

## **PARMER COUNTY APPRAISAL DISTRICT 2014 SUMMARY REPORT**

### **Introduction**

#### **Purpose**

The purpose of this report is to better inform the property owners within the boundaries of the Parmer County Appraisal District (PCAD) and to comply with Standards Rule 6-7 of Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2006 – December 31, 2006. Standards Rule 6-7 addresses a written summary report of a mass appraisal for ad valorem taxation. Mass appraisal is the process of valuing a group of properties as of a given date, using standard methods, and employing common data, which allows for statistical testing. The intended use of the appraised values is to establish a tax base upon which a property tax will be levied. Each taxing unit within PCAD boundaries will use the appraised values for ad valorem tax purposes only.

The purpose of the appraisals performed by PCAD is to estimate market value on January 1 of each year as defined by the Texas Property Tax Code (Sec. 1.04) on all taxable property within the boundaries of PCAD. "Market Value" is defined by Sec. 1.04 as 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 of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- (C) both the seller and the purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

#### **Responsibilities**

The appraisal district is responsible for appraising property in the district for ad valorem tax purposes for each taxing unit that imposes ad valorem taxes on the property in the district. PCAD serves the public and thirteen taxing entities of Parmer County. Taxing entities in Parmer County are composed of four school districts, three cities, the county, three hospital districts and one special district, High Plains Water District. The appraisal district also has three school districts that extend into three neighboring counties, Bailey, Castro, and Deaf Smith, and one school districts in other counties that have overlapping properties in Parmer County.

## **Organizational Structure**

The Parmer County Appraisal District was created by the Texas Legislature. PCAD appraises property for thirteen taxing entities in Parmer County, Texas. PCAD is a political subdivision of the State of Texas. The appraisal district is governed by a five-member board of directors, all of which are appointed by the thirteen taxing entities in the County. The board appoints the chief appraiser who serves at the pleasure of the board. The board also approves the budget and sets policy. The chief appraiser is the chief administrator of the appraisal district and may employ and compensate professional, clerical, and other personnel as provided by the budget. The chief appraiser may delegate authority to his employees.

PCAD currently has four employees divided into three areas, chief appraiser, appraisal support, and collections staff.

All appraisers are required to be registered with the Texas Board of Tax Professional Examiners (BTPE). The BTPE registration requires that each appraiser must successfully complete a five-year educational program and pass a required number of course hours within a specified time. Additionally, all appraisers must pass review exams at levels three and four of the certification program. After successfully completing the required curriculum and approval of a demonstration appraisal, an appraiser is awarded the designation of Registered Professional Appraiser (RPA). There is also a requirement of at least seventy five hours of continuing education units every five years in order to recertify the RPA designation. PCAD currently has One RPA and three CTA's on staff. The PCAD appraisal staff stays abreast of current trends affecting property through review of published materials, attendance at conferences, course work, and continuing education.

Each appraiser is assigned a geographical area within the boundaries of PCAD. Appraisers are responsible for the discovery, listing, and appraisal of all types of property within their assigned area, unless specific types of property have previously been assigned to another appraiser.

## **Philosophy Statement**

The Parmer County Appraisal District believes that the most important asset of the District is its people. Every employee is important and deserves to be treated fairly with consideration and respect. PCAD believes in providing good working conditions, a safe, clean, and friendly work place to help each employee do his or her job effectively. We also believe that every employee has an obligation to develop his or her talents to the fullest.

The Parmer County Appraisal District exists for the purpose of providing services to the property owners and taxing units within our jurisdiction. It is important that we recognize our responsibility to provide quality services on a cost-effective basis. Every property owner should be approached in a respectful, positive and friendly manner. Property owners should be assisted

in a timely and courteous fashion. PCAD employees have an obligation as public servants to promote goodwill toward all property owners; not only in manner but also by example.

Because of the nature of our work, not every property owner will be pleased with the outcome of his or her contact with PCAD. What is important is that everyone who comes in contact with our office should have reason to feel that a knowledgeable and qualified person handled his or her matter in a fair and equitable manner.

### **Assumptions and Limiting Conditions**

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not required to give testimony or attendance in court by reason of the appraisals, unless directed by, employed by, and provided legal counsel by the Parmer County Appraisal District.
4. All properties are appraised in fee simple interest in accordance with Texas Property Tax Code Section 25.06. (Jurisdictional Exception to Standards Rule 6-4 (c) and 6-5 (c) of USPAP)
5. All sketches in the appraisal records are intended to be visual aids with rounded measurements and should not be construed as surveys or engineering reports, etc.
6. Members of the appraisal district's staff or other reliable sources have obtained all information in the appraisal records.
7. The appraisal staff has inspected, as permitted, by observation, the land and the improvements thereon; however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made as to these matters, unless specifically considered in an individual appraisal.
8. All interior inspections are performed at the property owner's request by appointment. All other inspections performed are external and assume the quality; condition and desirability of the interior are approximately equal to that of the exterior, unless otherwise known.
9. Agricultural land is appraised at market value using a market data model based on market sales information. However, it may also be subject to appraisal using an income model specified in Section 23, Sub-chapters C, D, and E of the Texas Property Tax Code. (Jurisdictional Exception to 6-4 (b) of USPAP)
10. Subsurface rights (oil, gas, and other minerals) are not considered in making these appraisals.

11. Due to the lack of zoning the highest and best use for a property is normally considered to be its current use.

The following summary reports are presented to be more specific about the appraisal of various property types within Parmer County Appraisal District.

## **Single-Family Residences 2014 Summary Report**

### **Overview**

Single-family residences consist of all land and real property improvements, which by the nature of their design and/or construction are suitable for single-family use only. This includes manufactured homes, which are classified as real property when the owner of the land is also the owner of the manufactured home and personal property when the owner of the manufactured home does not own the land.

### **Assumptions and Limiting Conditions**

The appraisals completed by PCAD for single-family residences are subject to the following assumptions and limiting conditions:

1. The Parmer County Appraisal District's staff has physically inspected all single-family residences within its jurisdiction and normally reinspects and/or conducts statistical studies on these properties annually. Interior inspections have not been done on a majority of the properties in the jurisdiction because (1) most residential owners are not at their residence during regular business hours, (2) permission to inspect is not always granted, (3) the safety of the appraiser may be in question, and (4) respect for privacy rights of the property owner should be exercised.
2. The opinion of value for each single-family property applies to land and improvements only. The value of personal property of an owner has not been included with the value of the real estate. The only personal property that is valued as an improvement only is a manufactured home where the owner of the home does not own the land. See Sec. 11.14 (a) of the Texas Property Tax Code.
3. Residential real property inventory as defined by the Texas Property Tax Code in Section 23.12 shall be considered as inventory and the market value shall be the price for which it would sell as a unit to a purchaser who would continue the business. (Jurisdictional Exception to Standard Rule 6-5(d) of USPAP)
4. Single-family qualified properties used to provide affordable housing are appraised in compliance with Section 23.22 of the Texas Property Tax Code. (Jurisdictional Exception to Standards Rule 6-4 (b) of USPAP)

### **Data Collection and Validation**

Two basic types of data are collected: data which is specific to each property and data which is indicative of a particular class of property that has been predefined by PCAD.

