

2023
Mass Appraisal Report
For the
Kimble Central Appraisal District

Scope of Responsibility

The Kimble Central Appraisal District has prepared this report to provide our citizens and taxing entities with individual market values for all taxable property located within our jurisdiction. The Kimble Central Appraisal District is a separate political subdivision created effective January 1st, 1980. The Texas Property Tax Code governs the administrative, statutory, and legal requirements for the District. The Chief Appraiser is appointed by the Appraisal District Board of Directors and is responsible for the appraisal of property located within the District as well as the administration of the daily business of the District.

The Appraisal District is charged with appraising all property located within the county boundaries. The District also administers property tax exemptions and special appraisal designations. Each taxing unit sets its own tax rate, and the County Tax Collector is charged with the collection and disbursement of the funds received.

Except as otherwise provided by the Texas Property Tax Code; all taxable property is appraised at its market value as of January 1st of the tax year. The definition of market value in the Texas Property Tax Code is as follows;

“Market Value” means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

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

(B) both the seller and the purchaser know all of the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions in its use; and

(C) both the seller and purchaser 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 or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03). The owner of inventory, except inventory appraised using special inventory methods, may elect to have the inventory appraised on September 1st if the proper application is timely filed

with the Chief Appraiser requesting the inventory be appraised as of September 1st.

The Property Tax code requires that each appraisal district (Sec.25.18) implement a plan for reappraisal activities. The Districts current policy as adopted by the board of directors is to reappraise all property located in Kimble County every 3 years.

The appraised value is calculated for each property using recognized methods and techniques and checked for accuracy with ratio studies according to IAAO standards. The methods used by the District also comply with standards promulgated by the Appraisal Foundation, more commonly known as USPAP to the extent they are applicable. The data for each parcel is entered into the District's CAMA system. In cases where properties appraised for the District are performed by an outside firm, the contractor used for those services also adheres to the same standards.

Personnel Resources

The Chief Appraiser is responsible for the planning of all reappraisal activities and the general operation of the District. The District has sufficient resources as of the effective date of this appraisal to perform all of the functions required by law. The appraisal staff includes;

Chief Appraiser

Deputy Chief Appraiser

Appraiser

Office Manager

Appraisal/Collections/DMV Clerk

Any position with the subtitle "Appraiser", is required to comply with all licensure requirements as set forth in the Tax Code. The District includes in its annual budget, the funding necessary to satisfy the educational requirements of the staff.

Data

The District is responsible for establishing and maintaining approximately 10,723 real and personal property accounts covering 1274 square miles within Kimble 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 with sales being validated as part of the new construction and data review field activities.

The District has a geographic information system (GIS) that maintains cadastral maps and various layers of data, including zip code, facet and aerial photography. At the current time, approximately 95% of the county is complete. The District maintains appraisal data via the web site at www.kimblecad.org.

Population information pertaining to Kimble County was obtained from the Census Bureau and the latest population estimate (2020) was 4,286.

The District is responsible for appraising approximately 10,723 accounts annually, which include personal property as well as mineral accounts. Property characteristic data that has changed over the year is entered into the CAMA system and calculated to represent the corrected value for the current appraisal cycle. Sales are collected and verified, and the models for land and improvement segments are adjusted as necessary. General trends which have an impact on local values are researched and analyzed, to make necessary adjustments which have an effect on market value.

Unlike individual appraisals for single or specific properties, the Kimble Central Appraisal District is charged with preparing a Mass Appraisal Report encompassing the universe of properties for the entities. The demographic data contained in this report is for informational purposes only and may or may not have an influence on individual values as reported within the body of the report. The District has sufficient sales information to produce a credible appraisal on the universe of properties located within the District. Enough sales information is available to adjust values based on actual sales information that is specific to the micro-markets that are located within the District.

Computer Aided Mass Appraisal System

The CAMA system (software) and hardware the District employs for appraisal is the PACS System from Harris Govern.

Independent Performance Test

The State Comptroller's office conducts a bi-annual study to determine the degree of uniformity and the median level of appraisal by the appraisal district within each major category of property. The findings are published in a report and expressed as statistical measurements for each property reporting category. For the last appraisal cycle, the District was valid on this independent statistical analysis. The local values were certified by the Comptroller of Public Accounts. We were tested in 2020 as a result of being invalid and in a "grace period" for 2017. 2023 is a Property Value Study year.

Appraisal Activities

The reappraisal plan is on a three year cycle (2023 area attached) for Kimble County. The appraisal staff is responsible for performing the field analysis and recording the changes in the CAMA system. Physical inspection of the improved and unimproved properties within the District takes place each year. The proper recording of the individual property characteristics is critical in producing accurate results considering the modified cost/sales comparison approach the District uses.

For personal properties, renditions are mailed out in January, and the results are analyzed and recorded. The mineral and industrial properties are appraised using an outside appraisal firm, Thomas Y. Pickett.

Appraisal Resources

At the present time the District has sufficient resources to produce accurate and credible appraisals for all property categories. As of January 1st, 2023 five members of the staff were registered with the Texas Department of Licensing and Regulation and in good standing. Of the five registered members, two hold the Registered Professional Appraiser Designation.

