

**GRAY COUNTY  
APPRAISAL DISTRICT  
ANNUAL REPORT TO PUBLIC  
FOR 2016**

**By**

**Tyson Paronto  
Chief Appraiser**

**Effective  
July 25, 2016**

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## INTRODUCTION

The purpose of this summary report is to aid the Board of Directors, the taxing entities, and the taxpaying public in better understanding the methods and procedures utilized by the Gray County Appraisal District in the valuation and revaluation of taxable property within the District boundaries. This report intends to comply with Standard 6 of the **Uniform Standards of Professional Appraisal Practice, (USPAP)** and reflects information and processes from July 25, 2016 through July 25, 2017. Gray County Appraisal District maintains various and more detailed operations manuals for appraisal use.

Appraisal Districts were provided for by Senate Bill 621 passed by the Texas Legislature in 1979 and are charged with the appraisal of all taxable property within the boundaries of the taxing entities participating in each Appraisal District to the extent that they are located in Gray County.

### Appraisal District Boundaries

Beginning in 2008 the Gray County Appraisal District boundaries are the same as the county of Gray. These taxing units are Lefors Independent School District, Grandview-Hopkins Independent School District, McLean Independent School District, Pampa Independent School District, Miami Independent School District, White Deer Independent School District, Fort Elliot Independent School District, Wheeler Independent School District, Groom Independent School District, City of Lefors, City of McLean, City of Pampa, the County of Gray, and the Panhandle Groundwater Conservation District, and Clarendon College.

For the taxing year 2007 the Appraisal District boundaries extended outside Gray County to include the boundaries of the School Districts the Appraisal District represented. For 2008 The Districts boundaries were limited to that of Gray County.

The Chief Appraiser is the chief administrator of the appraisal district. The Chief Appraiser is appointed by and serves at the pleasure of the Appraisal District Board of Directors.

The Chief Appraiser employs and directs the District's staff, and oversees all aspects of the Appraisal District operations. The Chief Appraiser's duties and responsibilities are as follows:

### Chief Appraiser Duties and Responsibilities

#### 1. Primary Duties and Responsibilities

##### (a) Appraisal

The Chief Appraiser's primary duty is the discovery, listing, review, and valuation of all taxable property within the Appraisal District, using standard approaches for estimating prevailing market value.

##### (b) Exemptions

The Chief Appraiser receives and approves or denies applications for total or partial exemption on properties in accordance with Chapter 11 of the Texas Property Tax Code.

##### (c) Special Values

The Chief Appraiser receives and approves or denies applications for productivity or special valuation on certain properties, and estimates both market value and productivity value in accordance with Chapter 23 of the Texas Property Tax Code.

#### 2. Other Essential Duties and Responsibilities of the Chief Appraiser

##### (a) Property Records

The Chief Appraiser establishes and maintains property records, including appraisal cards, tax maps, and identification system of property, lists, forms, applications, and other items as required by the Texas Property Tax Code.

(b) The Chief Appraiser is responsible for sending and receiving of rendition forms concerning property; the making and mailing of required notices, postings and publications.

(c) The Chief Appraiser is responsible for preparation of Appraisal Records; review, justification and defense of values; calculation of changes and delivery of appraisal rolls to taxing units along with certified values.

(d) The Chief Appraiser reviews the Appraisal Review Board decisions for recommending appeals to District Court.

(e) The Chief Appraiser will represent the Appraisal District in appeals concerning value with the Property Tax Assistance Division of the Texas Comptroller of Public Accounts.

(f) Level of Appraisal

All appraisals shall be equal and uniform within the different categories of properties and among the different categories of properties. The District shall maintain values to a level reflective of the current market values.

### PROPERTIES APPRAISED

The District employs, Pritchard and Abbott, an appraisal firm located in Amarillo Texas, to appraise Ag properties, minerals, pipelines and compressors within the boundaries of the Appraisal District. The District also utilizes the services of Pritchard and Abbott, Inc. for the computer software used in the appraisal process and maintenance of the records. All other properties are appraised in-house by the Appraisal District staff.

The 2016 certified appraisal roll for Gray County Appraisal District indicates a total of 52,830 parcels within the Appraisal District.

The breakdown of these parcels is in the following listing by property category according to the descriptive codes required by the Property Tax Division of the Texas Comptroller's office.

A	Real residential single family	8,774
B	Real residential multifamily	115
C	Vacant lots (residential in city)	2,529
D1	Qualified Ag Land	2,178
D2	Non- Qualified Ag Land	332
E	Rural improvements	887

F1	Real commercial & Hangars	942
F2	Real Industrial	170
G	Minerals	25,903
H	Personal property – vehicles	0
J	Utilities	1,389
L1	Commercial personal property	1,067
L2	Industrial personal property	631
M1	Mobile homes	151
M2	Other; tangible personal	1
N	Rolling Stock	1
O	Real property, inventory	5
S	Special Inventory	18
SH	Special Heavy	8
X	Exempt property	7,731
TOTAL PARCELS		52,830

## **VALUATION APPROACH**

### **MARKET VALUE**

The definition of market value as established by the Texas Property Tax Code differs from the definition established by USPAP; therefore, a JURISDICTIONAL EXCEPTION applies.

The following definition of market value is found in Sec. 1.04(7) of the Texas Property Tax Code. Market value means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- (A) exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- (B) both the seller and the purchaser know all of the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use;
- (C) Both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The effective date of appraisals is January 1 with the exception of inventory, which may be appraised at its market value as of September 1. To receive the September 1 appraisal date, a taxpayer must file an application by July 31.