Property-specific data is collected as part of the inspection process and through submission by the property owner. As part of the inspection process, the improvements are measured and classified. The appraiser also estimates the effective age and condition of the improvements. Any additional or unusual features are also noted at the time of the inspection. Data on individual properties is maintained on the appraisal card(s) for that property. Data on individual properties is verified through previously existing records, published reports, building permits, analysis of comparable properties, and through submission by the property owner. Appraisal cards are available for review at the appraisal district office.

Data pertaining to a class of properties is grouped together according to the differing quality levels, and then used to develop valuation models for each property class. Such data is collected in a variety of ways. Cost information is obtained from nationally recognized sources, local contractors, new construction permits, mechanic's liens, reliable sources of new property sales, and from renditions submitted by owners. All local information is used to verify, supplement, or modify costs from these published sources. New models and cost tables are currently under construction and are being used in test areas. Renditions are confidential submissions by property owners and cannot be used for other properties. However, data from renditions may be compared with data obtained from cost manuals to test their accuracy.

Market sales information is collected from a variety of sources including surveys of buyers and sellers, deed records, and from local real estate professionals.

### **Valuation Approach and Analysis**

Improvements are appraised using replacement cost new less depreciation models. Replacement costs are estimated from published sources, other publicly available information, and comparable properties. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if diminished utility and comparable sales are found to justify such. A market data model based on typical selling prices per unit of area is also used when appropriate sales information is available.

Land values are based on selling prices for the appropriate highest and best use of the site, and as though it were vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

### **Review and Testing**

Field review of appraisals is performed through the regular inspection of subject properties. Ratio studies are performed and are the preferred method for measuring performance. The results of the performance measures used indicate the validity of the appraisal models used. Appraisers perform ratio studies for their assigned areas

Performance is also measured through comparison with valid single-property appraisals submitted for staff review. Appraisal results are also tested annually by the Property Tax Division of the Texas Comptroller's Office. Appraisal methods and procedures are also reviewed by the Property Tax Division.

## **Multi-Family Properties 2014 Summary Report**

### **Overview**

Multi-family properties with situs in this district are appraised at market value as previously defined.

### **Assumptions and Limiting Conditions**

The appraised value derived is subject to the following assumptions and limiting conditions:

1. For multi-family properties only, the market value stated is for land, improvements and the personal property common to the classification and economic area. The business personal property value is insignificant to the overall value.
2. The Parmer County Appraisal District's staff has physically inspected all apartment complexes and duplex properties within its jurisdiction and normally reinspects and/or conducts statistical studies on these properties annually.
3. For a multi-family property that is used to provide affordable housing the property is appraised to comply with Texas Property Tax Code Section 23.22. (Jurisdictional Exception to Standard 6-2(d) of USPAP)

### **Data Collection and Validation**

Two basic types of data are collected: data which is specific to each property and data which is indicative of a particular property class that has been predefined by PCAD.

The property appraised has multi-family use. This classification of properties includes apartment complexes and duplex properties. Properties of this classification are discovered and their characteristics recorded during field inspections, investigation of building permits issued through political entities, and investigation of mechanic's liens recorded with the county clerk. Geographically, these properties are located throughout the county.

Specific property data is collected at the time of inspection or re-inspection and through submissions by property owners. Characteristics of a specific property's physical improvements and amenities are recorded and stored electronically and may be printed on an appraisal card(s). Appraisal cards are available for review at the district office.

Sales data is taken from deed records, local real estate professionals, written appraisal reports, and telephone contact with principals. Sales are validated with the principals when possible. Sales data for properties is account-specific and retained electronically.



General market data is gathered from multiple sources. Environmental, economic, political, and social influences vary geographically and by property use. Neighborhoods have been delineated to reflect competing properties within a use and the influences on that use. Apartment properties were assigned a comparative classification in the inspection process. Duplexes are classed in compliance with predefined classing criteria.

Apartment income and occupancy information is gathered by telephone survey. Income data is arrayed by neighborhood and comparative class to seek rent anomalies or outliers. Market rent and occupancy levels are established by neighborhood, comparative class, condition, desirability, and age. Historical income and occupancy trends are studied, and those trends are forecast and projected into future years. Expenses from previous years' data, as supplied by the owner or operator of the property. From this research, expense trends are analyzed and projected.

Investor surveys are reviewed and their requirements and expectations are considered, as are trends from previous surveys. A range of investor yield rates is selected, and a gradient scale is used in consideration of the neighborhood characteristics and comparative class of properties. Income models are built for classes and neighborhoods in which a sufficient amount of quality data exists. Where data is inadequate or inconsistent, models are interpolated.

### **Valuation Approach and Analysis**

Based on the principal of substitution, land values are determined by selling prices for similarly positioned functional tracts. Sites are analyzed for highest and best use as though they were vacant. Highest and best use of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

A value per unit is charted and stratified by neighborhood and comparative class. A sales value per unit is also charted by neighborhood and comparative class for recent sales. Acceptable ranges of value are established for these comparative units. Preliminary property values are adjusted to meet with agreed ranges and then unique property considerations are addressed.

New apartment construction is valued based on actual cost, when available. If actual costs are not available, national cost manuals are compared to the estimated cost on the building permit.

For apartment complexes within the appraisal district, personal property value is included with the real property estimate. This practice is due to the district's reliance on sales information and the income approach to value. Sales prices reported to the district are for the total property, real and business personal, and the income approach develops a value indication for all property necessary to sustain stabilized income, for the total property. The business personal property value is considered an insignificant portion of the overall property value.

Duplex properties are appraised by market adjusted cost models. Property classifications are delineated and each classification's descriptive characteristics will be incorporated in new models and cost tables that are currently under construction. Sales ratio studies are generated for each neighborhood. Neighborhood adjustments are applied as necessary and individual properties are reviewed for reasonableness.

