A (REPLAT) ACRES 5.53		0	5.53	69125	0	69125	69000			100.18%	6/19/2019	E4
36171	197	SCENIC DR NW	SCENIC ACRES LOT 57 ACRES 10.0		0	10	100000	81781						6/12/2019	E3
534676	197	SCENIC DR	SCENIC ACRES LOT IMP ONLY ON 36171	T5D	1680		0	116383						6/12/2019	E2
					1680	10	100000	198164	298164	300000			99.39%	6/12/2019	

98.28% Mean
 110.73% Wt mean
 101.92% Median
 46.29% High Ratio
 122.89% Low Ratio
 11.18 CoD

Kerr CAD Vacant Lot – C Sales Ratio Report

KCAD
C (Vacant Lots)
Sales Ratio Report

prop_id	situs_num	situs_stree	legal_desc	class_cd	living_area	legal_acres	landmkt	totalimp	market	sl_price	A/S Ratio	sl_dt
34130	3356	JUNCTION	PIERSON BLK 5 LOT 22		0		12000	0	12000	39500	30.38%	7/26/19
20491	1920	CRIDER ST	ABS A1113 PARSONS, S		0	0.95	12169	0	12169	33500	36.33%	4/25/19
17597	410	PASCHAL S	ABS A0375 YOUNG, SU		0	0.17	5554	0	5554	15000	37.03%	5/24/19
26918	136	TURTLE CR	FOUR SEASONS LOT 2E		0	0.718	18613	0	18613	45000	41.36%	9/16/19
538186			CROOKED CREEK ESTA		0	2.16	34950	0	34950	75500	46.29%	9/4/19
38077		STONE RID	STONE RIDGE ESTS LO		0	1.91	14210	0	14210	30000	47.37%	6/15/20
37127	303	WHITWIN	SOUTH OAKS VILLAGE		0		11000	0	11000	23000	47.83%	10/15/19
30498	145	MOTT DR	KERRVILLE SOUTH II LC		0	5.36	32737	0	32737	68000	48.14%	9/20/19
30498	145	MOTT DR	KERRVILLE SOUTH II LC		0	5.36	32737	0	32737	68000	48.14%	6/10/19
29743	1618	MULESHOE	HORSESHOE OAKS BLK		0		25000	0	25000	50000	50.00%	8/9/19
30497	155	MOTT DR	KERRVILLE SOUTH II LC		0	5.71	34875	0	34875	68000	51.29%	9/20/19
30497	155	MOTT DR	KERRVILLE SOUTH II LC		0	5.71	34875	0	34875	68000	51.29%	6/10/19
43759	120	HOMER DR	BENBROOK LOT 11		0		20000	0	20000	35752	55.94%	5/20/20
35052			RIVER OAKS LODGE LO		0	0.43	28000	0	28000	50000	56.00%	12/27/19
35054			RIVER OAKS LODGE LO		0	0.43	28000	0	28000	50000	56.00%	12/27/19
68833		S SAN ANTI	ABS A0050 BBBCRY SU		0	0.53	39248	0	39248	60000	65.41%	10/18/19
41603		HOLLOMOI	WOOD TRAILS RCH LO		0	6.01	54090	0	54090	80000	67.61%	7/15/20
63875	2030	SUMMIT CI	SUMMIT PH SEVEN BLI		0		55000	0	55000	80000	68.75%	4/18/19
40427	715	CENTER ST	WESTLAND BLK 10 LOT		0		22598	0	22598	32500	69.53%	7/15/19
31527		GUADALUF	LOWRY BLK 8 LOT 2, 3		0		26220	0	26220	37500	69.92%	6/14/19
44217	133	MESA DEL	SUMMIT PH 1 BLK 1 LC		0		20000	0	20000	28000	71.43%	8/26/19
30430	183	JUNIPER RI	KERRVILLE SOUTH II LC		0	6.83	32923	0	32923	45500	72.36%	5/27/20
24487	139	POND CREI	CAVE SPRINGS 5 PHASI		0	0.94	41360	0	41360	55000	75.20%	3/13/20
63855	2004	CROWN VI	SUMMIT PH SEVEN BLI		0		45000	0	45000	59000	76.27%	4/12/19
62156	142	CANTER LA	SADDLEWOOD ESTS, S		0	3.99	99750	0	99750	130000	76.73%	7/19/19
31991		BURLESON	MEADOWVIEW ESTS B		0	0.92	83677	0	83677	109000	76.77%	2/14/20
35154	413	SPRING MI	RIVERHILL ESTS 1 BLK J		0		45000	0	45000	58000	77.59%	4/8/19
35188	406	HIGHLAND	RIVERHILL ESTS 1 BLK I		0		45000	0	45000	57500	78.26%	7/31/19
31520	221	STARKEY	LOWRY BLK 7 LOT 6PT,		0		43125	0	43125	55000	78.41%	7/8/19
60506	2097	SUMMIT CI	SUMMIT PH FIVE BLK E		0		30000	0	30000	37250	80.54%	11/18/19
537496	2014	CLUB HOU	COMANCHE TRACE PH		0		74000	0	74000	89500	82.68%	2/12/19
63804	143	LIVE SPRIN	CAVE SPRINGS ADDN E		0	1.03	35000	0	35000	42000	83.33%	11/22/19
44425	355	RHUM ROA	HIGHLANDS RANCH BL		0	1.11	47508	0	47508	57000	83.35%	6/27/19
528798	4200	STONE CRE	COMANCHE TRACE PH		0	1.394	159000	0	159000	185000	85.95%	3/15/19
537493	2008	CLUB HOU	COMANCHE TRACE PH		0		74000	0	74000	86000	86.05%	10/14/19
13797	1922	THURMAN	ABS A0123 CRAWFORI		0	2.43	64898	0	64898	75000	86.53%	9/16/19
538162			CROOKED CREEK ESTA		0	5.66	69900	0	69900	79900	87.48%	1/24/20
41660	126	MUSTANG	WOOD TRAILS RCH LO		0	1.96	39592	0	39592	45000	87.98%	1/16/19
44065		MISTY LN	MEGAN MANOR LOT 2		0		37500	0	37500	42500	88.24%	9/19/19
538167			CROOKED CREEK ESTA		0	5.12	69900	0	69900	79000	88.48%	2/28/20
528724	3973	OAK PARK	COMANCHE TRACE PH		0	0.797	72750	0	72750	82000	88.72%	2/12/19
531832	201	YORKTOWI	KEYSTONE, SEC 4-C BLI		0	0.464	71456	0	71456	80333	88.95%	3/3/20
63805	139	LIVE SPRIN	CAVE SPRINGS ADDN E		0	1.08	35000	0	35000	38000	92.11%	6/25/19
66412	3341	ARROWHE	COMANCHE TRACE PH		0	1.04	54375	0	54375	59000	92.16%	4/25/19
528801	4212	STONE CRE	COMANCHE TRACE PH		0	0.74	90000	0	90000	97500	92.31%	1/3/20
537492	2006	CLUB HOU	COMANCHE TRACE PH		0		74000	0	74000	80000	92.50%	8/19/19
538728	1003	COMANCH	COMANCHE TRACE PH		0	0.186	74000	0	74000	79500	93.08%	2/6/19

