2019 Mass Appraisal Report
Archer County Appraisal District

Archer County Appraisal District
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Kimbra York, RPA,RTA
Chief Appraiser

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August 21, 2019

RE: 2019 Mass Appraisal Report

Dear Archer County taxing units, taxpayers, etc.:

I am aware of and understand and I have correctly used recognized methods and techniques necessary to produce a credible mass appraisal of the all property that is the subject of ad valorem taxation in the Archer County Appraisal District, located in Archer County Texas as of January 1, 2019.

The taxing units are the client, the intended user, and authorized user of this report. The intended use is to establish a tax base upon which an ad valorem property tax will be levied. Neither I nor my staff is responsible for any unauthorized use of this report.

This report conforms to the requirements of the current *Uniform Standards of Professional Appraisal Practice* case law, administrative rules, and the Texas Property Tax Code.

Property inspection is based upon guidelines in the IAAO Standard on Mass Appraisals and further described in this report. Please understand that the detail of our inspection was within the scope of property appraisal versus that of a building inspector or engineer. Other than those items identified in this report and on the property record cards, the appraiser knows of no adverse physical conditions or restrictions affecting the properties as of the effective date of the assignment. It should be noted that any undisclosed or undiscovered physical issue or restriction could adversely affect a property's value.

Authorized users are cautioned that the final opinions of value are based on certain information, assumptions, and possible limiting and hypothetical conditions. When and if these exist, they are identified in the body of this report and in the individual property record files. Any change to these conditions could significantly affect the appraiser's opinion of value. A due diligence review of this report by the client and any other authorized user is strongly recommended.

Sincerely,

Kimbra Wheeler York, Chief Appraiser, RPA, RTA
TDLR # 67-442
Expiration Date: November 14.2020

SCOPE OF RESPONSIBILITY

Archer County Appraisal District has prepared and published this mass appraisal report to provide our taxing units, citizens and taxpayers with a better understanding of the district's responsibilities and activities. This mass appraisal report was written in compliance with Standards Rule 6-7 of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of The Appraisal Foundation. This mass appraisal was prepared under the provisions of the Texas Property Tax Code.

SUMMARY OF ACTIVITIES
1/31/2019	Mailed business personal property renditions for 2019
4/1/2019	Deadline to file business personal property renditions
4/30/2019	Deadline to file Homestead Exemptions
5/1/2019	Deadline to file Application for Open space Agricultural Use Appraisal
4/15/2019	Mailed 25.19 appraisal notices from Pritchard & Abbott in Fort Worth
5/15/2019	Deadline to protest property values
6/13/2019	Real Estate/Mineral ARB was held
7/05/2019	Certified the roll to the taxing units

CLIENT AND INTENDED USERS
The intended users or clients of Archer County Appraisal District are the taxing units located within Archer County that levy taxes within its jurisdictional area. The taxing units are Archer County, the cities of Archer City, Holliday, Megargel, Lakeside City and Windthorst; the school districts of Archer, Holliday, Windthorst, Iowa Park, Olney and Jacksboro.

INTENDED USE
The intended use of this appraisal is to establish a tax base upon which an ad valorem property tax will be levied. Each taxing unit within the boundaries of Archer County will use the appraisal for ad valorem tax purposes only.

EFFECTIVE DATE
The effective date of this mass appraisal is January 1, 2019. The Texas Property Tax Code requires all property in Texas to be valued as of January 1_{st} in any given year, with the exception of certain inventories for which the property owner has elected a valuation date of September 1st

DATE OF REPORT
The date of this report is August 21, 2019

DEFINITION OF VALUE
According to the Uniform Standards of Professional Appraisal Practice, the definition of market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;

- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

GENERAL ASSUMPTIONS AND 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.
3. Physical inspections of the property appraised were performed as staff resources and time allowed.
4. Validation of sales transactions occurred through questionnaires to buyer and seller, telephone survey and field review. In the absence of such confirmation, residential sales data obtained from vendors was considered reliable.
5. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to any property is assumed to be good and marketable, unless otherwise stated.
6. All property is appraised as if free and clear of any or all liens or encumbrances, unless otherwise stated. All taxes are assumed to be current.
7. All property is appraised as though under responsible, adequately capitalized ownership and competent property management.
8. All engineering is assumed to be correct. Any plot plans and/or illustrative material contained with the appraisal records are included only to assist in visualizing the property.
9. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in this mass appraisal report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless nonconformity has been stated, defined and considered in this mass appraisal report.
11. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
12. It is assumed that the utilization of the land and improvements of the properties described are within the boundaries or property lines, and that there are no encroachments or trespasses unless noted on the appraisal record.
13. Unless otherwise stated in this report, the appraiser is not aware of the existence of hazardous substances or other environmental conditions.
14. The value estimates are predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value.

