

Kerr Central Appraisal District

2022 MASS APPRAISAL REPORT

Kerr Central Appraisal District

2022 find USPAP Mass Appraisal Report

Mass Appraisal Report	3
Limiting Conditions	34
Certification Statement	35
District Personnel	36
Eagle Personnel	37
Addendum Residential Ratio Study (A)	
Kerrville ISD	38
Ingram ISD	39
Center Point ISD	40
Hunt ISD	41
Addendum Rural (D & E)	
Kerrville ISD	42
Ingram ISD	43
Center Point ISD	44
Hunt ISD	45
Divide ISD	46
Harper ISD	47
Addendum Vacant Lots Ratio Study (C)	48
Kerr Cad	
Addendum Commercial Ratio Study (F1)	49
2022 CAD Certified Totals	50

Kerr Central Appraisal District

2022 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 40,648 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 eight appraisers, one mapping technician/abstractor and one 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 Appraiser are responsible for conducting ratio studies and comparative analysis.

Field appraisers, in many cases, may conduct field inspections to ensure 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 and five 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:

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

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 appraisal of any non-exempt taxable fractional interests in real property (i.e., certain multi-family housing projects). Fractional interests or partial holdings of real property are appraised in fee simple for the whole property and divided programmatically based on their prorated interests.

Appraisal Resources

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

Data

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

Contractor

In 2022 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: Kerr Central Appraisal District 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, Kerr Central Appraisal District 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 ensure 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 2800 business personal property accounts in Kerr County.

Appraisal Resources

Personnel

The personal property staff consists of 1 appraiser.

Data

A common set of data characteristics for each personal property account in Kerr 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 personal property appraiser.

VALUATION APPROACH

SIC Code Analysis

Four-digit numeric codes, called Standard Industrial Classification (SIC) codes, developed by the federal government, are used by Kerr CAD, 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 the personal property appraiser. 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 appraiser. 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.

Contractor

In 2022 the Kerr Central Appraisal District has contracted out the appraisal of industrial BPP to Capitol Appraisal Group.

PERFORMANCE TESTS

Ratio Studies

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

LIMITING CONDITIONS

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

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

Certification Statement

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

_____ RPA, CCA

Chief Appraiser
Kerr Central Appraisal District

APPRAISAL DISTRICT STAFF

<u>NAME</u>	<u>TITLE</u>	<u>TDLR NUMBER</u>
Sharon Constantinides, RPA, CCA	Chief Appraiser	#65519
Michael Comer, RPA, CCA	Deputy Chief Appraiser	#55894
Kathy Leifeste, RPA	Operations Manager	#70445
Russell Hazlett, RPA, CCA	Appraisal Manager	#70143
Jason Paredes, RPA	Senior Appraiser	#66894
Robert Neuman, RPA	Abstractor/Mapper	#70142
Amy Welch	Field Appraiser	#77057
Becky DeLuna-Cristan, RPA	BPP Appraiser	#75650
Annie Edenfield, RPA	Field/AG Appraiser	#74658
Ryan Reardon	Field Appraiser	#76556
Kathy Johnson	Exemptions Clerk	n/a
Deanna Billings	Exemptions Clerk	#74721

EAGLE APPRAISAL & CONSULTING STAFF

Susan Burris: RPA, RTA (Appraiser)

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

Linda Carrington: RPA, RTA, CTA (Appraiser)

Bruce Martin: RPA (Appraiser)

David Ballard: RPA (Appraiser)

Everett Quintana: RPA, CCA (Appraiser)