KCAD
C (Vacant Lots)
Sales Ratio Report

26837	431 CREST RIDG FOREST WEST 4, PH 3 I	0		30000	0	30000	32000	93.75%	12/27/19
26175	300 CRESTWOC ELM CREEK BLK 1 LOT :	0		33000	0	33000	35000	94.29%	6/17/20
41113	338 SKYVIEW D WESTWOOD OAKS 2 B	0		35000	0	35000	37000	94.59%	12/6/19
536788	1084 PINNACLE ' COMANCHE TRACE PH	0	0.42	79000	0	79000	83000	95.18%	8/15/19
503368	433 VICKSBURG VICKSBURG VILLAGE SI	0		21000	0	21000	22000	95.45%	10/17/19
529824	341 SAN JUAN I LAS COLINAS OF KERR	0		69000	0	69000	72000	95.83%	6/13/19
538743	1006 COMANCH COMANCHE TRACE PH	0	0.463	96200	0	96200	99000	97.17%	5/9/19
531739	159 PARAMOU THE HEIGHTS OF KERR'	0	6.9	178495	0	178495	182500	97.81%	8/20/19
44372	280 VICTORIA I HIGHLANDS RANCH BL	0	1.4	51800	0	51800	52500	98.67%	8/16/19
44063	109 MISTY LN MEGAN MANOR LOT 2	0		37500	0	37500	38000	98.68%	8/29/19
70516	3585 LA CUMBR COMANCHE TRACE PH	0	0.55	65320	0	65320	66000	98.97%	3/14/19
531736	168 PARAMOU THE HEIGHTS OF KERR'	0	7.75	296996	0	296996	300000	99.00%	3/5/19
69477	1817 SUMMIT SI SUMMIT PH TWELVE B	0	0.25	49500	0	49500	50000	99.00%	3/23/20
24697	580 RANCH RIN CAVE SPRINGS 4 LOT 4	0	2.98	69494	0	69494	70000	99.28%	4/29/19
531855	208 YORKTOWI KEYSTONE, SEC 4-C BLI	0	0.787	78739	0	78739	79108	99.53%	6/6/19
528717	3945 OAK PARK COMANCHE TRACE PH	0	0.52	102752	0	102752	103000	99.76%	11/8/19
39290	854 UPPER TUF TURTLE CREEK RCHS LC	0	3.07	79820	0	79820	80000	99.78%	5/20/20
528853	CYPRESS ES VISTAS ESCONDIDAS d	0	1.69	59886	0	59886	60000	99.81%	3/5/20
528689	2084 TOSCANO ' COMANCHE TRACE PH	0	0.086	29625	0	29625	29670	99.85%	1/17/20
60230	135 TERRACE L THE TERRACE SEC TWC	0		20000	0	20000	20000	100.00%	5/7/20
63799	134 LIVE SPRIN CAVE SPRINGS ADDN S	0	1.2	35000	0	35000	35000	100.00%	3/20/20
528890	GUADALUF VISTAS ESCONDIDAS d	0	2.41	90000	0	90000	90000	100.00%	12/3/19
33026	NORTH FORK ONE LOT	0	1.34	70000	0	70000	70000	100.00%	11/1/19
43957	134 TURTLE CR FOUR SEASONS LOT 2E	0	0.741	40000	0	40000	40000	100.00%	9/30/19
32616	JOSEPHINE MOORE, T J BLK 1 LOT	0	0.23	23000	0	23000	23000	100.00%	9/27/19
63801	144 LIVE SPRIN CAVE SPRINGS ADDN S	0	1.32	55000	0	55000	55000	100.00%	9/20/19
29005	170 GREEN OAI HILL COUNTRY RANCH	0	5	60000	0	60000	60000	100.00%	8/19/19
531818	342 YORKTOWI KEYSTONE, SEC 4-B BLI	0	0.414	40000	0	40000	40000	100.00%	7/8/19
31899	140 KEAGAN DI MARYMEADE (1 & 2) L	0		20000	0	20000	20000	100.00%	5/21/19
31900	142 KEAGAN DI MARYMEADE (1 & 2) L	0		20000	0	20000	20000	100.00%	5/21/19
44020	451 CAMINO RI HIDDEN VALLEY RANCI	0	2.5	40000	0	40000	40000	100.00%	5/14/19
36046	315 FIRST STRE ROBERTSON, GEORGE	0	0.2	35000	0	35000	35000	100.00%	2/13/19
32476	701 UVALDE ST METHODIST ENCAMPN	0		25000	0	25000	25000	100.00%	1/18/19
528722	3965 OAK PARK COMANCHE TRACE PH	0	0.681	135200	0	135200	135000	100.15%	1/25/19
67355	ROWLAND ABS A0262 NICHOLS, S	0	2.596	150283	0	150283	150000	100.19%	6/14/19
528792	4136 STONE CRE COMANCHE TRACE PH	0	1.037	125000	0	125000	124000	100.81%	5/9/19
44057	MISTY LN MEGAN MANOR LOT 1	0		37500	0	37500	37000	101.35%	9/17/19
44053	MISTY LN MEGAN MANOR LOT 1	0		37500	0	37500	37000	101.35%	2/28/19
40018	318 UPPER STR WALLACE BLK D LOT 1:	0		4080	0	4080	4000	102.00%	8/13/19
538164	CROOKED CREEK ESTA'	0	5.08	69900	0	69900	68000	102.79%	1/1/20
528846	126 WALNUT P VISTAS ESCONDIDAS d	0	12.59	103263	0	103263	100000	103.26%	12/23/19
65403	127 CRANBROC CYPRESS SPRINGS ESTE	0	2.02	44117	0	44117	42000	105.04%	2/1/19
63798	128 LIVE SPRIN CAVE SPRINGS ADDN S	0	1.24	35000	0	35000	33000	106.06%	11/19/19
69552	3915 KITE DRIVE COMANCHE TRACE PH	0	0.78	80000	0	80000	75000	106.67%	2/13/20
44043	MISTY LN MEGAN MANOR LOT 5	0		37500	0	37500	35000	107.14%	9/6/19
44059	123 MISTY LN MEGAN MANOR LOT 2	0		37500	0	37500	35000	107.14%	4/25/19
39290	854 UPPER TUF TURTLE CREEK RCHS LC	0	3.07	85960	0	85960	80000	107.45%	5/20/20
534864	3106 PINNACLE ' COMANCHE TRACE PH	0	0.28	70000	0	70000	65000	107.69%	3/12/19