PROPERTIES AND PROPERTY RIGHTS APPRAISED
The subject properties being appraised include all the taxable properties in Archer County, Texas. There were 20,791 parcels with a market value of $2,011,666,976 on July 5, 2019 as certified to the taxing units listed above. The attributes of each property can be found in the property record cards or files maintained in the office. These include legal descriptions, parcel identifiers, addresses, photos and sketches. The property rights appraised were fee simple interests unless noted otherwise.

HIGHEST AND BEST USE ANALYSIS
Highest and best use is defined as that use which over a period of time produces the greatest net return to the property owner. The possible uses of a property have a significant influence on its value. Because most properties could be put to a number of different uses, it is necessary to determine which of the possible uses is the highest and best use. There are a number of factors that influence the highest and best use of a property.

1. The contemplated use must be legal. That is, it must not violate any government regulations. This would include such items as zoning, building codes, health codes, criminal laws, and other regulations. For example, an office building may represent the greatest net return on a parcel of real estate; however, if this use is prohibited by zoning laws, it does not represent the highest and best use. All properties appraised for this report were valued at their highest and best use.
2. The use must be complementary. It must be in balance with the uses of the property around it. This is explained in the principle of conformity.
3. The highest and best use should not be a highly speculative use. The use should produce the greatest net return over a reasonable time period. An income stream of high return over a short time may not be as valuable as that use which generates a smaller income but over a longer period of time.
4. The highest and best use of a property can change over time. Changes in the economy, society, and neighborhood can result in new uses of properties. Therefore, the assessor should be periodically reviewing the data on highest and best use and change the conclusions if necessary.

It's important to recognize that the current use of a particular property does not necessarily represent the highest and best use or the full market value of the property. All of the available uses of the property should be considered.

SCOPE OF WORK

This mass appraisal valued all taxable real and tangible personal property within the boundaries of the district. The data includes property ownership, location, descriptions, characteristics and exemption information located in the district's CAMA system. Property characteristics are reviewed and updated as necessary through required field efforts. New construction is inspected and documented into the appraisal records. Sales are routinely validated with field inspections. 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, Texas A&M Research center, market data, vendors, other CAD's. I used Marshall and Swift to develop the cost schedules and depreciation for this mass appraisal.

In order to accomplish this task and produce credible results myself and appraisal staff completed the following tasks:

- Identified and analyzed sales within the district occurring in 2018.
- Conducted ratio studies quarterly to ascertain market changes in all major classes of property.
- Reviewed building permits from the Cities of Archer City, Holliday, Megargel, and Lakeside City.
- Added 31 new homes and 6 new mobile homes.
- Field inspected or used Google earth to check new agriculture applications.
- Collected income and expense data for income producing properties.

- Calculated and reviewed data relating to capitalization rates for appraising income producing properties.
- Identified and valued all 397 personal property accounts.

Available Resources
The Chief Appraiser is the chief executive officer of the appraisal district, manages the district, is responsible for all appraisal activities, property records maintenance, taxpayer information, budget and financial matters, and the district's computer facilities, clerical assistance for the BOD meetings, assistance and support of the ARB.

The staff of ACAD consists of 2 employees with the following classification:

1 Administration (Chief Appraiser) Kimbra Wheeler York TDLR# 67-442
1 Professional (Real Estate Appraiser/BPP Appraiser) Shanan L Coates TDLR # 70-675

The firm or Pritchard and Abbott, Inc. appraised the real estate, mineral accounts and provided all mineral appraisal information, appraised all oil and gas BPP accounts, and appraised all the Industrial accounts in Archer County. The Property tax professionals employed by and contracted with the district are required to be registered with the Texas Department of Licensing and Regulation.