Sources of Data and Data Collection/Validation

Deed information we receive from the County Clerks office is entered and a letter is sent to the buyer noted in the instrument. Individual sales are randomly selected for further verification. All questionnaires returned without value information are submitted for further review and information verified by the appraisal staff. The physical characteristics are of particular concern as the District places a great deal of weight on the modified cost/sales comparison approach;

$$\begin{aligned} &MV=LV+RCN-AD \\ &\quad \cdot \text{Market Value} \\ &\quad \quad \text{Equals} \\ &\quad \quad \text{Land Value} \\ &\quad \quad \text{Plus} \\ &\quad \quad \text{Replacement cost new} \\ &\quad \text{Minus accrued depreciation (from all sources)} \end{aligned}$$

The characteristics of each sale are carefully reviewed for accuracy as compared with the information in the CAMA system.

Field Review of CAMA Data

The field appraisers take the property cards and or tablets for the corresponding subdivision and or abstract into the field each day during the field appraisal process. Each property is reviewed for accuracy as compared to the property in the field. Any changes to the property are noted on the card and the card is pulled from the file for later correction in the CAMA system.

Data Entry

At the end of each field review segment, the property cards that require changes are data entered into the CAMA system and the value checked for accuracy. When using the tablet, data is put in CAMA system at that time. When any physical change is made, or a substantial difference in the appearance of the property is noted, a new digital photo is taken and placed in the account.

Office Review

Most changes are done on the tablet at the time of appraisal. The appraisal staff makes all changes to the property cards in relation to values. If a property owner brings an issue to the Districts attention; the card is pulled for review. If a substantial difference is noted by the staff, the card is pulled and appraisal staff is notified. All staff within the district is trained to look for errors in property cards if the account (card) is worked for any reason. This gives the District another avenue to eliminate any substantial errors within the appraisal roll. Ratio studies are conducted before and after the appraisal cycle to ensure accuracy, uniformity and equality. Fee appraisals when available are entered as sales and used in the ratio study process.

After physical data entry and examination of sales for the year, any necessary changes to the land tables or modifiers for specific areas are made. After adjustments are made, ratio studies are performed again and checked for accuracy. If the desired result is not achieved, the table or modifier is corrected and the ratio study performed until the desired result is achieved.

The Valuation Process

All approaches to value are considered during the valuation process. Overall the most weight is placed on the cost/sales comparison approach as it has proved to be a very reliable indicator of market value. The income approach is considered, but little emphasis is placed on this valuation technique.

The county is broken into several areas or neighborhoods for valuation purposes. The first segment is the map code. The map code breaks the county into geo-referenced areas and listed alpha-numerically. The second delineation is the subdivision or survey sector. This is a numeric listing of all property and is the first part of the X reference numeric identifier on the accounts. Field verification will confirm attribute driven value modifiers, such as a location in close proximity to the water. Ratio studies further refine the areas where these breaks occur and changes are made to reflect the information gained from this statistical analysis.

Improvement categories are consistent throughout the county and adjustments made to improvement categories are made county-wide. Accurate improvement classification and valuation is mandatory when using the modified cost/sales comparison approach to value. Using this method, when land sales are unavailable the remaining value can be attributed to the land or location. The District has built a good working relationship with several of the local builders and this relationship has proved to be a valuable tool in the appraisal process. We can get true costs for both labor and materials in the county with this information.

The sales for this appraisal cycle are analyzed and the information entered into the CAMA system. Ratio studies are performed and areas that fall out of the margin of error (margin of error +/- 5%) are noted and selected for further review. A determination is then made as to what factor is deficient and adjustments made to correct the deficiency. Another ratio study is then performed and the results checked for accuracy. If the area is still out of the margin of error, then a neighborhood modifier is considered as an alternative adjustment. Neighborhood modifiers are used to correct small areas that are not within the margin of error. Modifiers are used sparingly and reviewed often to determine if there is an underlying value issue. It is the opinion of the District that most areas that are not within the margin of error need further refinement in the land/location segment of the associated accounts.

Highest and Best Use

All real property is valued at its highest and best use. The highest and best use is defined as the use for the property that is;

Legally Permissible
Financially Feasible
Physically Possible
Maximally Productive

Assumptions and Statement of Limiting Conditions

1. The appraised values for properties in this report are for the sole purpose of calculation of ad valorem taxes. All appraised values reported herein are as of January 1st, 2023.

2. The property characteristics upon which the values are based are considered to be correct. The predominance of properties have only had an exterior inspection. Some properties have had interior inspections at the request of the owner to verify conditions unknown to the appraisers. To the extent that time and resources allow, and when the opportunity is available, interior inspections are performed.

3. The sales data was obtained primarily through sales questionnaires and deed information and is considered to be accurate. Additional information that is considered reliable is used when available.

4. Significant Mass Appraisal Assistance was provided by the outside appraisal firm, Thomas Y. Pickett and Western Valuation & Consulting. All individuals assigning values to properties are TDLR registered.

5. Significant mass appraisal assistance was provided by the Appraisal Staff and includes the following individuals;

Chief Appraiser

Kenda McPherson TDLR # 71138

Deputy Chief Appraiser

Heather Donahoo TDLR # 75794

Appraiser

Mary Doran TDLR # 76535

Appraiser

Debra Wilhite TDLR # 69979

Certification Statement

The statements contained in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in property that is the subject of this report other than that which is listed in the assumptions and limiting conditions.

I have no bias with respect to any party involved with this assignment.

No person completing any valuation work contained within this report has his/her compensation contingent upon the predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

All analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the International Association of Assessing Officers and the Texas Department of Licensing and regulation.

I have not made a personal inspection of the predominance of the properties that are the subject of this report.

The KCAD appraisal and/or contract staff make personal inspections of the property that is the subject of this report.



Kenda McPherson
Chief Appraiser
Kimble Central Appraisal District