KCAD
C (Vacant Lots)
Sales Ratio Report

528733	4056 COMANCH COMANCHE TRACE PH	0	0.768	79000	0	79000	73000	108.22%	2/25/20
531769	142 CENTER OF THE HEIGHTS OF KERR	0	5.11	100054	0	100054	92000	108.75%	1/11/19
69477	1817 SUMMIT SI SUMMIT PH TWELVE B	0	0.25	49500	0	49500	45000	110.00%	2/13/20
528679	2124 TOSCANO 1 COMANCHE TRACE PH	0	0.16	79000	0	79000	71000	111.27%	7/23/19
528846	126 WALNUT P VISTAS ESCONDIDAS d	0	12.59	103263	0	103263	92500	111.64%	1/22/19
16775	JOSEPHINE ABS A0332 TREVINO, S	0	1	4000	0	4000	3500	114.29%	9/17/19
528896	367 CYPRESS E VISTAS ESCONDIDAS d	0	2.11	103685	0	103685	90000	115.21%	2/8/19
528726	4084 COMANCH COMANCHE TRACE PH	0	0.472	69520	0	69520	60000	115.87%	8/5/19
23992	310 HONEY BEE BUMBLE BEE HILLS LO	0	0.55	40000	0	40000	34000	117.65%	3/12/20
35205	507 WINGED F RIVERHILL ESTS 1 BLK I	0		45000	0	45000	38000	118.42%	7/18/19
24775	416 ALVIN DRIV CEDAR RIDGE LOT 44	0		24400	0	24400	20000	122.00%	2/22/19
30468	130 KERRVILLE KERRVILLE SOUTH II LC	0	5.91	67138	0	67138	55000	122.07%	6/23/20
528840	EVENING V VISTAS ESCONDIDAS d	0	1.9	103740	0	103740	80000	129.68%	7/11/19
24473	105 POND CREI CAVE SPRINGS 5 PHASI	0	0.62	29813	0	29813	22750	131.05%	11/12/19
63797	122 LIVE SPRIN CAVE SPRINGS ADDN S	0	1.29	35000	0	35000	26350	132.83%	8/5/20
69492	1897 SUMMIT TR SUMMIT PH TWELVE B	0	0.42	82500	0	82500	59000	139.83%	9/13/19
39125	TEAGUE RC TURTLE CREEK RCHS BI	0	9.93	119855	0	119855	85000	141.01%	5/31/19
33069	NORTHWEST HILLS LO	0		35000	0	35000	24000	145.83%	8/19/19
529843	613 SAN JUAN I LAS COLINAS OF KERRY	0	1.01	60000	0	60000	41000	146.34%	5/19/20
61326	359 HORSESHO SADDLEWOOD EST SEC	0	3	75000	0	75000	50000	150.00%	7/31/19
32296	2405 TRAILS ENC MESA PARK 1 BLK 3 LO	0		12500	0	12500	8000	156.25%	4/4/19
528784	4104 STONE CRE COMANCHE TRACE PH	0	0.634	63000	0	63000	39500	159.49%	5/3/19
69552	3915 KITE DRIVE COMANCHE TRACE PH	0	0.78	124500	0	124500	75000	166.00%	2/13/20
26840	104 GLEN VIEW FOREST WEST 4, PH 3 I	0		30000	0	30000	18000	166.67%	9/25/19
60540	2156 SUMMIT CI SUMMIT PH 6 BLK 8 LC	0		42000	0	42000	25000	168.00%	12/2/19
24535	263 RIMROCK C CAVE SPRINGS 5 PHASI	0	0.86	37840	0	37840	22500	168.18%	10/17/19
528742	4020 COMANCH COMANCHE TRACE PH	0	1.47	145000	0	145000	85000	170.59%	12/9/19
528684	2104 TOSCANO 1 COMANCHE TRACE PH	0	0.14	79000	0	79000	44500	177.53%	6/27/19
32260	1213 BARBARA / VIRGIL MERRILL 6 BLK	0		22440	0	22440	12500	179.52%	11/14/19
25640	138 RIVERPARK CYPRESS FALLS 1 BLK 5	0		7200	0	7200	4000	180.00%	6/18/20
531026	1021 ROANOKE KEYSTONE SEC THREE I	0	0.13	60000	0	60000	30000	200.00%	4/24/20
531027	1025 ROANOKE KEYSTONE SEC THREE I	0	0.133	60000	0	60000	30000	200.00%	4/24/20
45637	116 OXFORD PI CASTLECOMB BLK 2 LC	0		20000	0	20000	10000	200.00%	8/8/19
61315	210 RODEO DR SADDLEWOOD EST SEC	0	4.62	115500	0	115500	55000	210.00%	5/22/20