Market Analysis
For the properties appraised the effect on use and value for factors such as: existing land use regulations, reasonably probable modifications of such regulations, economic supply and demand, the physical adaptability of the real estate, neighborhood trends, and highest and best use of the real estate has been analyzed. Also analyzed are the supply and demand market trends for the assessment year to the extent that the data is available and reliable. If any required data is unavailable or is considered unreliable, an explanation is provided within the property record card. The following information is the basis for my conclusions, and provides support for those conclusions regarding trends and overall market conditions as reported in this report.

Summary of Market Analysis for 2019
The market currently in Archer County is the residential properties. A large volume of sales in recent years and higher sales prices have sparked a need to raise residential values for 2019. Archer County is definitely a bedroom county with most employment being in the larger urban area of Wichita Falls.
Lakeside City has experienced the highest volume of sales, it also has the most homogeneous subdivisions and is minutes from Wichita Falls, an urban city with a population of over 100,000.
City of Archer City had a larger number of sales than usual with some higher end residential parcels being sold.
Windthorst is a dairy community with limited sales. The trend is mostly family land sold to family members and new homes constructed.
City of Megargel has a slow market and homes sell at a much lower cost than similar homes in the county.
Hwy 79/Hwy 1954 are newer, larger homes with some acres attached. These homes sell high and fast.

All cities in the county except Lakeside City are primarily mid-range residential to low-end residential. The cities of Archer City, Holliday, and Megargel are primarily older residences or mobile homes. With the exception of a few subdivisions, these areas are not homogenous and are mostly low-end to mid-

range residential. Lakeside City has mid-range to high-end residential with most homes being built after the 1979 tornado.

The new construction is booming in Archer County with an additional 30 homes added each year.

Agriculture Land sales seem to be rebounding after the Stage 5 drought that we were in for several years. With the lakes being almost full and the threat of "no water" no longer looming over our heads, land continues to sell in Archer County. In most of the county, ground water is the only water available and most of the tanks are full. The average price for cropland sales is $1500 per acre and the average price for rangeland is $1750. The more densely wooded properties tend to sell for more per acre due to an interest in hunting.

Archer County has 3 Wind Farms with almost 200 windmills.

Smaller Residential Land Tracts are selling in the country near the Wichita County line are selling for $8000-$20,000 per acre.

Neighborhood/Market Area Map, Identification:
At the time of this mass appraisal, there were 4163 residential parcels in Archer County. There are currently 2,465 Homesteads, 846 Over65 Homesteads, 101 Disabled Homesteads, 134 Disabled Veterans, and 59 100% Disabled Veterans exemption granted in Archer County.
Residential property has been divided into 8 different neighborhoods for assessment purposes. Each neighborhood group consists of environmentally similar neighborhoods. Each neighborhood is considered to be an area of homogeneous property that a potential buyer would consider in making a purchasing decision. When analyzing sales within these neighborhoods the appraiser does not need to make a location adjustment. When sales volume is low the assessor will expand analysis to the neighborhood group level to include more properties so that a significant sample of sales is available for analysis and valuing a group of property. This is similar to a private fee appraiser who may need to expand their area further away from the subject property to find comparable properties during times of lesser sales volume. Market areas are defined by the physical, economic, governmental and social forces that influence property values. The effects of these forces were used to identify, classify, and stratify or delineate similarly situated properties into smaller, more comparable and manageable subsets for valuation purposes.
The market areas are the City of Archer City, City of Holliday, and the City of Lakeside City. The rural areas are the Olney ISD area including the City of Megargel, Holliday ISD area, Archer City ISD area, The Highway 79 area (SH79 near Wichita Falls), 1954 area (FM 1954) and the Windthorst ISD area. Market areas for Category D land will be each school district: Archer City ISD, Holliday ISD, Windthorst ISD, Olney ISD, Jacksboro ISD, and Iowa Park ISD. Market areas are reviewed annually for presence of competing property characteristics. Market area for commercial properties is the county.

Parcel Data Collection and Validation
The Texas Property Tax Code, Section 25.18 (b) requires the re-inspection of the universe of properties at least once every three years. Residential property is examined every other year through field inspections and Google Earth noting condition of the improvement and looking for changes that might have occurred to the property since the last on-site check. In some subdivisions and neighborhoods where change of condition is frequent, homes could be examined annually. Every subdivision and neighborhood is statistically analyzed annually to ensure that sales that have occurred in the subdivision

during the past 12 months are within an acceptable range of appraised value. If the sales do not indicate that range, adjustments are made to the subdivision.