Shane Schaffner: 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

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 387

Land Sale Ratio Mean: 0.1504

Land Sale Ratio Median: 0.1042

Land Market Ratio Mean: 0.1610

Land Market Ration Median: 0.1182

Avg Absolute Deviation: 0.142

Median: .9040

Coefficient of Dispersion: 15.7099

Pop Variance: 0.0496

Standard Deviation: 0.2227

PRD: 1.0223

Weighted Mean: 0.8739

Avg. Mean: 0.8934

Max Ratio: 2.7339

Min. Ratio: 0.2521

Ingram ISD A Sales Ratio Report

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 54

Land Sale Ratio Mean: 0.1826

Land Sale Ratio Median: 0.1073

Land Market Ratio Mean: 0.2041

Land Market Ration Median: 0.1309

Avg Absolute Deviation: 0.1842

Median: 0.9089

Coefficient of Dispersion: 20.2698

Pop Variance: 0.0755

Standard Deviation: 0.2748

PRD: 1.0282

Weighted Mean: 0.8631

Avg. Mean: 0.8874

Max Ratio: 1.6750

Min. Ratio: 0.2380

Center Point A Sales Ratio Report

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 14

Land Sale Ratio Mean: 0.3684

Land Sale Ratio Median: 0.2310

Land Market Ratio Mean: 0.3729

Land Market Ration Median: 0.2402

Avg Absolute Deviation: 0.1778

Median: 0.9157

Coefficient of Dispersion: 19.4138

Pop Variance: 0.0714

Standard Deviation: 0.2672

PRD: 1.0652

Weighted Mean: .8437

Avg. Mean: .8987

Max Ratio: 1.54

Min. Ratio: 0.4736

Hunt ISD A Sales Ratio Report

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 20

Land Sale Ratio Mean: 0.2389

Land Sale Ratio Median: 0.1245

Land Market Ratio Mean: 0.2851

Land Market Ration Median: 0.1403

Avg Absolute Deviation: 0.1948

Median: 0.8500

Coefficient of Dispersion: 22.9166

Pop Variance: 0.0584

Standard Deviation: 0.2417

PRD: 1.0527

Weighted Mean: .8208

Avg. Mean: .8640

Max Ratio: 1.3195

Min. Ratio: 0.3690

Kerrville ISD D & E Sales Ratio Report

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 42

Land Sale Ratio Mean:	0.5675
Land Sale Ratio Median:	0.4907
Land Market Ratio Mean:	0.7248
Land Market Ration Median:	0.9289

Avg Absolute Deviation:	0.2174
Median:	0.9495
Coefficient of Dispersion:	22.8929

Pop Variance:	0.0790
Standard Deviation:	0.2811
PRD:	1.2465

Weighted Mean:	0.6607
Avg. Mean:	0.8235

Max Ratio:	1.2844
Min. Ratio:	0.1768

Ingram ISD D & E Sales Ratio Report

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 28

Land Sale Ratio Mean: 0.6802

Land Sale Ratio Median: 0.7227

Land Market Ratio Mean: 0.7857

Land Market Ration Median: 1.0000

Avg Absolute Deviation: 0.1821

Median: 0.9560

Coefficient of Dispersion: 19.0506

Pop Variance: 0.0728

Standard Deviation: 0.2698

PRD: 0.9408

Weighted Mean: .9148

Avg. Mean: 0.8606

Max Ratio: 1.3010

Min. Ratio: 0.2175

Center Point ISD D & E Sales Ratio Report

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 30

Land Sale Ratio Mean: 0.7960

Land Sale Ratio Median: 0.6174

Land Market Ratio Mean: 0.7795

Land Market Ration Median: 0.8532

Avg Absolute Deviation: 0.4667

Median: 0.9563

Coefficient of Dispersion: 48.8006

Pop Variance: 1.3679

Standard Deviation: 1.1696

PRD: 1.2262

Weighted Mean: 0.8133

Avg. Mean: 0.9973

Max Ratio: 6.9168

Min. Ratio: 0.1093

Hunt ISD D & E Sales Ratio Report

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 22

Land Sale Ratio Mean: 1.0276

Land Sale Ratio Median: 0.7543

Land Market Ratio Mean: 0.8117

Land Market Ration Median: 1.0000

Avg Absolute Deviation: 0.4655

Median: 0.9987

Coefficient of Dispersion: 46.6105

Pop Variance: 0.8309

Standard Deviation: 0.9116

PRD: 1.3790

Weighted Mean: 0.8651

Avg. Mean: 1.1929

Max Ratio: 3.6379

Min. Ratio: 0.3690

Divide ISD D & E Sales Ratio Report

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 9

Land Sale Ratio Mean:	0.7080
Land Sale Ratio Median:	0.6418
Land Market Ratio Mean:	0.8249
Land Market Ration Median:	0.8917

Avg Absolute Deviation:	0.1413
Median:	0.9941
Coefficient of Dispersion:	14.2126

Pop Variance:	0.0559
Standard Deviation:	0.2364
PRD:	1.0194

Weighted Mean:	0.8399
Avg. Mean:	0.8562

Max Ratio:	1.0000
Min. Ratio:	0.4480

Harper ISD D & E Sales Ratio Report

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 9

Land Sale Ratio Mean:	0.7871
Land Sale Ratio Median:	0.9108
Land Market Ratio Mean:	0.7334
Land Market Ration Median:	0.8728

Avg Absolute Deviation:	0.1114
Median:	0.9890
Coefficient of Dispersion:	11.2672

Pop Variance:	0.0345
Standard Deviation:	0.1858
PRD:	1.0551

Weighted Mean:	0.9855
Avg. Mean:	1.0398

Max Ratio:	1.4321
Min. Ratio:	0.8559

Vacant Lot – C Sales Ratio Report

Sale Date Range: 7-1-2021 thru 6-30-2022

Total Sales: 50

Land Sale Ratio Mean: 0.9001

Land Sale Ratio Median: 0.9286

Land Market Ratio Mean: 1.0000

Land Market Ration Median: 1.0000

Avg Absolute Deviation: 0.2840

Median: 0.9286

Coefficient of Dispersion: 30.5804

Pop Variance: 0.1764

Standard Deviation: 0.4200

PRD: 1.1743

Weighted Mean: 0.7665

Avg. Mean: 0.9001

Max Ratio: 2.5600

Min. Ratio: 0.1019

Kerr CAD Commercial Property Ratio Study (F1)