538199	123 CROOKED C CROOKED CREEK ESTA	0	5.75	139800	0	139800	65000	215.08%	4/22/19
66444	3537 TRAIL HEAL COMANCHE TRACE PH	0		180700	0	180700	80000	225.88%	7/28/20
67563	3616 RANCH VIE COMANCHE TRACE PH	0	0.69	108420	0	108420	47500	228.25%	6/12/20
61314	218 RODEO DR SADDLEWOOD EST SEC	0	3.8	95000	0	95000	40000	237.50%	5/22/20
528742	4020 COMANCH COMANCHE TRACE PH	0	1.47	215800	0	215800	85000	253.88%	12/9/19
528688	2088 TOSCANO 1 COMANCHE TRACE PH	0	0.244	116625	0	116625	45000	259.17%	1/9/20
69484	1803 CANYON V SUMMIT PH TWELVE B	0	0.61	82500	0	82500	25000	330.00%	4/30/20

109.32% Mean
104.91% Wt Mean
100.00% Median
330 High Ratio
30.38 Low Ratio
31.17 COD

Kerr CAD Commercial Property Ratio Study (F1)

**KCAD
F1
Sales Ratio Report**

prop_id	situs_num	situs_street	class_cd	living_area	legal_acres	landmkt	totalimp	market	sl_price	A/SqFt	SP/SqFt	A/S Ratio	sl_dt	state_cd
17607	301	JUNCTION HWY	PBEC	47821	3.136	273170	3176830						7/13/20	F1
31547	301	JUNCTION		0		57750	28875						7/13/20	F1
				47821	3.136	330920	3205705	3536625	1750000	73.96	36.59	202.09%	7/13/20	
40478	411	JUNCTION	MRAC	4320		86526	192127	278653	91000	64.50	21.06	306.21%	6/5/20	F1
23847	829-B	MAIN ST	POAC	4636		89760	221151	310911	314000	67.06	67.73	99.02%	2/28/20	F1
23932	819	WATER STREET	POAC	59873	3.69	882325	2887563						2/28/20	F1
23935			OFED	14726	1.67	264066	1871287						2/28/20	F1
23935	933	WATER STREET	OFED	14726	1.67	264066	1871287						2/28/20	F1
				89325	7.03	1410457	6630137	8040594	6450000	90.02	72.21	124.66%	2/28/20	
12972	307	FM 480	MRAC	708	0.12	46000	22585	68585	75000	96.87	105.93	91.45%	1/31/20	F1
16209		HIGHWAY 173	IOES	3000	1.108	67034	69485	136519	331650	45.51	110.55	41.16%	1/7/20	F1
27379	100	OAKVIEW LN W	POAF	672		30360	39265	69625	65000	103.61	96.73	107.12%	6/6/19	F1

138.82% Mean
137.07% Wt mean
107.12% Median
306.21% High Ratio
41.16% Low Ratio
57.33 COD

2019 CAD Certified Totals

2020 CERTIFIED TOTALS

Property Count: 39,962

CAD - Central Appraisal District
ARB Approved Totals

11/12/2020

3:03:54PM

Land		Value			
Homesite:		668,656,178			
Non Homesite:		736,592,366			
Ag Market:		2,418,033,972			
Timber Market:		0	Total Land	(+)	3,823,282,516
Improvement		Value			
Homesite:		3,511,542,526			
Non Homesite:		1,013,755,749	Total Improvements	(+)	4,525,298,275
Non Real		Count	Value		
Personal Property:	2,717		338,478,051		
Mineral Property:	0		0		
Autos:	0		0		
			Total Non Real	(+)	338,478,051
			Market Value	=	8,687,058,842
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,415,665,324		2,368,648		
Ag Use:	49,030,250		23,922	Productivity Loss	(-) 2,366,635,074
Timber Use:	0		0	Appraised Value	= 6,320,423,768
Productivity Loss:	2,366,635,074		2,344,726	Homestead Cap	(-) 179,383,394
				Assessed Value	= 6,141,040,374
				Total Exemptions Amount	(-) 377,495,768
				(Breakdown on Next Page)	
				Net Taxable	= 5,763,544,606