Commercial and non-oilfield industrial real estate is observed at least every 3 years through field inspections and Google Earth to verify class and condition.

Farm and ranch land property is examined at least every three years through field inspections and Google Earth, noting condition of any improvements, land characteristics, agricultural use, and looking for changes that might have occurred to the property since the last on-site check.

Business personal property (BPP) is appraised annually. Every business is required by state law to file a rendition of their property used to produce income.

MASS APPRAISAL METHODOLOGY
Due to the nature and complexity of this assignment the appraiser employs mass appraisal techniques. These techniques include the following activities:
a. Identifying the properties subject to property assessment and taxation;
b. Defining the market area of consistent behavior that applies to property;
c. Identifying the characteristics that affect the creation of value in that market area;
d. Developing a model structure that reflects the relationship among the characteristics affecting value in the market area;
e. Calibrating the model structure to determine the contribution of the individual characteristics affecting value;
f. Appling the conclusions reflected in the model to the characteristics of the properties being appraised; and
g. Reviewing the mass appraisal results.

VALUATION METHODS
The valuation process includes the development of a value estimate based on the analysis of all pertinent general and specific data. There are three distinct methods of data analysis: cost, market and income capitalization. Generally, one or more of these methods is employed in all estimations of value. The use or application of the different approaches is dependent upon the property type and the quality and quantity of data available. In addition, the procedures of valuing real property, raw land, personal property, and mineral interests vary somewhat from each property type.

Cost Approach
This approach is based upon the proposition that an informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject. In valuing real property, the subject site is first valued as if vacant by comparing it to the sale of similar use sites using the Sales Comparison Approach. Then the reproduction or replacement cost new is estimated for the subject improvements, and from this an amount is deducted for depreciation from all causes to arrive at a value.

Sales Comparison (Market) Approach
This approach is based upon the proposition that an informed purchaser would pay no more for a property than the cost to him of acquiring a similar property with the same utility. In this approach, similar properties that have recently sold are compared to the subject. Comparisons are made and are

typically based upon age, location, size, financing, physical characteristics and terms of sale. The adjustments are abstracted from and/or otherwise supported to represent the actions of buyers and sellers in the market. The value range that is indicated by the adjusted sales is correlated or reconciled into a final value estimate.

Income Approach
This is the process in which the anticipated flow of future benefits (dollar income or amenities) is discounted to a present worth figure through a direct capitalization or discount procedure. All expenses attributable to the real estate are deducted from an effective gross income estimate to arrive at forecasts of applicable net income streams. The net income streams are then "capitalized" or "discounted" into value be market-derived rates

Appropriate Approach to Value for Major Classes of Property
Residential properties	Sales Comparison Approach, Cost Approach
Commercial properties	Income Approach, Sales Comparison Approach, Cost Approach
Industrial properties	Income Approach, Sales Comparison Approach, Cost Approach
Multifamily Residential	Sales Comparison Approach, Income Approach

Model
According to IAAO's "Mass Appraisal of Real Property," a model is a "representation of how something works. For purposes of appraisal, a representation (in words or equation) that explains the relationship between value and variables representing supply and demand factors."

Model Specification
According to the IAAO's "Mass Appraisal of Real Property", "Model Specification is the formal development of a model in a statement or equation, based on data analysis and appraisal theory. During model specification, one determines what variables to test or use in a mass appraisal model.

Model Calibration
From IAAO's "Mass Appraisal of Real Property", "Model Calibration is the development of the adjustments or coefficients from market analysis of the variables to be used in a mass appraisal model."

Model Validation
Validation of the model is accomplished by a ratio study showing the results of the model before and after changes in model specification or calibration.

LAND VALUATION
At the time of this mass appraisal, there were 4,108 residential lots, 1,027 vacant lots, 279 commercial lots and 4,192 agriculture parcels in Archer County.

Appraising the land involves the development of models or value tables, based on the property type (commercial, residential, industrial, rural, or agricultural). The different uses of property require a different unit of comparison. In the real estate market, commercial and industrial land is typically sold on a square foot basis. Rural, agricultural and large tracts are typically sold on a per acre basis. Undeveloped residential land typically sells on per square foot or per acre basis, but developed residential lots will sell on a front foot basis, a square foot basis or a whole unit basis.