Land Sale Ratio Mean:	0.2450
Land Sale Ratio Median:	0.1569
Land Market Ratio Mean:	0.3158
Land Market Ration Median:	0.2939
Avg Absolute Deviation:	0.2948
Median:	0.7165
Coefficient of Dispersion:	41.1468
Pop Variance:	0.1533
Standard Deviation:	0.3916
PRD:	1.1794
Weighted Mean:	0.6231
Avg. Mean:	0.7348
Max Ratio:	1.6275
Min. Ratio:	0.1888

2022 CAD Certified Totals

2022 CERTIFIED TOTALS

Property Count: 40,625

CAD - Central Appraisal District
Grand Totals

12/8/2022 2:49:39PM

Land		Value		
Homesite:		761,968,661		
Non Homesite:		820,038,889		
Ag Market:		2,632,280,944		
Timber Market:		41,790	Total Land	(+) 4,214,330,284
Improvement		Value		
Homesite:		4,541,195,870		
Non Homesite:		1,311,819,040	Total Improvements	(+) 5,853,014,910
Non Real		Count	Value	
Personal Property:	2,809		373,655,074	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 373,655,074
			Market Value	= 10,441,000,268
Ag		Non Exempt	Exempt	
Total Productivity Market:	2,628,501,788		3,820,946	
Ag Use:	48,584,700		25,681	Productivity Loss (-) 2,579,915,903
Timber Use:	1,185		0	Appraised Value = 7,861,084,365
Productivity Loss:	2,579,915,903		3,795,265	
			Homestead Cap	(-) 261,782,574
			Assessed Value	= 7,599,301,791
			Total Exemptions Amount	(-) 457,286,040
			(Breakdown on Next Page)	
			Net Taxable	= 7,142,015,751

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 7,142,015,751 * (0.000000 / 100)

Certified Estimate of Market Value: 10,434,794,324
 Certified Estimate of Taxable Value: 7,136,294,585

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

2022 CERTIFIED TOTALS

Property Count: 40,625

CAD - Central Appraisal District
Grand Totals

12/8/2022

2:49:41PM

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	1,430,185	0	1,430,185
DV1	206	0	2,104,122	2,104,122
DV1S	15	0	75,000	75,000
DV2	130	0	1,265,326	1,265,326
DV2S	9	0	65,671	65,671
DV3	145	0	1,470,551	1,470,551
DV3S	8	0	80,000	80,000
DV4	451	0	2,639,676	2,639,676
DV4S	47	0	323,344	323,344
DVHS	469	0	125,621,034	125,621,034
DVHSS	48	0	11,085,251	11,085,251
EX	11	0	5,824,910	5,824,910
EX-XD	12	0	768,277	768,277
EX-XD (Prorated)	2	0	63,908	63,908
EX-XF	8	0	9,437,163	9,437,163
EX-XG	12	0	5,788,422	5,788,422
EX-XG (Prorated)	1	0	265,315	265,315
EX-XI	47	0	20,961,385	20,961,385
EX-XL	3	0	364,807	364,807
EX-XR	3	0	22,211	22,211
EX-XU	117	0	33,480,908	33,480,908
EX-XV	1,196	0	232,112,796	232,112,796
EX-XV (Prorated)	4	0	968,202	968,202
EX366	509	0	535,892	535,892
FR	6	0	0	0
FRSS	1	0	531,684	531,684
PC	1	0	0	0
Totals		1,430,185	455,855,855	457,286,040

2022 CERTIFIED TOTALS

Property Count: 40,625

CAD - Central Appraisal District
Grand Totals

12/8/2022 2:49:41PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,628	13,193.8530	\$63,879,971	\$4,133,197,587	\$3,835,540,541
B	MULTIFAMILY RESIDENCE	388	319.6931	\$7,247,308	\$171,254,460	\$170,198,115
C1	VACANT LOTS AND LAND TRACTS	3,281	3,570.8541	\$133,421	\$119,716,824	\$119,613,105
D1	QUALIFIED OPEN-SPACE LAND	8,745	615,782.0239	\$0	\$2,628,501,788	\$48,431,549
D2	IMPROVEMENTS ON QUALIFIED OP	348		\$10,800	\$9,602,550	\$9,585,192
E	RURAL LAND, NON QUALIFIED OPE	6,801	45,305.6032	\$37,674,927	\$1,857,931,681	\$1,756,039,359
F1	COMMERCIAL REAL PROPERTY	1,518	3,321.5651	\$6,216,522	\$695,303,336	\$695,252,358
F2	INDUSTRIAL AND MANUFACTURIN	8	37.9330	\$0	\$4,868,894	\$4,868,894
J1	WATER SYSTEMS	65	14.9211	\$0	\$2,031,956	\$2,031,956
J2	GAS DISTRIBUTION SYSTEM	6	0.1700	\$0	\$18,663,185	\$18,663,185
J3	ELECTRIC COMPANY (INCLUDING C	42	7.8600	\$0	\$44,324,461	\$44,324,461
J4	TELEPHONE COMPANY (INCLUDI	62	9.8075	\$0	\$10,801,107	\$10,801,107
J6	PIPELAND COMPANY	50		\$0	\$12,267,775	\$12,267,775
J7	CABLE TELEVISION COMPANY	6		\$0	\$7,167,695	\$7,167,695
L1	COMMERCIAL PERSONAL PROPE	1,912		\$0	\$180,134,683	\$180,122,683
L2	INDUSTRIAL AND MANUFACTURIN	186		\$0	\$82,169,629	\$82,169,629
M1	TANGIBLE OTHER PERSONAL, MOE	2,448		\$6,401,640	\$129,118,736	\$123,018,608
M2	TANGIBLE OTHER PERSONAL, OTH	1		\$0	\$0	\$0
O	RESIDENTIAL INVENTORY	167	57.7830	\$0	\$3,842,091	\$3,842,091
S	SPECIAL INVENTORY TAX	32		\$0	\$18,077,449	\$18,077,449
X	TOTALLY EXEMPT PROPERTY	1,926	16,689.5818	\$6,817,454	\$312,024,381	\$0
	Totals		698,311.6488	\$128,382,043	\$10,441,000,268	\$7,142,015,752