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 5,763,544,606 * (0.000000 / 100)

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

2020 CERTIFIED TOTALS

Property Count: 39,962

CAD - Central Appraisal District
ARB Approved Totals

11/12/2020

3:06:30PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	210	0	2,138,752	2,138,752
DV1S	20	0	100,000	100,000
DV2	132	0	1,306,080	1,306,080
DV2S	9	0	67,500	67,500
DV3	145	0	1,348,494	1,348,494
DV3S	7	0	70,000	70,000
DV4	426	0	2,555,384	2,555,384
DV4S	49	0	369,345	369,345
DVHS	421	0	91,916,816	91,916,816
DVHSS	37	0	7,041,128	7,041,128
EX	9	0	4,508,484	4,508,484
EX-XD	19	0	708,697	708,697
EX-XD (Prorated)	1	0	14,568	14,568
EX-XF	9	0	9,109,860	9,109,860
EX-XG	12	0	5,632,961	5,632,961
EX-XI	47	0	18,715,627	18,715,627
EX-XL	3	0	285,526	285,526
EX-XU	122	0	34,405,830	34,405,830
EX-XV	1,191	0	196,708,241	196,708,241
EX-XV (Prorated)	1	0	26,630	26,630
EX366	106	0	26,437	26,437
FR	6	0	0	0
FRSS	1	0	439,408	439,408
PC	1	0	0	0
Totals		0	377,495,768	377,495,768

2020 CERTIFIED TOTALS

Property Count: 28

CAD - Central Appraisal District
Under ARB Review Totals

11/12/2020

3:03:54PM

Land		Value		
Homesite:		526,337		
Non Homesite:		1,361,524		
Ag Market:		1,056,860		
Timber Market:		0	Total Land	(+) 2,944,721
Improvement		Value		
Homesite:		2,548,099		
Non Homesite:		1,719,744	Total Improvements	(+) 4,267,843
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 7,212,564
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,056,860	0		
Ag Use:	11,927	0	Productivity Loss	(-) 1,044,933
Timber Use:	0	0	Appraised Value	= 6,167,631
Productivity Loss:	1,044,933	0	Homestead Cap	(-) 229,399
			Assessed Value	= 5,938,232
			Total Exemptions Amount	(-) 0
			(Breakdown on Next Page)	
			Net Taxable	= 5,938,232

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

0.00 = 5,938,232 * (0.000000 / 100)

Tax Increment Finance Value:

0

Tax Increment Finance Levy:

0.00

2020 CERTIFIED TOTALS

CAD - Central Appraisal District

11/12/2020

3:06:30PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2020 CERTIFIED TOTALS

Property Count: 39,990

CAD - Central Appraisal District
Grand Totals

11/12/2020

3:03:54PM

Land		Value			
Homesite:		669,182,515			
Non Homesite:		737,953,890			
Ag Market:		2,419,090,832			
Timber Market:		0	Total Land	(+)	3,826,227,237
Improvement		Value			
Homesite:		3,514,090,625			
Non Homesite:		1,015,475,493	Total Improvements	(+)	4,529,566,118
Non Real		Count	Value		
Personal Property:	2,717		338,478,051		
Mineral Property:	0		0		
Autos:	0		0		
			Total Non Real	(+)	338,478,051
			Market Value	=	8,694,271,406
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,416,722,184		2,368,648		
Ag Use:	49,042,177		23,922	Productivity Loss	(-) 2,367,680,007
Timber Use:	0		0	Appraised Value	= 6,326,591,399
Productivity Loss:	2,367,680,007		2,344,726	Homestead Cap	(-) 179,612,793
				Assessed Value	= 6,146,978,606
				Total Exemptions Amount	(-) 377,495,768
				(Breakdown on Next Page)	
				Net Taxable	= 5,769,482,838

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 5,769,482,838 * (0.000000 / 100)

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

2020 CERTIFIED TOTALS

Property Count: 39,990

CAD - Central Appraisal District
Grand Totals

11/12/2020

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	210	0	2,138,752	2,138,752
DV1S	20	0	100,000	100,000
DV2	132	0	1,306,080	1,306,080
DV2S	9	0	67,500	67,500
DV3	145	0	1,348,494	1,348,494
DV3S	7	0	70,000	70,000
DV4	426	0	2,555,384	2,555,384
DV4S	49	0	369,345	369,345
DVHS	421	0	91,916,816	91,916,816
DVHSS	37	0	7,041,128	7,041,128
EX	9	0	4,508,484	4,508,484
EX-XD	19	0	708,697	708,697
EX-XD (Prorated)	1	0	14,568	14,568
EX-XF	9	0	9,109,860	9,109,860
EX-XG	12	0	5,632,961	5,632,961
EX-XI	47	0	18,715,627	18,715,627
EX-XL	3	0	285,526	285,526
EX-XU	122	0	34,405,830	34,405,830
EX-XV	1,191	0	196,708,241	196,708,241
EX-XV (Prorated)	1	0	26,630	26,630
EX366	106	0	26,437	26,437
FR	6	0	0	0
FRSS	1	0	439,408	439,408
PC	1	0	0	0
Totals		0	377,495,768	377,495,768