### **Review and Testing**

Field review of appraisals is performed through the regular inspection of subject properties. Ratio studies are reviewed for level of appraisal (measurements of central tendency and dispersion), bias, and appropriateness of neighborhood boundaries. Results of the performance measures used indicate the validity of the appraisal models.

Preliminary values are reviewed in consideration of classification and neighborhood. Value indications are compared to renditions and valid single property appraisals submitted for staff review. The appraiser reviews the submitted appraisal report to confirm and verifying data as would be done with a sale. Final value recommendations are tested for reasonableness by performing a sales ratio study and, individually, during the appeal process. During the appeal process, property specific income and expenses are reviewed for reasonableness and values are adjusted as necessary.

Appraisal results are tested annually by the Property Tax Division of the Comptroller of Public Accounts for the State of Texas. Appraisal methods and procedures are also reviewed by the Property Tax Division.

## **Commercial Property 2014 Summary Report**

### **Overview**

This type of property consists of all land and improvements in Parmer County that are classed "commercial" according to the property's highest and best use.

### **Assumptions and Limiting Conditions**

The appraisals completed by PCAD are subject to the following assumptions and limiting conditions:

1. The opinion of value for each property applies to land and improvements only. The value of trade fixtures, furnishings and other equipment has not been included with the value of the real estate.
2. The Parmer County Appraisal District's staff has physically inspected all properties within its jurisdiction and normally reinspects and/or conducts statistical studies on these properties annually. Complete interior inspections have not been done on a majority of the properties.

### **Data Collection and Validation**

Two basic types of data are collected: data which is specific to each property and data which is indicative of a particular class of property that has been predefined by PCAD.

Property-specific data is collected as part of the inspection process and through submission by the property owner. As part of the inspection process, the improvements are measured and classified. Properties are classified according to construction type and quality. The appraiser also estimates the effective age and condition of the improvements. Any additional or unusual features are also noted at the time of the inspection. Data on individual properties is maintained on the appraisal card(s) for that property. The data includes legal description, situs, owner address, parcel number, and the property-specific information such as class, quality, measurements, condition, etc. Data on individual properties is verified through previously existing records, published articles and reports, building permits, mechanic's liens, analysis of comparable properties, and through information obtained from the property owner. Appraisal cards are available for review at the appraisal district office.

Data pertaining to a class of properties is used to develop valuation models for that property class. Such data is collected in a variety of ways. Cost information is obtained from nationally recognized sources, as well as from new construction permits, mechanics liens, local contractors, reliable sources of sales on new property, and renditions submitted by the property owners. Cost information on newly constructed improvements is also used to verify and/or modify costs from published sources. Renditions are confidential submissions by property owners and cannot be

used for other properties. However, data from renditions may be compared with data obtained from cost manuals to test their accuracy.

Market sales information is collected through surveys of buyers and sellers in addition to public records.

### **Valuation Approach and Analysis**

Land values are based on selling prices for the appropriate highest and best use of the site analyzed as though vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

Improvements are valued using replacement/reproduction cost new less depreciation. Cost tables are constructed using published sources as a guide and adjustments are applied using local market information. Adjustments are also applied for functional and economic obsolescence if utilization, sales, and income information warrant. An income approach is also used when economic and/or subject property income information is available. A market data model based on typical selling prices per unit of similar properties is used when sufficient information is available.

The cost approach to value is most accurate and reliable when appraising new construction. In older areas or areas of transition, cost is calculated and considered. However, due to the difficulty of measuring accrued depreciation, more weight is applied to the market and income approaches.

### **Review and Testing**

Field review of appraisals is performed through the regular inspection of subject properties. A computer generated statistical review is also conducted. The statistical report includes appraisal to sales ratio, coefficient of dispersion, and other statistical measures. The performance measures used validate the results of the appraisal model

Although the ratio study is the preferred method of measuring performance, single property appraisals submitted to the appraisal staff are also reviewed for appraisal accuracy. Appraisal results are tested annually by the Property Tax Division of the Texas Comptroller's Office. Appraisal methods and procedures are also reviewed by the Property Tax Division.

Parmer County Appraisal District contracts with Appraisal Records Services, Inc. for annual reappraisal of some real property in the commercial and industrial property types. Appraisal Records Services, Inc. primarily appraises special purpose real properties that are subject to review by PCAD.

Parmer County Appraisal District does not have any minerals .

The summary reports of Morgan Advalorum, Inc. for compliance with Standards 6-7 of USPAP are attachments to this document.

## **Business Personal Property 2014 Summary Report**

### **Overview**

Business personal property is the tangible personal property owned by a business or by an individual for the purpose of producing income. Other tangible personal property is exempt according to Sec. 11.14 (a) of the Texas Property Tax Code.

### **Assumptions and Limiting Conditions**

The appraisals completed by the PCAD are subject to the following assumptions and limiting conditions:

The Parmer County Appraisal District's staff has physically inspected all properties within its jurisdiction and normally reinspects and/or compares renditions and the Comptroller's list of active businesses report on these properties annually.

### **Data Collection and Validation**

Data on new and existing businesses is collected through personal inspection, newspaper articles, government reports, comparisons to like businesses, renditions, and other confidential information supplied by the owner. Due to the multitude of personal property types, there is no standard data collection form or manual.

### **Valuation Approach and Analysis**

Personal property as defined by the Uniform Standards of Professional Appraisal Practice is "identifiable, portable and tangible objects which are considered by the general public to be 'personal', e.g. furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment: all property that is not classified as real estate." The Texas Property Tax Code Section 1.04(5) defines tangible personal property as "... personal property that can be seen, weighed, measured, felt, or otherwise perceived by the senses but does not include a document or other perceptible object that constitutes evidence of a valuable interest, claim, or right and has negligible or no intrinsic value." The Texas Property Tax Code Section 1.04(4) defines personal property as "... property that is not real property."

The purpose of the appraisals of business personal property is to estimate market value on January 1 of each year as previously defined in the introduction. A separate definition of market value for inventory is found in the Texas Property Tax Code Sec.23.12(a), ".....the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business." The Texas Property Tax Code sets forth three ways in which inventory may be valued if the requirements are met:

1. Sec.23.12(f) allows some inventories to qualify for appraisal as of September 1 of the year before January 1 of the taxable year.
2. Sec.23.121, 23.127, 23.1241, and 23.12D dictate that dealers in new and used vehicles, vessels, outboard motors and trailers, manufactured housing, and heavy equipment be valued differently. (Jurisdictional Exception to Standard Rule 6-3 (b) & (c))
3. Sec.23.12(a) covers the inventories of remaining businesses.