2022 CERTIFIED TOTALS

SCP - CENTER POINT I.S.D.

Property Count: 3,771

Grand Totals

12/8/2022

2:49:39PM

Land		Value			
Homesite:		61,681,457			
Non Homesite:		67,260,232			
Ag Market:		365,771,863			
Timber Market:		0		Total Land	(+) 494,713,552
Improvement		Value			
Homesite:		306,427,166			
Non Homesite:		79,710,870		Total Improvements	(+) 386,138,036
Non Real		Count	Value		
Personal Property:		209	55,601,330		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 55,601,330
				Market Value	= 936,452,918
Ag	Non Exempt	Exempt			
Total Productivity Market:	365,771,863	0			
Ag Use:	4,176,263	0		Productivity Loss	(-) 361,595,600
Timber Use:	0	0		Appraised Value	= 574,857,318
Productivity Loss:	361,595,600	0		Homestead Cap	(-) 20,683,731
				Assessed Value	= 554,173,587
				Total Exemptions Amount (Breakdown on Next Page)	(-) 66,730,392
				Net Taxable	= 487,443,195

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	4,550,512	2,823,562	20,146.90	20,406.26	35			
OV65	130,401,347	102,132,711	738,870.88	759,400.88	537			
Total	134,951,859	104,956,273	759,017.78	779,807.14	572	Freeze Taxable	(-) 104,956,273	
Tax Rate	0.8546000							
						Freeze Adjusted Taxable	= 382,486,922	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,027,751.02 = 382,486,922 * (0.8546000 / 100) + 759,017.78

Certified Estimate of Market Value: 936,312,778
 Certified Estimate of Taxable Value: 487,348,969

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

2022 CERTIFIED TOTALS

Property Count: 3,771

SCP - CENTER POINT I.S.D.

Grand Totals

12/8/2022

2:49:41PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	36	0	265,372	265,372
DV1	16	0	159,000	159,000
DV1S	1	0	5,000	5,000
DV2	10	0	73,993	73,993
DV3	12	0	123,872	123,872
DV4	33	0	214,310	214,310
DV4S	1	0	12,000	12,000
DVHS	32	0	6,570,632	6,570,632
DVHSS	1	0	122,365	122,365
EX	1	0	270	270
EX-XI	5	0	3,667,004	3,667,004
EX-XU	12	0	341,868	341,868
EX-XV	90	0	12,584,307	12,584,307
EX366	42	0	37,631	37,631
FR	1	0	0	0
HS	996	0	37,563,235	37,563,235
OV65	560	0	4,969,533	4,969,533
OV65S	2	0	20,000	20,000
Totals		0	66,730,392	66,730,392

2022 CERTIFIED TOTALS

Property Count: 3,771

SCP - CENTER POINT I.S.D.

Grand Totals

12/8/2022

2:49:41PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,022	1,566.7774	\$2,845,135	\$154,293,579	\$120,610,847
B	MULTIFAMILY RESIDENCE	5	2.9700	\$0	\$1,189,867	\$1,189,867
C1	VACANT LOTS AND LAND TRACTS	282	235.3763	\$0	\$5,898,975	\$5,891,511
D1	QUALIFIED OPEN-SPACE LAND	1,277	50,146.0600	\$0	\$365,771,863	\$4,145,009
D2	IMPROVEMENTS ON QUALIFIED OP	66		\$10,800	\$2,316,544	\$2,304,105
E	RURAL LAND, NON QUALIFIED OPE	1,085	6,811.0351	\$4,169,537	\$287,219,525	\$252,466,622
F1	COMMERCIAL REAL PROPERTY	99	454.5470	\$1,267,452	\$37,878,685	\$37,878,685
J1	WATER SYSTEMS	11	1.1436	\$0	\$227,230	\$227,230
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$271,126	\$271,126
J3	ELECTRIC COMPANY (INCLUDING C	7	3.0000	\$0	\$9,828,358	\$9,828,358
J4	TELEPHONE COMPANY (INCLUDI	6	0.1000	\$0	\$962,213	\$962,213
J6	PIPELAND COMPANY	11		\$0	\$532,004	\$532,004
L1	COMMERCIAL PERSONAL PROPE	113		\$0	\$21,670,514	\$21,670,514
L2	INDUSTRIAL AND MANUFACTURIN	25		\$0	\$22,131,886	\$22,131,886
M1	TANGIBLE OTHER PERSONAL, MOE	233		\$503,694	\$9,629,469	\$7,333,219
X	TOTALLY EXEMPT PROPERTY	150	796.1116	\$0	\$16,631,080	\$0
	Totals		60,017.1210	\$8,796,618	\$936,452,918	\$487,443,196