Property Count: 39,962

CAD - Central Appraisal District
ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,090	12,744.2532	\$42,527,747	\$3,282,061,568	\$3,074,431,162
B	MULTIFAMILY RESIDENCE	374	310.3869	\$4,408,870	\$133,377,302	\$132,606,626
C1	VACANT LOTS AND LAND TRACTS	3,553	3,948.4313	\$2,258	\$118,935,362	\$118,846,859
D1	QUALIFIED OPEN-SPACE LAND	8,484	615,337.6226	\$0	\$2,415,665,324	\$48,892,506
D2	IMPROVEMENTS ON QUALIFIED OP	333		\$407,639	\$9,021,709	\$9,017,534
E	RURAL LAND, NON QUALIFIED OPE	6,533	40,857.9317	\$31,061,839	\$1,432,244,482	\$1,369,573,501
F1	COMMERCIAL REAL PROPERTY	1,469	3,084.6964	\$9,163,024	\$558,725,882	\$558,624,458
F2	INDUSTRIAL AND MANUFACTURIN	8	37.9330	\$0	\$3,803,607	\$3,803,607
J1	WATER SYSTEMS	67	13.0651	\$0	\$1,984,730	\$1,984,730
J2	GAS DISTRIBUTION SYSTEM	6	0.1700	\$0	\$14,304,286	\$14,304,286
J3	ELECTRIC COMPANY (INCLUDING C	39	7.8600	\$0	\$36,831,285	\$36,831,285
J4	TELEPHONE COMPANY (INCLUDI	61	9.8075	\$0	\$10,109,127	\$10,109,127
J6	PIPELAND COMPANY	49		\$0	\$8,153,439	\$8,153,439
J7	CABLE TELEVISION COMPANY	6		\$0	\$6,848,311	\$6,848,311
L1	COMMERCIAL PERSONAL PROPE	2,207		\$0	\$155,024,193	\$155,012,193
L2	INDUSTRIAL AND MANUFACTURIN	198		\$0	\$93,818,147	\$93,818,147
M1	TANGIBLE OTHER PERSONAL, MOB	2,300		\$5,998,112	\$114,726,754	\$99,406,362
M2	TANGIBLE OTHER PERSONAL, OTH	1		\$0	\$0	\$0
O	RESIDENTIAL INVENTORY	275	263.9680	\$0	\$7,941,147	\$7,941,147
S	SPECIAL INVENTORY TAX	42		\$0	\$13,339,326	\$13,339,326
X	TOTALLY EXEMPT PROPERTY	1,520	16,831.9986	\$3,945,576	\$270,142,861	\$0
	Totals		693,448.1243	\$97,515,065	\$8,687,058,842	\$5,763,544,606

Kerr County

2020 CERTIFIED TOTALS

As of Supplement 5

Property Count: 28

CAD - Central Appraisal District
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13	13.7450	\$321,772	\$3,341,286	\$3,119,323
D1	QUALIFIED OPEN-SPACE LAND	2	150.9800	\$0	\$1,056,860	\$11,927
E	RURAL LAND, NON QUALIFIED OPE	6	24.0830	\$0	\$933,279	\$933,277
F1	COMMERCIAL REAL PROPERTY	7	4.4561	\$0	\$1,776,988	\$1,776,988
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$55,826	\$104,151	\$96,717
	Totals		193.2641	\$377,598	\$7,212,564	\$5,938,232

2020 CERTIFIED TOTALS

Property Count: 39,990

CAD - Central Appraisal District
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,103	12,757.9982	\$42,849,519	\$3,285,402,854	\$3,077,550,485
B	MULTIFAMILY RESIDENCE	374	310.3869	\$4,408,870	\$133,377,302	\$132,606,626
C1	VACANT LOTS AND LAND TRACTS	3,553	3,948.4313	\$2,258	\$118,935,362	\$118,846,859
D1	QUALIFIED OPEN-SPACE LAND	8,486	615,488.6026	\$0	\$2,416,722,184	\$48,904,433
D2	IMPROVEMENTS ON QUALIFIED OP	333		\$407,639	\$9,021,709	\$9,017,534
E	RURAL LAND, NON QUALIFIED OPE	6,539	40,882.0147	\$31,061,839	\$1,433,177,761	\$1,370,506,778
F1	COMMERCIAL REAL PROPERTY	1,476	3,089.1525	\$9,163,024	\$560,502,870	\$560,401,446
F2	INDUSTRIAL AND MANUFACTURIN	8	37.9330	\$0	\$3,803,607	\$3,803,607
J1	WATER SYSTEMS	67	13.0651	\$0	\$1,984,730	\$1,984,730
J2	GAS DISTRIBUTION SYSTEM	6	0.1700	\$0	\$14,304,286	\$14,304,286
J3	ELECTRIC COMPANY (INCLUDING C	39	7.8600	\$0	\$36,831,285	\$36,831,285
J4	TELEPHONE COMPANY (INCLUDI	61	9.8075	\$0	\$10,109,127	\$10,109,127
J6	PIPELAND COMPANY	49		\$0	\$8,153,439	\$8,153,439
J7	CABLE TELEVISION COMPANY	6		\$0	\$6,848,311	\$6,848,311
L1	COMMERCIAL PERSONAL PROPE	2,207		\$0	\$155,024,193	\$155,012,193
L2	INDUSTRIAL AND MANUFACTURIN	198		\$0	\$93,818,147	\$93,818,147
M1	TANGIBLE OTHER PERSONAL, MOB	2,302		\$6,053,938	\$114,830,905	\$99,503,079
M2	TANGIBLE OTHER PERSONAL, OTH	1		\$0	\$0	\$0
O	RESIDENTIAL INVENTORY	275	263.9680	\$0	\$7,941,147	\$7,941,147
S	SPECIAL INVENTORY TAX	42		\$0	\$13,339,326	\$13,339,326
X	TOTALLY EXEMPT PROPERTY	1,520	16,831.9986	\$3,945,576	\$270,142,861	\$0
	Totals	693,641.3884		\$97,892,663	\$8,694,271,406	\$5,769,482,838