Personal property is appraised using original cost less depreciation models. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if utilization for the subject property justifies such. In the case of some personal property types, such as licensed vehicles and aircraft, market data from published pricing guides is used to construct a market value model. In other cases, models are based on quality and density information available through published sources or through private sources. These models are cost based.

### **Review and Testing**

Field review of appraisals is performed through the inspection of subject properties.

Sales for most types of personal property are infrequent. Furthermore, many market transactions occur for multiple sites and include real and personal property, tangible and intangible, thereby making analysis difficult, subjective, and inadequate to develop a statistical analysis. Performance is measured through comparison of like businesses as well as applying quality and density models to units of comparison. Performance is also measured through comparison with valid single-property appraisals submitted for staff review. The appraiser considers the submitted appraisal report by confirming and verifying data as would be done with a sale. PCAD's appraisal methods and procedures and values are subject to review by the Property Tax Division of the Texas Comptroller's Office. The results of this review indicate the validity of the models and calibration techniques employed by PCAD.

Parmer County Appraisal District contracts with Appraisal Records Services, Inc. for the appraisal of some business personal property. Appraisal Records Services, Inc. primarily appraises special purpose personal property that is subject to review by PCAD.

The summary reports of Appraisal Records Services, Inc. for compliance with Standards 6-7 of USPAP are attachments to this document.

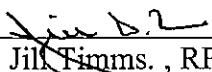
### Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact 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 is the appraisal staff's personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, save and except the ownership of my personal residence and personal auto, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on the reporting of a predetermined value, or direction in value, that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have not made a personal inspection of the property that is the subject of this report. Personal inspections are made by the PCAD appraisal staff.
- Persons providing significant professional assistance to the person signing this report are listed below:

Jill Timm RPA, RTA, CTA, Chief Appraiser, PCAD  
Deanna Curtis RPA, RTA, CTA Appraiser, PCAD  
Dina Garcia, Clerk, PCAD  
Melissa Nichols, Bookkeeper PCAD

---

  
Jill Timms, RPA, RTA, CTA  
Chief Appraiser  
Parmer County Appraisal District



# Sales Ratio Report Parameters

Search by Sale Date  
 From: 01/01/2014  
 To: 12/31/2014

Search by School Code  
 SLZ (LAZBUDDIE ISD)

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2017

Report Type: Improved Property

Excludes Confidential Sales.

## Sales Ratio Report

10/11/2016 12:26:57PM

Sale #	Deed	Buyer/Seller	Sale Date	Confirm	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Imp		Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Land/ Market	Land/ Sale Price	Ratio
											Living Area	Area							
13638		MCDONALD JOSHUA & KRISTEN/JOHNSON ERROL	3/24/2014		DC1	SQ: 862238324 AC: 152.8390	0	0	193,649		0	0.00	0.00	193,649	10,000	1,0000	19,3649	19,3649	
Prop ID / Type: 6738 R 7-14-002-001-000 Geo ID / Map ID: 7-14-002-001-000 Dead Info: 3/24/2014 VOL/PG: 103/698 Legal Description: TOWNSHIP 14, LOT NW/4 OF SEC 2 LESS 7.161 AC, ACRES 152.839 Situs Location: D3 Legal Acreage: 152.8390 Sale Type: STW14 1%-100 L%-100 Neighborhood: NONE 1%-100 L%-100 Appraiser:																			
MA Econ%: 100.00 Land Econ%: MA Phy%: 100.00 Land Phy%: MA Func%: 100.00 Land Func%: MA Base%: 100.00																			

Grand Total:	1	Land Sale Ratio Mean:	19.3649	Avg Absolute Deviation:	0.0000	Pop Variance:	0.0000	Wt Mean	19.3649
		Land Sale Ratio Median:	19.3649	Median	19.3649	Standard Deviation:	0.0000	Avg Mean	19.3649
		Land Market Ratio Mean:	1.0000	Coefficient of Dispersion:	0.0000	PRD:	1.0000	Max Ratio	19.3649
		Land Market Ratio Median:	1.0000					Min Ratio	19.3649

# Sales Ratio Report Parameters

Search by Sale Date  
 From: 01/01/2014  
 To: 12/31/2014

Search by School Code  
 SFW (FARWELL ISD)

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2017

Report Type: Improved Property

Excludes Confidential Sales.

## Sales Ratio Report

10/11/2016 12:25:33PM

Sale #	Deed	Buyer/Seller	Sale Date	Confirm	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Living Area	Sale		Market	Sale Price	Market	Land/Market	Land/Market	Ratio
												Sqft	Sqft						
13689		RATKE MICHAEL DAMOODY CHRISTOPHER	4/29/2014		RL	SQ: 9000.00 AC: 0.2066 FF: 60.00 DEPTH: 150.00	V6A	1984 1984	52,786	3,672	1,170	48.25	49.57	56,458	58,000	0.0700	0.0633		0.9734
Prop ID / Type: 3511 R 3-00T-026-001-002 Geo ID / Map ID: 4/29/2014 Deed Info: 4/25/2014 VOLPG: 104/432 Legal Description: ORIGINAL TOWN FARWELL, BLOCK 26, LOT 27 (N10' OF 27), ALL OF 28-29 Status Location: 402 SIXTH ST FARWELL, TX 79325 Legal Acreage: 0.0000 Error Size Subv: 0.0000 SOTFW 1%-100 L%-100 Sale Type: SFWA 1%-105 L%-100 Appraiser:																			
MA Econ%: 100.00 Land Econ%: MA Phy%: 100.00 Land Phy%: MA Func%: 100.00 Land Func%: MA Base%: 82.00																			

Grand Total:	1	Land Sale Ratio Mean:	0.0633	Avg Absolute Deviation:	0.0000	Pop Variance:	0.0000	Wt Mean	0.9734
		Land Sale Ratio Median:	0.0633	Median	0.9734	Standard Deviation:	0.0000	Avg Mean	0.9734
		Land Market Ratio Mean:	0.0650	Coefficient of Dispersion:	0.0000	PRD:	1.0000	Max Ratio	0.9734
		Land Market Ratio Median:	0.0650					Min Ratio	0.9734

# Sales Ratio Report Parameters

Search by Sale Date  
 From: 01/01/2014  
 To: 12/31/2014

Search by School Code  
 SFR (FRIONA ISD)

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2017

Report Type: Improved Property

Excludes Confidential Sales.