2022 CERTIFIED TOTALS

SDV - DIVIDE I.S.D.

Property Count: 1,216

Grand Totals

12/8/2022

2:49:39PM

Land	Value			
Homesite:	842,869			
Non Homesite:	10,631,737			
Ag Market:	431,854,936			
Timber Market:	0	Total Land	(+)	443,329,542
Improvement	Value			
Homesite:	35,326,846			
Non Homesite:	45,788,024	Total Improvements	(+)	81,114,870
Non Real	Count	Value		
Personal Property:	23	4,557,087		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				4,557,087
				529,001,499
Ag	Non Exempt	Exempt		
Total Productivity Market:	431,736,736	118,200		
Ag Use:	13,761,774	1,553	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	417,974,962	116,647		111,026,537
			Homestead Cap	(-)
				922,582
			Assessed Value	=
				110,103,955
			Total Exemptions Amount (Breakdown on Next Page)	(-)
				3,020,263
			Net Taxable	=
				107,083,692

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	176,100	151,100	1,174.38	1,174.38	1			
OV65	12,598,524	10,747,167	66,302.55	66,711.44	39			
Total	12,774,624	10,898,267	67,476.93	67,885.82	40	Freeze Taxable	(-)	
Tax Rate	0.8236000							
						Freeze Adjusted Taxable	=	
							96,185,425	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 859,660.09 = 96,185,425 * (0.8236000 / 100) + 67,476.93

Certified Estimate of Market Value: 528,970,073
 Certified Estimate of Taxable Value: 107,080,415

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

2022 CERTIFIED TOTALS

Property Count: 1,216

SDV - DIVIDE I.S.D.

Grand Totals

12/8/2022

2:49:41PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	5,000	5,000
DV4	2	0	16,909	16,909
EX-XI	2	0	82,200	82,200
EX-XV	8	0	468,551	468,551
EX366	7	0	4,837	4,837
HS	56	0	2,052,766	2,052,766
OV65	41	0	390,000	390,000
	Totals	0	3,020,263	3,020,263

2022 CERTIFIED TOTALS

Property Count: 1,216

SDV - DIVIDE I.S.D.
Grand Totals

12/8/2022 2:49:41PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7	22.8700	\$460,634	\$902,239	\$835,602
D1	QUALIFIED OPEN-SPACE LAND	1,094	175,413.2321	\$0	\$431,736,736	\$13,756,865
D2	IMPROVEMENTS ON QUALIFIED OP	33		\$0	\$831,692	\$831,692
E	RURAL LAND, NON QUALIFIED OPE	321	3,472.4770	\$1,801,303	\$88,604,887	\$85,413,898
F1	COMMERCIAL REAL PROPERTY	2	32.6000	\$0	\$298,319	\$298,319
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$1,827,117	\$1,827,117
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$95,705	\$95,705
J6	PIPELAND COMPANY	3		\$0	\$1,830,161	\$1,830,161
L1	COMMERCIAL PERSONAL PROPE	4		\$0	\$127,265	\$127,265
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$672,002	\$672,002
M1	TANGIBLE OTHER PERSONAL, MOE	22		\$73,124	\$1,519,788	\$1,395,066
X	TOTALLY EXEMPT PROPERTY	17	45.7500	\$0	\$555,588	\$0
	Totals		178,986.9291	\$2,335,061	\$529,001,499	\$107,083,692

2022 CERTIFIED TOTALS

Property Count: 3,039

SHN - HUNT I.S.D.

Grand Totals

12/8/2022

2:49:39PM

Land		Value			
Homesite:		85,508,816			
Non Homesite:		173,495,073			
Ag Market:		415,709,610			
Timber Market:		41,790			
				Total Land	(+) 674,755,289
Improvement		Value			
Homesite:		291,013,612			
Non Homesite:		163,150,851			
				Total Improvements	(+) 454,164,463
Non Real		Count	Value		
Personal Property:		108	11,673,227		
Mineral Property:		0	0		
Autos:		0	0		
				Total Non Real	(+) 11,673,227
				Market Value	= 1,140,592,979
Ag	Non Exempt	Exempt			
Total Productivity Market:	415,751,400	0			
Ag Use:	7,163,371	0		Productivity Loss	(-) 408,586,844
Timber Use:	1,185	0		Appraised Value	= 732,006,135
Productivity Loss:	408,586,844	0		Homestead Cap	(-) 22,738,486
				Assessed Value	= 709,267,649
				Total Exemptions Amount (Breakdown on Next Page)	(-) 60,470,399
				Net Taxable	= 648,797,250