2020 CERTIFIED TOTALS

Property Count: 39,962

CAD - Central Appraisal District
ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	A	23	19.7931	\$119,687	\$1,574,722	\$1,565,674
A1	Single Family Residence	13,486	10,710.8114	\$41,088,979	\$3,053,810,023	\$2,869,604,906
A2	Single Family Mobile Home	2,293	1,969.2648	\$1,278,469	\$148,804,847	\$129,922,324
A3	Single Family	93	24.5506	\$40,612	\$1,760,162	\$1,622,018
A4	Condominium or townhome	514	19.8333	\$0	\$76,111,814	\$71,716,240
B1	Apartments Multi Family	95	130.9524	\$4,214,214	\$71,928,402	\$71,928,402
B2	Duplex, Fourplex Multifamily	282	179.4345	\$194,656	\$61,448,900	\$60,678,224
C	C	7	2.5400	\$0	\$467,161	\$467,161
C1	Vacant Lot	3,263	3,621.0801	\$2,258	\$105,660,626	\$105,572,123
C2	Vacant Lot	275	236.4552	\$0	\$12,626,874	\$12,626,874
C3	REAL, VACANT PLATTED RURAL OR I	8	86.8360	\$0	\$165,501	\$165,501
C5	Vacant Lot	1	1.5200	\$0	\$15,200	\$15,200
D1	Rural Land With Agricultural Valuation	8,492	615,360.5472	\$0	\$2,415,853,708	\$49,074,890
D1W	Ag Land with Wildlife Desination	6	23.8200	\$0	\$199,577	\$199,577
D2	Improvements on Qualified Land	333		\$407,639	\$9,021,709	\$9,017,534
E	E	12	59.0580	\$0	\$965,258	\$768,736
E1	Single Family Rural More Than 5 Acres	3,959	14,218.1718	\$28,215,721	\$1,156,266,258	\$1,105,028,541
E2	Rural Single Family Mobile Home Over 5	852	2,841.6805	\$1,772,249	\$72,479,193	\$63,394,144
E3	Misc Rural Imps	660	372.0047	\$1,066,669	\$22,885,717	\$22,531,954
E4	Rural land non-qualified ag	2,089	23,320.2721	\$7,200	\$179,260,095	\$177,468,165
F1	Commercial Real Property	1,468	3,084.6964	\$9,163,024	\$558,681,506	\$558,580,082
F2	Commercial Real Property	7	37.9330	\$0	\$3,800,105	\$3,800,105
F3	Commerical Real Propty	1		\$0	\$44,376	\$44,376
F4	REAL, Imp Only Industrial	1		\$0	\$3,502	\$3,502
J1		67	13.0651	\$0	\$1,984,730	\$1,984,730
J2		6	0.1700	\$0	\$14,304,286	\$14,304,286
J3		39	7.8600	\$0	\$36,831,285	\$36,831,285
J4		61	9.8075	\$0	\$10,109,127	\$10,109,127
J6		49		\$0	\$8,153,439	\$8,153,439
J7		6		\$0	\$6,848,311	\$6,848,311
L1	Commercial Personal Property	2,207		\$0	\$155,024,193	\$155,012,193
L2	Industrial Personal Property	198		\$0	\$93,818,147	\$93,818,147
M1	Mobile Home Imp Only	2,300		\$5,998,112	\$114,726,754	\$99,406,362
M4		1		\$0	\$0	\$0
O		55	5.5070	\$0	\$507,650	\$507,650
O1	INVENTORY, VACANT RES LAND	220	258.4610	\$0	\$7,433,497	\$7,433,497
S	Special Inventory	42		\$0	\$13,339,326	\$13,339,326
X	Exempt Property	1,520	16,831.9986	\$3,945,576	\$270,142,861	\$0
	Totals		693,448.1243	\$97,515,065	\$8,687,058,842	\$5,763,544,606

2020 CERTIFIED TOTALS

Property Count: 28

CAD - Central Appraisal District
Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Single Family Residence	11	13.4450	\$321,772	\$3,028,167	\$2,806,204
A2	Single Family Mobile Home	1	0.2300	\$0	\$25,000	\$25,000
A4	Condominium or townhome	1	0.0700	\$0	\$288,119	\$288,119
D1	Rural Land With Agricultural Valuation	2	150.9800	\$0	\$1,056,860	\$11,927
E1	Single Family Rural More Than 5 Acres	4	19.2130	\$0	\$864,676	\$864,674
E3	Misc Rural Imps	1		\$0	\$2,500	\$2,500
E4	Rural land non-qualified ag	1	4.8700	\$0	\$66,103	\$66,103
F1	Commercial Real Property	7	4.4561	\$0	\$1,776,988	\$1,776,988
M1	Mobile Home Imp Only	2		\$55,826	\$104,151	\$96,717
	Totals		193.2641	\$377,598	\$7,212,564	\$5,938,232