## Sales Ratio Report

10/11/2016 12:24:43PM

Sale #	Deed	Buyer/Seller	Sale Date	Confirm	Land Type	Dimensions	Imp Class	E-Bit	Y-Bit	Imp Value	Land Value	Living Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Land/ Market	Land/ Sale Price	Ratio	
13591		SCHILLING BRENTH/SECRETARY OF HOUSING	2/12/2014		FF60	SQ: 11400.00 AC: 0.2617 FF: 95.00 DEPTH: 120.00	V10G	1973	1973	92,287	2,708	2,098	45.28	46.71	94,995	98,000	0.0300	0.0276	0.9693	
Prop ID / Type: 2-LKV-005-006-000 Deed Info: 2/12/2014 VOL/PG: 103/435 Legal Description: LAKEVIEW, BLOCK 5, LOT 6 (S46' OF 6) & N 49' OF 1121 ETTA FRIONA, TX 79035 Site Location: 1121 ETTA FRIONA, TX 79035 Legal Acreage: 0.0000 Eff Size Subdv: 0.0000 SLKVVW 1%-100 L%-100 Appraiser: JDT Neighborhood: NONE 1%-100 L%-100																				
2100	R	2-LKV-005-006-000			7					92,287			Imp 1 Value: 92,287 Imp 2 Value: 79,035 Imp 3 Value: 0.0000							
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 85.00 Land Econ%: Land Phy%: Land Func%: Appraiser: JDT																				
13601		WELLS FARGO BANK NAAGLADDO JEROMEY	2/4/2014		FF60	SQ: 8900.00 AC: 0.2020 FF: 80.00 DEPTH: 110.00	V10G	1968	1968	77,654	2,160	1,618	49.33	50.27	79,814	81,340	0.0300	0.0266	0.9812	
Prop ID / Type: 2-WEL-002-000-012 Deed Info: 2/4/2014 VOL/PG: 102/781 Legal Description: WELCH, BLOCK 2, LOT 13 Site Location: 1504 COLUMBIA FRIONA, TX 79035 Legal Acreage: 0.0000 Eff Size Subdv: 0.0000 SWELC 1%-100 L%-100 Appraiser:																				
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 80.00 Land Econ%: Land Phy%: Land Func%: Appraiser:																				

Sale #	Deed	Buyer/Seller	Sale Date	Confirm	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Living Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Market	Land/ Market	Land/ Sale Price	Ratio
13820	RAY JOHN DARRYL & PAMELA NELSON LONDON Deed Info: 1/1/2014 VOLPG: 103/757		1/1/2014		FF60	SQ: 8250.00 AC: 0.1893 FF: 75.00 DEPTH: 110.00	V8G	1963	73,940	2,025	1,642	46.26	49.94	75,965	82,000	0.0300	0.0247	0.9264	
Prop ID / Type: R 2-STA-010-006-000 Legal Description: STALEY 1, BLOCK 10, LOT 6 & S/2 OF 7 Imp 1 Value: 73,940 Imp 2 Value: 79,035 Imp 1 Desc: HOMESITE Imp 2 Desc: HOMESITE Situs Location: 604 GENEVA FRIONA, TX 79035 Legal Average: 0.0000 Eff Size Subv: 0.0000 SSTA1 1%-100 L%-100 Appraiser:																			
2304	GARCIA ISIDRO BERTHA ALICIA Deed Info: 4/25/2014 VOLPG: 481/104		4/25/2014		FF60	SQ: 8250.00 AC: 0.1894 FF: 75.00 DEPTH: 110.00	F10A	0	29,854	2,025	1,596	19.97	9.52	31,879	15,200	0.0600	0.1332	2.0973	
Prop ID / Type: R 2-00T-015-000-003 Legal Description: ORIGINAL TOWN FRIONA, BLOCK 15, LOT 9-10 Imp 1 Value: 29,854 Imp 2 Value: 79,035 Imp 1 Desc: HOMESITE Imp 2 Desc: HOMESITE Situs Location: 906 GRAND FRIONA, TX 79035 Legal Average: 0.0000 Eff Size Subv: 0.0000 SOTFR 1%-100 L%-100 Appraiser:																			
13739	HERRERA MARIO & REBECCA ESCOBEDO ABEL AND CYNTHIA Deed Info: 6/20/2014 VOLPG: 105/645		6/20/2014		FF60	SQ: 5250.00 AC: 0.1205 FF: 37.50 DEPTH: 140.00	V8G	0	66,050	1,125	1,425	47.14	49.12	67,175	70,000	0.0200	0.0161	0.9596	
Prop ID / Type: R 2-00T-047-000-000 Legal Description: ORIGINAL TOWN FRIONA, BLOCK 47, LOT 1 Imp 1 Value: 66,050 Imp 2 Value: 71,900 Imp 1 Desc: HOMESITE Imp 2 Desc: HOMESITE Situs Location: 711 CLEVELAND FRIONA, TX 79035 Legal Average: 0.0000 Eff Size Subv: 0.0000 SOTFR 1%-100 L%-100 Appraiser:																			
13955	KENDRICK ANDREW & CASEY/BERBERT DONTÉ AND MARKA Deed Info: 12/10/2014 VOLPG: 109/423		12/10/2014		FF60	SQ: 12000.00 AC: 0.2754 FF: 100.00 DEPTH: 120.00	V12E	2001	171,190	2,850	2,484	70.06	67.20	174,040	166,920	0.0200	0.0171	1.0427	
Prop ID / Type: R Legal Description: WESTERN, BLOCK 2, LOT 15 Imp 1 Value: 171,190 Imp 2 Value: 171,190 Imp 1 Desc: HOMESITE Imp 2 Desc: HOMESITE Situs Location: Legal Average: 0.0000 Eff Size Subv: 0.0000 SWEST 1%-100 L%-100 Appraiser:																			

SALES INFORMATION ON DEED

Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Living Area	Avg Price/ Sqft	Avg Price/ Sqft	Market Sale Price	Land/ Market	Land/ Sale Price	Land/ Ratio
Grand Total:														
Grand Total:														
Grand Total Count:	6													

Land Sale Ratio Mean:	0.0409	Avg Absolute Deviation:	0.2110	Pop Variance:	0.2111	Wt Mean	1.0203
Land Sale Ratio Median:	0.0256	Median	0.9753	Standard Deviation:	0.4594	Avg Mean	1.1628
Land Market Ratio Mean:	0.0298	Coefficient of Dispersion:	21.6315	PRD:	1.1397	Max Ratio	2.0973
Land Market Ratio Median:	0.0269					Min Ratio	0.9284

# Sales Ratio Report Parameters

Search by Sale Date  
 From: 01/01/2014  
 To: 12/31/2014

Search by School Code  
 SBV (BOVINA ISD)

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2017

Report Type: Improved Property

Excludes Confidential Sales.