The district had the following land sales in the tested districts during 2018.

TEA Code	Class Type	Number of Land Sales	Sales Ratio
C1*	Residential Lot	7 sales	.7465
C3	Rural Residential Tract	24 sales	.8662
D1	Agricultural Land	26 sales	.9513
F1*	Commercial Land	0 sales	

Model Specification:
The following methods were used to appraise land in the district:
Sales Comparison Method is the preferred method. But in the absence of sales we are forced to use the Abstraction Method and Allocation Method.

Model Validation:

TEA Code	Class Type	Number of Land Sales	Sales Ratio
C1*	Residential Lot	7 sales	.7465
C3	Rural Residential Tract	24 sales	.8662
D1	Agricultural Land	26 sales	.9513
F1*	Commercial Land	0 sales	

*Sample is too small and too irregular to warrant a change.
C3 sales will be analyzed again in 2020 and if the change is needed, it will be done at that time.
D1 sales show to be at market value and a change not warranted.

TEA Code	Class Type	Reason to influence factors
C1	Residential Lot	Shape, Size, location, topography, restrictions
C3	Rural Residential Tract	Shape, Size, location, topography, restrictions
D1	Agricultural Land	Location, topography, water source*
F1	Commercial Land	Shape, size

*Archer County does not have a reliable underground water source, the availability of ground water or tanks greatly affects the value.

IMPROVED PROPERTY VALUATION

COST APPROACH

Model Specification
ACAD uses Marshall and Swift schedules that have been modified with location modifiers to reflect the market for our area. Cost per square foot is used for most improvements. However, volume units are used for storage bins, metal tanks, and silos. Units reflect the attribute by which the asset sells in the marketplace.

Model Calibration
The cost model is calibrated by studies of new construction. These studies can be extensive and the district is assisted by other CAD's that have more data and contract for cost figures through professional cost services.

Validation of Depreciation
Under any of the calibration methods, it is prudent to validate the depreciation tables and should study the CDU rating system with its definitions, keeping in mind that the tables are only guides and the true measure of depreciation must be obtained from market studies. With valuation experience, the tables can be refined to give adequate residual, or percent good estimates. These tables are extremely useful for being consistent in depreciation considerations.

Marshall and Swift Depreciation tables are being used to figure depreciation on residential, commercial, and personal properties in the district.

SALES COMPARISON APPROACH

Model Specification
There are several models that can be typically applied using sales comparison. The first is the traditional sales comparison approach whereby the appraiser selects recent sales of similar properties that are located in the same neighborhood as the subject property. The appraiser then adjusts the sales to make them similar to the subject. The resulting adjusted sales prices are then used to estimate the likely selling price of the subject.
A second method, multiple regression analysis, uses a statistical method to analyze sales. The process analyses the variance in selling price in terms of property attributes. The result is an equation that can be used to estimate value for unsold properties. The process also generates figures that can be used in the traditional sales comparison approach as described above. The method requires a number of sales that represent a sufficient sample of the total parcel base.

I used the following specifications:
Sales comparison Approach

Model Calibration
The process of determining the actual adjustment amounts for the traditional sales comparison approach is calibration. There are several ways to determine the adjustment factors for use in the sales comparison approach. The appraiser can (a) simply compare unadjusted sale prices, (b) use cost figures for adjustment, (c) used paired-sales analysis to determine adjustments, or (d) use a statistical analysis such as regression to determine the adjustments.

I used the following calibration techniques:
Sales listing showing property attributes

Model Validation:
The appraiser should validate any selected model by comparing the estimated values for those properties that sold to the actual sale prices. The smaller the degree of variance between the estimate and the actual or adjusted sale price, the more accurate the model becomes.
I validated the sales comparison model by:
Comparing the value estimates using the model against the sales prices.
Not applicable when there are insufficient sales.

The district had the following improved property sales in 2018 in the worked school districts.

TEA Code	Class Type	Number of Land Sales	Sales Ratio
A1	Residential		
	Archer City ISD	28 sales	.95
	Holliday ISD	49 sales	.92
	Windthorst ISD	12 sales	.94
	Iowa Park CISD	0 sales	
	Jacksboro ISD	0 sales	
	Olney ISD	7 sales	1.09
B1	Multi-Family	0 sales	
F1	Commercial	6 sales	.7033
F2	Industrial	0 sales	

*After analyzing the ratio studies, they revealed that Holliday ISD was below market value, therefore a market adjustment of 4% was needed to bring the properties to market value.