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	999,033	749,033	6,387.95	6,433.09	5		
OV65	147,171,960	128,022,941	873,803.82	881,568.57	354		
Total	148,170,993	128,771,974	880,191.77	888,001.66	359	Freeze Taxable	(-) 128,771,974
Tax Rate	0.9246000						
						Freeze Adjusted Taxable	= 520,025,276

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 5,688,345.47 = 520,025,276 * (0.9246000 / 100) + 880,191.77

Certified Estimate of Market Value: 1,139,648,433
 Certified Estimate of Taxable Value: 648,285,035

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

2022 CERTIFIED TOTALS

Property Count: 3,039

SHN - HUNT I.S.D.
Grand Totals

12/8/2022

2:49:41PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	5	0	50,000	50,000
DV1	9	0	80,063	80,063
DV2	6	0	58,500	58,500
DV3	2	0	22,000	22,000
DV4	21	0	145,480	145,480
DVHS	14	0	4,162,847	4,162,847
EX	1	0	194,732	194,732
EX-XD	1	0	0	0
EX-XF	3	0	6,968,990	6,968,990
EX-XG (Prorated)	1	0	265,315	265,315
EX-XU	8	0	3,315,182	3,315,182
EX-XV	58	0	20,550,317	20,550,317
EX366	31	0	22,524	22,524
HS	534	0	20,978,456	20,978,456
OV65	386	0	3,635,993	3,635,993
OV65S	2	0	20,000	20,000
Totals		0	60,470,399	60,470,399

2022 CERTIFIED TOTALS

Property Count: 3,039

SHN - HUNT I.S.D.

Grand Totals

12/8/2022

2:49:41PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	836	1,497.2080	\$5,122,719	\$314,548,444	\$282,325,767
B	MULTIFAMILY RESIDENCE	32	90.0000	\$0	\$10,142,434	\$10,142,434
C1	VACANT LOTS AND LAND TRACTS	413	519.0938	\$0	\$23,963,633	\$23,963,633
D1	QUALIFIED OPEN-SPACE LAND	960	91,292.0580	\$0	\$415,751,400	\$7,150,408
D2	IMPROVEMENTS ON QUALIFIED OP	26		\$0	\$490,484	\$490,484
E	RURAL LAND, NON QUALIFIED OPE	927	9,554.2815	\$1,995,483	\$303,328,067	\$284,098,384
F1	COMMERCIAL REAL PROPERTY	44	214.5240	\$0	\$27,063,339	\$27,063,339
J1	WATER SYSTEMS	9	2.2325	\$0	\$95,619	\$95,619
J3	ELECTRIC COMPANY (INCLUDING C	5		\$0	\$4,960,722	\$4,960,722
J4	TELEPHONE COMPANY (INCLUDI	7	0.2400	\$0	\$792,525	\$792,525
J6	PIPELAND COMPANY	1		\$0	\$778,409	\$778,409
L1	COMMERCIAL PERSONAL PROPE	64		\$0	\$2,943,203	\$2,943,203
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$2,223,094	\$2,223,094
M1	TANGIBLE OTHER PERSONAL, MOE	33		\$173,331	\$2,194,546	\$1,769,229
M2	TANGIBLE OTHER PERSONAL, OTH	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	103	6,982.5801	\$0	\$31,317,060	\$0
	Totals		110,152.2179	\$7,291,533	\$1,140,592,979	\$648,797,250

2022 CERTIFIED TOTALS

SIN - INGRAM I.S.D.

Property Count: 7,154

Grand Totals

12/8/2022

2:49:39PM

Land		Value			
Homesite:		99,137,074			
Non Homesite:		111,178,125			
Ag Market:		452,995,640			
Timber Market:		0		Total Land	(+) 663,310,839
Improvement		Value			
Homesite:		603,902,090			
Non Homesite:		195,923,917		Total Improvements	(+) 799,826,007
Non Real		Count	Value		
Personal Property:	419	50,215,314			
Mineral Property:	0	0			
Autos:	0	0		Total Non Real	(+) 50,215,314
				Market Value	= 1,513,352,160
Ag	Non Exempt	Exempt			
Total Productivity Market:	452,995,640	0			
Ag Use:	9,295,775	0		Productivity Loss	(-) 443,699,865
Timber Use:	0	0		Appraised Value	= 1,069,652,295
Productivity Loss:	443,699,865	0		Homestead Cap	(-) 35,649,577
				Assessed Value	= 1,034,002,718
				Total Exemptions Amount (Breakdown on Next Page)	(-) 150,669,157
				Net Taxable	= 883,333,561

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	7,666,336	5,028,103	39,931.69	40,125.92	58			
OV65	315,080,148	234,411,853	1,786,339.19	1,823,478.94	1,473			
Total	322,746,484	239,439,956	1,826,270.88	1,863,604.86	1,531	Freeze Taxable	(-) 239,439,956	
Tax Rate	1.1346000							
							Freeze Adjusted Taxable	= 643,893,605