## Sales Ratio Report

10/11/2016 12:23:49PM

Sale #	Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bill Y-Bill	Imp Value	Land Value	Living Area	Avg Price/		Market	Sale Price	Land/Market	Land/Market	Ratio	
										Sqft	Sqft						
13928	CARPENTER DEVIN & ANTONIO AND SANDRA	10/31/2014	FF60	SQ. 21000.00 AC. 0.4820	RF4+	2007	1938	203,289	4,500	2,775	74.88	44.33	207,789	123,025	0.0200	0.0366	1.6890
	Deed Info: 10/31/2014 VOL/P/G: 108/493			FF: 150.00 DEPTH: 140.00				St Cd: A1	Sch: SBV	City: CBV							
1436	Prop ID / Type: Geo ID / Map ID	1-OT0-024-006-000	Legal Description	ORIGINAL TOWN BOVINA, BLOCK 24, LOT 6-10				Site Location	700 AVE C BOVINA, TX								
	MA Econ%: 100.00	Land Econ%:															
	MA Phy%: 100.00	Land Phy%:															
	MA Func%: 100.00	Land Func%:															
	MA Base%: 93.00																

Grand Total:	1	Land Sale Ratio Mean:	0.0366	Avg Absolute Deviation:	0.0000	Pop Variance:	0.0000	Wt Mean	1.6890
		Land Sale Ratio Median:	0.0366	Median	1.6890	Standard Deviation:	0.0000	Avg Mean	1.6890
		Land Market Ratio Mean:	0.0217	Coefficient of Dispersion:	0.0000	PRD:	1.0000	Max Ratio	1.6890
		Land Market Ratio Median:	0.0217					Min Ratio	1.6890

# Sales Ratio Report Parameters

Search by Sale Date  
 From: 01/01/2014  
 To: 12/30/2014

Search by School Code  
 SLZ (LAZBUDDIE ISD)

Sort By

Include Suppressed Sales

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2014

Report Type: Improved Property

Includes Confidential Sales.

## Sales Ratio Report

10/11/2016 12:46:40PM

Sale #	Deed	Buyer/Seller	Sale Date	Confirm	Land Type	Dimensions	Imp Class	E-Bit	Y-Bit	Imp Value	Land Value	Living Area	Sale		Market	Sale Price	Market	Land/Market	Land/Market	Ratio
													Avg Price/Sqft	Avg Price/Sqft						
13638		MCDONALD JOSHUA & KRISTEN/OHNSON-ERROL	3/24/2014		DC1	SQ. 6622383.24 AC. 152.8390	0	0		122,831	122,831	0	0.00	0.00	122,831	10,000	1,0000	12,2831	12,2831	

Dead Info: 3/24/2014 VOLPG: 103698

Prop ID / Type: 6738 R  
 Geo ID / Map ID: 7-T14-002-001-000

Legal Description: TOWNSHIP 14, LOT NW/4 OF SEC 2 LESS 7.161 AC, ACRES 152.839

MA Econ%: 100.00  
 MA Phy%: 100.00  
 MA Func%: 100.00  
 MA Base%: 100.00

Land Econ%:  
 Land Phy%:  
 Land Func%:

Imp 1 Value:  
 Imp 1 Desc:

Imp 2 Value:  
 Imp 2 Desc:

Imp 3 Value:  
 Imp 3 Desc:

Appraiser:

Situs Location

Legal Acreage: 152.8390

EF Size Subv: 0.0000 STW14 1%-100 L%-100

Neighborhood: NONE 1%-100 L%-100

Grand Total:	Grand Total Count:	Land Sale Ratio Mean:	Land Sale Ratio Median:	Land Market Ratio Mean:	Land Market Ratio Median:	Avg Absolute Deviation:	Median	Standard Deviation:	PRD:	Wt Mean	Avg Mean	Max Ratio	Min Ratio
	1	12.2831	12.2831	1.0000	1.0000	0.0000	12.2831	0.0000	1.0000	12.2831	12.2831	12.2831	12.2831

# Sales Ratio Report Parameters

Search by Sale Date  
 From: 01/01/2014  
 To: 12/30/2014

Search by School Code  
 SFW (FARWELL ISD)

Sort By

Include Suppressed Sales

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2014

Report Type: Improved Property

Includes Confidential Sales.

## Sales Ratio Report

10/11/2016 12:43:50PM

Sale #	Buyer/Seller	Deed	Sale Date	Confirm	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Living Area	Imp Living Area	Avg Price/Sqft	Avg Price/Sqft	Market	Sale Price	Land/Market	Land/Market	Ratio	
13669	RATKE MICHAEL D/MOODY CHRISTOPHER		4/29/2014		HS	SQ: 9000.00 AC: 0.2066 FF: 60.00 DEPTH: 150.00	V6A	1984 1984	52,107	900	1,170	45.31	49.57	53,007	58,000	0.0200	0.0155	0.9139	
Deed Info: 4/25/2014 VOLPG: 104/432 Prop ID / Type: Geo ID / Map ID 3511 R 3-OOT-026-001-002 Legal Description: ORIGINAL TOWN FARWELL, BLOCK 26, LOT 27 (N10' OF 27), ALL OF 28-29 Situs Location: 402 SIXTH ST FARWELL, TX 79325 Legal Acreage: 0.0000 Eff Size Subdv: 0.0000 SOTFW 1%-100 L%-100 Neighbourhood: SFWA 1%-105 L%-100 Sale Type: Sale Type: Appraiser:																			
MA Econ%: 100.00 Land Econ%: MA Phy%: 100.00 Land Phy%: MA Func%: 100.00 Land Func%: MA Base%: 82.00																			
Imp 1 Value: 52,107 Imp 2 Value: 402 SIXTH ST FARWELL, TX 79325 Imp 3 Value: 0.0000 Imp 1 Desc: HOMESITE Imp 2 Desc: Imp 3 Desc:										Land Sale Ratio Mean: 0.0155 Land Sale Ratio Median: 0.0155 Land Market Ratio Mean: 0.0170 Land Market Ratio Median: 0.0170 Avg Absolute Deviation: 0.0000 Median: 0.9139 Standard Deviation: 0.0000 PRD: 1.0000 Wt Mean: 0.9139 Avg Mean: 0.9139 Max Ratio: 0.9139 Min Ratio: 0.9139									
Grand Total: 1 Grand Total Count: 1																			



# Sales Ratio Report Parameters

Search by Sale Date  
 From: 01/01/2014  
 To: 12/30/2014

Search by School Code  
 SFR (FRIONA ISD)

Sort By

Include Suppressed Sales

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2014

Report Type: Improved Property

Includes Confidential Sales.