The following classes of property <u>after</u> the 2018 Reappraisal.

TEA Code	Class Type	Number of Land Sales	Sales Ratio
A1	Residential		
	Archer City ISD	28 sales	.95
	Holliday ISD	49 sales	.95
	Windthorst ISD	12 sales	.94
	Iowa Park CISD	0 sales	
	Jacksboro ISD	0 sales	
	Olney ISD	7 sales	1.09
B1	Multi-Family	0 sales	
F1	Commercial	6 sales	.7033
F2	Industrial	0 sales	

INCOME APPROACH

Model Specification
There are two different models (direct & yield) that can be used to appraise all commercial properties using the income approach.
I used the following specifications for the income approach:
Direct Capitalization

Model Calibration
I used the following calibrations for the income approach:
Data from the market
Data from Professionally accepted sources
Data from other CAD's

Model Validation

Appraisers used the following to validate the income model:
Comparing the value estimate using the model against the sales price.
Not applicable when there are insufficient sales.

BUSINESS PERSONAL PROPERTY VALUATION

As of the date of this appraisal there were 397 business personal property accounts in Archer County that are worked by the ACAD. There were 711 business personal accounts worked by Pritchard and Abbott.

Business Personal Property Appraisal Process/Model Development
The valuation of business personal property is somewhat unique in that personal property is typically subject to changes, year to year and the fact that business personal property is constantly on the move. This provides a challenge from year to year to accurately locate and list all property.

Business Personal Property – We collect new data via property owner renditions, field inspections, local newspapers, phone books, county courthouse (assumed name records), state corporation records, and the public often provide the district information regarding new personal property and other useful facts related to property valuation.

Vehicles - An outside vendor, Just Texas, provides the district with a listing of vehicles within its units. 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 property owner renditions of property. Other sources of data include field inspections.

Cost schedules - The cost schedules are developed by analyzing cost data from property owner renditions and Marshall & Swift. 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 are in an alternate price per unit format, such as per room for hotels.

The primary approach to the valuation of business personal property is the cost approach. The replacement cost new (RCN) is either developed from property owner reported historical cost or from the district's valuation models. The trending factors used by the district to develop RCN are based on published valuation guides. The percent good depreciation factors are also based on published valuation guides.

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.

RECONCILIATION AND VALUE SUMMARY
The reconciliation for a mass appraisal occurs at the parcel level and is included on the property record card, the valuation printout, or in the work file. The mass appraisal results have been

reviewed to ensure fairness and equity. The data has been reconciled based on the quality and quantity of data available and the relevance of the approaches, methods and techniques used. Recognized and professional acceptable mass appraisal techniques have been used.

CONCLUSION
CONCLUSION OF 2019 MASS APPRAISAL PERFORMED

2019 is the 1st year of the new split cycle school districts. The districts worked were the Archer City ISD and Holliday ISD.

Archer City ISD had 28 residential properties sell in the district with a mean of .96. It was determined that the sales indicated that the residential properties were being appraised at market value and a change was not needed.

Holliday ISD had 49 residential properties sell in the district with a mean of .92. It was determined that the sales indicated that the properties were being appraised below market value and a raise in the market value of 4% was needed to bring the residential properties to a target mean of .95.

In addition, Lakeside City has 38 residential sales (not included in the 49 for HISD) sell in the city limits with a mean of .88. It was determined that Lakeside City was being appraised below market value and an additional raise in the market for Lakeside City of 10% was needed to bring the residential properties in Lakeside to a mean of .95.

With 6 sales in the County and a median of .9513, no change was made to the commercial properties.

Ratio studies on all school districts (Windthorst ISD. Olney ISD, Iowa Park CISD, Jacksboro ISD) and all other towns (Windthorst, Megargel,) but a change to market value was not indicated.

CERTIFICATION

I certify to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the properties that are the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in valued 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.
7. My analyses, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of all the properties that are the subject of this report.
10. No one, except as noted below, provided significant mass appraisal assistance to the person signing this certification.

Signed August 11, 2019, Kimbra York, Chief Appraiser