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 9,131,887.72 = 643,893,605 * (1.1346000 / 100) + 1,826,270.88

Certified Estimate of Market Value: 1,512,649,188
 Certified Estimate of Taxable Value: 882,630,589

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

2022 CERTIFIED TOTALS

Property Count: 7,154

SIN - INGRAM I.S.D.
Grand Totals

12/8/2022

2:49:41PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	65	0	469,919	469,919
DV1	32	0	310,367	310,367
DV1S	3	0	15,000	15,000
DV2	24	0	208,719	208,719
DV2S	1	0	7,500	7,500
DV3	30	0	269,108	269,108
DV4	85	0	483,275	483,275
DV4S	9	0	68,672	68,672
DVHS	85	0	17,732,704	17,732,704
DVHSS	9	0	1,589,315	1,589,315
EX	1	0	38,551	38,551
EX-XD	1	0	186,728	186,728
EX-XG	2	0	717,118	717,118
EX-XI	18	0	5,545,533	5,545,533
EX-XU	5	0	1,486,025	1,486,025
EX-XV	102	0	17,156,276	17,156,276
EX-XV (Prorated)	1	0	682,849	682,849
EX366	70	0	66,440	66,440
FRSS	1	0	491,684	491,684
HS	2,396	0	89,557,191	89,557,191
OV65	1,559	0	13,436,183	13,436,183
OV65S	15	0	150,000	150,000
Totals		0	150,669,157	150,669,157

2022 CERTIFIED TOTALS

Property Count: 7,154

SIN - INGRAM I.S.D.
Grand Totals

12/8/2022 2:49:41PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,321	2,380.0063	\$10,710,449	\$490,366,832	\$392,067,506
B	MULTIFAMILY RESIDENCE	14	50.1700	\$0	\$6,878,244	\$6,878,244
C1	VACANT LOTS AND LAND TRACTS	774	753.6857	\$0	\$21,402,413	\$21,390,413
D1	QUALIFIED OPEN-SPACE LAND	1,685	118,492.6210	\$0	\$452,995,640	\$9,262,171
D2	IMPROVEMENTS ON QUALIFIED OP	45		\$0	\$1,304,511	\$1,304,511
E	RURAL LAND, NON QUALIFIED OPE	1,232	7,055.8336	\$6,388,285	\$304,890,907	\$270,969,141
F1	COMMERCIAL REAL PROPERTY	330	749.9022	\$1,187,607	\$93,508,874	\$93,460,920
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$5,000	\$5,000
J1	WATER SYSTEMS	10	4.6467	\$0	\$791,759	\$791,759
J3	ELECTRIC COMPANY (INCLUDING C	8		\$0	\$6,613,844	\$6,613,844
J4	TELEPHONE COMPANY (INCLUDI	18	4.0974	\$0	\$4,253,827	\$4,253,827
J6	PIPELAND COMPANY	1		\$0	\$2,170,800	\$2,170,800
J7	CABLE TELEVISION COMPANY	2		\$0	\$896,084	\$896,084
L1	COMMERCIAL PERSONAL PROPE	280		\$0	\$23,412,632	\$23,412,632
L2	INDUSTRIAL AND MANUFACTURIN	37		\$0	\$12,161,516	\$12,161,516
M1	TANGIBLE OTHER PERSONAL, MOE	939		\$1,542,740	\$65,029,708	\$36,905,144
S	SPECIAL INVENTORY TAX	8		\$0	\$790,049	\$790,049
X	TOTALLY EXEMPT PROPERTY	200	1,278.5366	\$312,384	\$25,879,520	\$0
	Totals		130,769.4995	\$20,141,465	\$1,513,352,160	\$883,333,561

2022 CERTIFIED TOTALS

SKV - KERRVILLE I.S.D.

Property Count: 22,177

Grand Totals

12/8/2022

2:49:39PM

Land		Value			
Homesite:		473,475,919			
Non Homesite:		400,773,911			
Ag Market:		348,969,282			
Timber Market:		0	Total Land	(+) 1,223,219,112	
Improvement		Value			
Homesite:		3,011,919,820			
Non Homesite:		776,170,601	Total Improvements	(+) 3,788,090,421	
Non Real		Count	Value		
Personal Property:	1,954		233,918,601		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 233,918,601
			Market Value	=	5,245,228,134
Ag		Non Exempt	Exempt		
Total Productivity Market:	346,832,772		2,136,510	Productivity Loss	(-) 341,120,095
Ag Use:	5,712,677		11,684	Appraised Value	=
Timber Use:	0		0		4,904,108,039
Productivity Loss:	341,120,095		2,124,826	Homestead Cap	(-) 163,692,581
				Assessed Value	=
				Total Exemptions Amount (Breakdown on Next Page)	(-) 706,983,234
				Net Taxable	=
					4,033,432,224