## Sales Ratio Report

10/11/2016 12:42:56PM

Sale #	Deed	Buyer/Seller	Sale Date	Confirm	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Living Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Land/ Market	Land/ Sale Price	Ratio	
13591		SCHILLING BRENT/SECRETARY OF HOUSING Deed Info: 2/12/2014 VOLPG: 103435	2/12/2014		HS	SQ: 11400.00 AC: 0.2617 FF: 95.00 DEPTH: 120.00	V10G	1973 1973	90,576	1,900	2,098	44.08	46.71	92.476	98,000	0.0200	0.0194	0.9436	
Legal Description: LAKEVIEW, BLOCK 5, LOT 6 (S46' OF 6) & N 49' OF 1121 ETTA FRIONA, TX 79035 Situs Location: 1121 ETTA FRIONA, TX 79035 Legal Acreage: 0.0000 Eff Size Subv: 0.0000 SLKVM 1%-100 L%-100 Appraiser:																			
2100	R	2-LKY-005-006-000 Geo ID / Map ID			HS				90,576										
Legal Description: LAKEVIEW, BLOCK 5, LOT 6 (S46' OF 6) & N 49' OF 1121 ETTA FRIONA, TX 79035 Situs Location: 1121 ETTA FRIONA, TX 79035 Legal Acreage: 0.0000 Eff Size Subv: 0.0000 SLKVM 1%-100 L%-100 Appraiser:																			
13601		WELLS FARGO BANK NA/GRADO JERMEY Deed Info: 2/4/2014 VOLPG: 102781	2/4/2014		HS	SQ: 8800.00 AC: 0.2020 FF: 80.00 DEPTH: 110.00	V8G	1968 1968	71,916	1,600	1,618	45.44	50.27	73.516	81,340	0.0200	0.0197	0.9038	
Legal Description: WELCH, BLOCK 2, LOT 13 Situs Location: 1504 COLUMBIA FRIONA, TX 79035 Legal Acreage: 0.0000 Eff Size Subv: 0.0000 SWELC 1%-100 L%-100 Appraiser:																			
3074	R	2-WEL-002-000-012 Geo ID / Map ID			HS				71,916										
Legal Description: WELCH, BLOCK 2, LOT 13 Situs Location: 1504 COLUMBIA FRIONA, TX 79035 Legal Acreage: 0.0000 Eff Size Subv: 0.0000 SWELC 1%-100 L%-100 Appraiser:																			

MA Econtk: 100.00  
 MA Pfty: 100.00  
 MA Funcck: 100.00  
 MA Basek: 75.00

Imp 1 Value: HOMESITE  
 Imp 1 Desc:

Imp 2 Value:  
 Imp 2 Desc:

Imp 3 Value:  
 Imp 3 Desc:

Appraiser:

Neighborhood

Sale #	Buyer/Seller	Deed	Sale Date	Confirm	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Living Area	Avg Price/Sqft	Avg Price/Sqft	Market	Sale Price	Land/Market	Land/Sale Price	Ratio	
13620	RAY JOHN DARRYL & PAMELA NELSON/LONDON ME/LANIE		1/1/2014		HS	SQ: 8250.00 AC: 0.1893 FF: 75.00 DEPTH: 110.00	V8G	1963	74,467	1,880	1,642	46.50	49.94	76,347	82,000	0.0200	0.0229	0.9311	
Prop ID / Type: R 2-ST-A-010-006-000 Geo ID / Map ID: 103757 Deed Info: 1/1/2014 VOL/P/G: 103757 Legal Description: STALEY 1, BLOCK 10, LOT 6 & S/2 OF 7 Site Location: 604 GENEVA FRIONA, TX 79035 Imp 1 Value: 74,467 Imp 2 Value: 1,880 Imp 3 Value: 1,642 Imp 1 Desc: HOMESITE Imp 2 Desc: SFR Imp 3 Desc: CFR Appraiser:																			
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 80.00 Land Econ%: Land Phy%: Land Func%: Land Base%:																			

13672	GARCIA ISIDRO		4/25/2014		NHS	SQ: 8250.00 AC: 0.1894 FF: 75.00 DEPTH: 110.00	F8L	0	15,588	750	1,596	10.24	9.52	16,338	15,200	0.0500	0.0493	1.0749	
Prop ID / Type: R 2-00T-015-000-003 Geo ID / Map ID: 481104 Deed Info: 4/25/2014 VOL/P/G: 481104 Legal Description: ORIGINAL TOWN FRIONA, BLOCK 15, LOT 9-10 Site Location: 906 GRAND FRIONA, TX 79035 Imp 1 Value: 15,588 Imp 2 Value: 750 Imp 3 Value: 1,596 Imp 1 Desc: HOMESITE Imp 2 Desc: SFR Imp 3 Desc: CFR Appraiser:																			
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 40.00 Land Econ%: Land Phy%: Land Func%: Land Base%:																			

13739	HERRERA MARIO & REBECCA ESCOBEDO		6/20/2014		HS	SQ: 5250.00 AC: 0.1205 FF: 37.50 DEPTH: 140.00	V8G	0	73,230	750	1,425	51.92	49.12	73,980	70,000	0.0100	0.0107	1.0569	
Prop ID / Type: R 2-00T-047-000-000 Geo ID / Map ID: 105645 Deed Info: 6/20/2014 VOL/P/G: 105645 Legal Description: ORIGINAL TOWN FRIONA, BLOCK 47, LOT 1 Site Location: 711 CLEVELAND FRIONA, TX 79035 Imp 1 Value: 73,230 Imp 2 Value: 750 Imp 3 Value: 1,425 Imp 1 Desc: HOMESITE Imp 2 Desc: SFR Imp 3 Desc: CFR Appraiser:																			
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 90.00 Land Econ%: Land Phy%: Land Func%: Land Base%:																			

13955	KENDRICK ANDREW & CASY/HERBERT DON E.		12/10/2014		NHS	SQ: 12000.00 AC: 0.2754 FF: 100.00 DEPTH: 120.00	V12E	2001	169,746	4,000	2,484	69.95	67.20	173,746	166,920	0.0200	0.0240	1.0409	
Prop ID / Type: R Geo ID / Map ID: 109423 Deed Info: 12/10/2014 VOL/P/G: 109423 Legal Description: WESTERN, BLOCK 2, LOT 15 Site Location: Imp 1 Value: 169,746 Imp 2 Value: 4,000 Imp 3 Value: 2,484 Imp 1 Desc: HOMESITE Imp 2 Desc: SFR Imp 3 Desc: CFR Appraiser:																			
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 90.00 Land Econ%: Land Phy%: Land Func%: Land Base%:																			

SALES INFORMATION ON DEED



# Sales Ratio Report Parameters

Search by Sale Date  
 From: 01/01/2014  
 To: 12/30/2014

Search by School Code  
 SBV (BOVINA ISD)

Sort By

Include Suppressed Sales

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2014

Report Type: Improved Property

Includes Confidential Sales.