2020 CERTIFIED TOTALS

Property Count: 39,990

CAD - Central Appraisal District
Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	A	23	19.7931	\$119,687	\$1,574,722	\$1,565,674
A1	Single Family Residence	13,497	10,724.2564	\$41,410,751	\$3,056,838,190	\$2,872,411,110
A2	Single Family Mobile Home	2,294	1,969.4948	\$1,278,469	\$148,829,847	\$129,947,324
A3	Single Family	93	24.5506	\$40,612	\$1,760,162	\$1,622,018
A4	Condominium or townhome	515	19.9033	\$0	\$76,399,933	\$72,004,359
B1	Apartments Multi Family	95	130.9524	\$4,214,214	\$71,928,402	\$71,928,402
B2	Duplex, Fourplex Multifamily	282	179.4345	\$194,656	\$61,448,900	\$60,678,224
C	C	7	2.5400	\$0	\$467,161	\$467,161
C1	Vacant Lot	3,263	3,621.0801	\$2,258	\$105,660,626	\$105,572,123
C2	Vacant Lot	275	236.4552	\$0	\$12,626,874	\$12,626,874
C3	REAL, VACANT PLATTED RURAL OR I	8	86.8360	\$0	\$165,501	\$165,501
C5	Vacant Lot	1	1.5200	\$0	\$15,200	\$15,200
D1	Rural Land With Agricultural Valuation	8,494	615,511.5272	\$0	\$2,416,910,568	\$49,086,817
D1W	Ag Land with Wildlife Desination	6	23.8200	\$0	\$199,577	\$199,577
D2	Improvements on Qualified Land	333		\$407,639	\$9,021,709	\$9,017,534
E	E	12	59.0580	\$0	\$965,258	\$768,736
E1	Single Family Rural More Than 5 Acres	3,963	14,237.3848	\$28,215,721	\$1,157,130,934	\$1,105,893,215
E2	Rural Single Family Mobile Home Over 5	852	2,841.6805	\$1,772,249	\$72,479,193	\$63,394,144
E3	Misc Rural Imps	661	372.0047	\$1,066,669	\$22,888,217	\$22,534,454
E4	Rural land non-qualified ag	2,090	23,325.1421	\$7,200	\$179,326,198	\$177,534,268
F1	Commercial Real Property	1,475	3,089.1525	\$9,163,024	\$560,458,494	\$560,357,070
F2	Commercial Real Property	7	37.9330	\$0	\$3,800,105	\$3,800,105
F3	Commerical Real Propty	1		\$0	\$44,376	\$44,376
F4	REAL, Imp Only Industrial	1		\$0	\$3,502	\$3,502
J1		67	13.0651	\$0	\$1,984,730	\$1,984,730
J2		6	0.1700	\$0	\$14,304,286	\$14,304,286
J3		39	7.8600	\$0	\$36,831,285	\$36,831,285
J4		61	9.8075	\$0	\$10,109,127	\$10,109,127
J6		49		\$0	\$8,153,439	\$8,153,439
J7		6		\$0	\$6,848,311	\$6,848,311
L1	Commercial Personal Property	2,207		\$0	\$155,024,193	\$155,012,193
L2	Industrial Personal Property	198		\$0	\$93,818,147	\$93,818,147
M1	Mobile Home Imp Only	2,302		\$6,053,938	\$114,830,905	\$99,503,079
M4		1		\$0	\$0	\$0
O		55	5.5070	\$0	\$507,650	\$507,650
O1	INVENTORY, VACANT RES LAND	220	258.4610	\$0	\$7,433,497	\$7,433,497
S	Special Inventory	42		\$0	\$13,339,326	\$13,339,326
X	Exempt Property	1,520	16,831.9986	\$3,945,576	\$270,142,861	\$0
	Totals		693,641.3884	\$97,892,663	\$8,694,271,406	\$5,769,482,838

2020 CERTIFIED TOTALS

Property Count: 39,990

CAD - Central Appraisal District
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$97,892,663**
TOTAL NEW VALUE TAXABLE: **\$93,140,982**

New Exemptions

Exemption	Description	Count	2019 Market Value	Exemption Amount
EX	Exempt	6	\$3,530,547	
EX-XI	11.19 Youth spiritual, mental, and physical dev	3	\$720,140	
EX-XV	Other Exemptions (including public property, r	5	\$1,457,125	
EX366	HB366 Exempt	16	\$126,015	
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,833,827

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	10	\$99,000
DV2	Disabled Veterans 30% - 49%	8	\$91,500
DV3	Disabled Veterans 50% - 69%	12	\$122,299
DV4	Disabled Veterans 70% - 100%	40	\$308,830
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	25	\$6,141,694
PARTIAL EXEMPTIONS VALUE LOSS			\$6,775,323
NEW EXEMPTIONS VALUE LOSS			\$12,609,150

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$12,609,150

New Ag / Timber Exemptions

2019 Market Value \$17,337,239
2020 Ag/Timber Use \$278,870
NEW AG / TIMBER VALUE LOSS \$17,058,369 Count: 189

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12,090	\$251,076	\$13,611	\$237,465
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
9,890	\$235,778	\$13,227	\$222,551

2020 CERTIFIED TOTALS

CAD - Central Appraisal District
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
28	\$7,212,564.00	\$4,650,354