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	30,279,803	20,076,043	160,359.87	164,700.26	198		
DPS	299,128	209,128	1,485.39	1,485.39	2		
OV65	1,561,461,669	1,247,977,507	9,579,762.95	9,714,052.44	5,514		
Total	1,592,040,600	1,268,262,678	9,741,608.21	9,880,238.09	5,714	Freeze Taxable	(-) 1,268,262,678
Tax Rate	1.0346000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	368,129	318,129	318,129	0	1		
Total	368,129	318,129	318,129	0	1	Transfer Adjustment	(-) 0
						Freeze Adjusted Taxable	=
							2,765,169,546

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 38,350,052.33 = 2,765,169,546 * (1.0346000 / 100) + 9,741,608.21

Certified Estimate of Market Value: 5,240,845,274
 Certified Estimate of Taxable Value: 4,029,112,748

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

2022 CERTIFIED TOTALS

Property Count: 22,177

SKV - KERRVILLE I.S.D.
Grand Totals

12/8/2022

2:49:41PM

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	1,430,185	0	1,430,185
DP	214	0	1,655,095	1,655,095
DPS	2	0	10,000	10,000
DV1	137	0	1,340,303	1,340,303
DV1S	11	0	55,000	55,000
DV2	83	0	770,746	770,746
DV2S	8	0	58,171	58,171
DV3	94	0	922,144	922,144
DV3S	8	0	80,000	80,000
DV4	284	0	1,535,096	1,535,096
DV4S	33	0	218,860	218,860
DVHS	310	0	69,793,522	69,793,522
DVHSS	36	0	7,098,828	7,098,828
EX	8	0	5,591,357	5,591,357
EX-XD	10	0	581,549	581,549
EX-XD (Prorated)	2	0	63,908	63,908
EX-XF	5	0	2,468,173	2,468,173
EX-XG	10	0	5,071,304	5,071,304
EX-XI	19	0	9,160,633	9,160,633
EX-XL	3	0	364,807	364,807
EX-XR	3	0	22,211	22,211
EX-XU	79	0	19,173,763	19,173,763
EX-XV	839	0	168,665,924	168,665,924
EX-XV (Prorated)	3	0	285,353	285,353
EX366	392	0	436,166	436,166
FR	4	0	0	0
HS	9,281	0	356,572,636	356,572,636
OV65	5,816	0	53,164,947	53,164,947
OV65S	43	0	392,553	392,553
PC	1	0	0	0
Totals		1,430,185	705,553,049	706,983,234

2022 CERTIFIED TOTALS

Property Count: 22,177

SKV - KERRVILLE I.S.D.

Grand Totals

12/8/2022

2:49:41PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	12,206	7,401.6712	\$43,562,200	\$3,128,823,956	\$2,562,216,852
B	MULTIFAMILY RESIDENCE	337	176.5531	\$7,247,308	\$153,043,915	\$150,117,587
C1	VACANT LOTS AND LAND TRACTS	1,765	1,958.6763	\$133,421	\$66,756,896	\$66,672,641
D1	QUALIFIED OPEN-SPACE LAND	1,683	71,936.1506	\$0	\$346,832,772	\$5,672,564
D2	IMPROVEMENTS ON QUALIFIED OP	70		\$0	\$2,158,655	\$2,153,736
E	RURAL LAND, NON QUALIFIED OPE	1,961	12,592.8086	\$8,944,834	\$517,652,236	\$452,208,294
F1	COMMERCIAL REAL PROPERTY	1,025	1,762.2939	\$3,761,463	\$528,925,303	\$528,860,327
F2	INDUSTRIAL AND MANUFACTURIN	7	37.9330	\$0	\$4,863,894	\$4,863,894
J1	WATER SYSTEMS	32	6.0038	\$0	\$868,941	\$868,941
J2	GAS DISTRIBUTION SYSTEM	5	0.1700	\$0	\$18,392,059	\$18,392,059
J3	ELECTRIC COMPANY (INCLUDING C	12	3.8600	\$0	\$17,422,850	\$17,422,850
J4	TELEPHONE COMPANY (INCLUDI	19	5.1201	\$0	\$4,311,810	\$4,311,810
J6	PELAND COMPANY	30		\$0	\$1,925,296	\$1,925,296
J7	CABLE TELEVISION COMPANY	4		\$0	\$6,271,611	\$6,271,611
L1	COMMERCIAL PERSONAL PROPE	1,366		\$0	\$128,265,226	\$128,253,226
L2	INDUSTRIAL AND MANUFACTURIN	93		\$0	\$40,669,956	\$40,669,956
M1	TANGIBLE OTHER PERSONAL, MOE	1,110		\$2,967,818	\$43,597,934	\$21,421,089
O	RESIDENTIAL INVENTORY	167	57.7830	\$0	\$3,842,091	\$3,842,091
S	SPECIAL INVENTORY TAX	24		\$0	\$17,287,400	\$17,287,400
X	TOTALLY EXEMPT PROPERTY	1,374	5,641.8353	\$6,505,070	\$213,315,333	\$0
	Totals		101,580.8589	\$73,122,114	\$5,245,228,134	\$4,033,432,224