## Sales Ratio Report

10/11/2016 12:42:02PM

Sale #	Deed	Buyer/Seller	Sale Date	Confirm	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Living Area	Avg Price/ Sqft		Market	Sale Price	Land/Market	Land/Market	Ratio
												Sale Price	Avg Price/ Sqft					
13928		CARPENTER DEVIN & ANGEL/DONNINQUEZ ANTONIO AND SANDRA	10/31/2014		HS	SQ: 21000.00 AC: 0.4820 FF: 150.00 DEPTH: 140.00	F10G	1938	115,950	2,700	2,607	45.51	47.19	118,650	123,025	0.0200	0.0220	0.9644
Prop ID / Type: Geo ID / Map ID 1436 R 1-0T0-024-006-000 Legal Description: ORIGINAL TOWN BOVINA, BLOCK 24, LOT 6-10 Situs Location: 700 AVE C BOVINA, TX 79009 Legal Acreage: 0.0000 Error Size Subdv: 0.0000 SOTBV (%-100 L%-100) Neighborhood: NONE %-100 L%-100 Appraiser:																		

MA Econ%: 100.00  
 MA Phy%: 100.00  
 MA Func%: 100.00  
 MA Base%: 85.00

Imp 1 Value: 115,950  
 Imp 2 Value: 115,950  
 Imp 3 Value: 115,950  
 Imp 1 Desc: HOMESITE  
 Imp 2 Desc:  
 Imp 3 Desc:

Grand Total: 1

Land Sale Ratio Mean: 0.0220  
 Land Sale Ratio Median: 0.0220  
 Land Market Ratio Mean: 0.0228  
 Land Market Ratio Median: 0.0228

Avg Absolute Deviation: 0.0000  
 Median: 0.9644  
 Coefficient of Dispersion: 0.0000  
 PRD: 1.0000

Pop Variance: 0.0000  
 Standard Deviation: 0.0000  
 Avg Mean: 0.9644  
 Max Ratio: 0.9644  
 Min Ratio: 0.9644

Includes Confidential Sales.

# Sales Ratio Report

10/11/2016 12:44:38PM

Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Market	Sale Price	Land/	Land/
Sale # Deed	Confirm	Type	Dimensions	Y-Bit	Value	Value	Living Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price
												Ratio	Ratio

Begin Group>>

Begin Group>>

Begin Group>>

Begin Group>>

Prop ID / Type	Geo ID / Map ID	Legal Description	St Cdi:	Sch:	City:	Legal Acreage	Site Location	EIF Size	Subv	Sale Type:	Ratio Type:	Neighborhood
MA Econ%: MA Ply%: MA Func%: MA Base%:	Land Econ%: Land Ply%: Land Func%:	Imp 1 Value: Imp1 Desc:	Imp 2 Value: Imp 2 Desc:	Imp 3 Value: Imp 3 Desc:	Appraiser:							
MA Econ%: MA Ply%: MA Func%: MA Base%:	Land Econ%: Land Ply%: Land Func%:	Imp 1 Value: Imp1 Desc:	Imp 2 Value: Imp 2 Desc:	Imp 3 Value: Imp 3 Desc:	Appraiser:							

Group By:	Land Sale Ratio Mean:	Avg Absolute Deviation:	Pop Variance:	Wt Mean
Group Sample Count:	Land Sale Ratio Median:	Median	Standard Deviation:	Avg Mean
	Land Market Ratio Mean:	Coefficient of Dispersion:	PRD:	Max Ratio
	Land Market Ratio Median:			Min Ratio

Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Living Area	Imp Avg Price/ Sqft	Avg Price/ Avg Price/ Sqft	Market Sale Price	Land/ Market	Land/ Sale Price	Land/ Ratio
Group By:														
Group Sample Count:														

Land Sale Ratio Mean:      Avg Absolute Deviation:      Pop Variance:      Wt Mean  
 Land Sale Ratio Median:      Median      Standard Deviation:      Avg Mean  
 Land Market Ratio Mean:      Coefficient of Dispersion:      PRD:      Max Ratio  
 Land Market Ratio Median:      Min Ratio

Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Living Area	Imp Avg Price/ Sqft	Sale Avg Price/ Sqft	Market Sale Price	Land/Market	Land/Market Sale Price	Ratio
Group By:														
Group Sample Count:														
Land Sale Ratio Mean:													Wt Mean	
Land Sale Ratio Median:													Avg Mean	
Land Market Ratio Mean:													Max Ratio	
Land Market Ratio Median:													Min Ratio	
Avg Absolute Deviation:										Pop Variance:				
Coefficient of Dispersion:										Standard Deviation:				

Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Living Area	Avg Price/ Sqft	Avg Price/ Sqft	Market Sale Price	Land/ Market	Land/ Sale Price	Land/ Ratio
Group By:														
Group Sample Count:														

Land Sale Ratio Mean:      Avg Absolute Deviation:      Pop Variance:      Wt Mean  
 Land Sale Ratio Median:      Median      Standard Deviation:      Avg Mean  
 Land Market Ratio Mean:      Coefficient of Dispersion:      PRD:      Max Ratio  
 Land Market Ratio Median:      Min Ratio



Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Market	Sale Price	Land/	Land/	Ratio
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Ratio

Grand Total: Land Sale Ratio Mean: Avg Absolute Deviation: Pop Variance: Wt. Mean

Grand Total Count: Land Sale Ratio Median: Median Standard Deviation: Avg Mean

Land Market Ratio Mean: Coefficient of Dispersion: PRD: Max Ratio

Land Market Ratio Median: Land Market Ratio Median: Min Ratio