The purpose of and intended use of the appraisal performed by Gray County Appraisal District is to estimate market value for ad valorem tax purposes for the taxing entities located within the boundaries of the District. It is the goal of the District to provide the best possible service to the tax paying public and the taxing entities. The District staff promotes and adheres to the professional

standards and ethics as set forth by the Texas Association of Appraisal Districts and the Texas Department of Licensing and Regulation.

## **BASIC COMPONENTS TO BE ANALYZED**

### **AREA ANALYSIS**

The properties appraised by Gray County Appraisal District include the properties located in the County of Gray.

Gray County is located in the eastern central Texas Panhandle and is bordered to the north by Roberts County, to the east by Wheeler County, to the south by Donley County and to the west by Carson County.

Gray County is a rural county with one city, Pampa, and two small towns, Lefors and McLean. Pampa is the second largest city in the Panhandle and functions as somewhat of a regional center to the smaller communities in the eastern Panhandle.

Minerals contribute most of the economic wealth to the area. Various manufacturing plants make the second greatest contribution. The majority of the land within the county is rural land with cattle production and farming being the major occupations. There are two major cattle feeding operations in the area and two dairies in operation as well as one Swine Genetics Research facility. Pampa has a regional medical facility, which employs a number of people. The Texas Department of Criminal Justice has located two prison units in the county. A listing of the top ten taxpayers is attached as Addendum I.

The nearest large urban area is Amarillo, 60 miles to the west. Oklahoma City is approximately 300 miles east of Pampa while Lubbock is located 180 miles to the south. The location has a large effect on the values of properties within the City of Pampa and in the outlying rural areas.

### **HIGHEST AND BEST USE ANALYSIS**

The highest and best use of real estate is defined as the most reasonable and probable use of land that will generate the highest return to the property over a period of time. This use must be legal, physically possible, economically feasible and most profitable of the potential uses. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

In order to complete the highest and best use analysis of a property, an appraiser must estimate its highest and best use as if the land were vacant. This estimate does not take into consideration the existing improvements. It is the highest value the land could have if it were available for any legal, physically possible and economically feasible development.

In determining highest and best use, preliminary judgements are made in the field by appraisers. The appraisers are normally aware of zoning regulations within physical boundaries of the city.

Appraisal District property data cards contain information regarding lot size and frontage; therefore, appraisers normally make judgements on possible use of sites in the field. Most profitable uses are also determined by observing surrounding property and the way those properties are used.

## MARKET ANALYSIS

Economic trends, national, regional and local trends affect the values of property appraised in our area. An awareness of social, economic, governmental and environmental conditions is essential in understanding, analyzing and identifying local trends that affect the real estate market and business climate.

Market analysis is performed throughout the year. Both general and specific data is collected and analyzed.

Examples of sources of general data include "Trends" issued by The Real Estate Center at Texas A&M University; the monthly publication published by the State Comptroller's Office's, "The Appraiser" published by The Texas Association of Appraisal Districts, valuation guides such as Marshall-Swift and various news sources. When possible local sources such as lending

institutions, the Chamber of Commerce, the Pampa Economic Development Corporation, local and area fee appraisers and businesses are used to obtain financing information, demographics and labor statistics.

Sales information is gathered from various sources. Asking prices are gathered from the local paper and realtor listings. Information is also gathered from conversations with local real estate appraisers, agents and brokers.

The District receives copies of deeds and transactions filed in the county clerk's office. From this information, sales letters are mailed to sellers and buyers to obtain information on the sale. This information is not mandatory in the State of Texas and only a small percentage of letters are returned with useful information. This is a serious problem in that there is usually inadequate sales data to perform as thorough an analysis of sales data as USPAP would require. However, every effort is made to use what data is available. The Property Tax Assistance Division also sends out sales letters and that data is made available to the District at least once a year.

Sales and market analysis are performed each year on residential properties, as information is available. Each year new properties are inspected, measured and added to the roll. In addition, building permits within the City of Pampa are obtained and changes to accounts are made as indicated. Individual properties are also reappraised when changes to the condition as the property warrants; for example, fire, remodeling, or an addition or demolition of a portion of the improvement. Appraisers will perform detailed field inspections of properties if requested by the owner.

The appraisers performing revaluation in the field have property record cards that contain specific information regarding the property being appraised. These cards contain brief legal descriptions, ownership interest, property use codes, property addresses, land size, drawings of improvements as well as any available detailed information of the improvements. The appraisers currently carry "laptop" computers with them in the field to aid in reviewing properties in the reappraisal area. A copy of a property data card is included in this report. (See Addendum II)

Revaluation field inspections require the appraisers to check all information on the property data cards and to update if necessary. If physical inspection of the property indicates changes to improvement records, the appraiser notes these changes in the field. Examples of types of changes may be condition or effective age of the improvements as well as additions or deletions to the improvements. The classification of residential properties is also reviewed during the revaluation process. New improvements are also added at this time.

Commercial real property is reappraised or reviewed in essentially the same manner. Sales of commercial properties are more infrequent and data in general is more difficult to obtain. However, cost guides are available and when income information is available the District uses all of the available information to review and update schedules.

## **INFORMATION SOURCES AS BASIS OF APPRAISAL**

### **COST**

Cost schedules include commercial real and residential real improvements, business personal property, mobile homes, aircraft, pipelines and compressors. The source of commercial real estate and residential real estate schedules is based on information from Marshall and Swift Valuation Service cost guide and local and area construction cost information. Business personal property schedules come from the Property Tax Assistance Division appraisal manual, Marshall and Swift, NADA automobile and truck booklets, aircraft booklet, NADA mobile home guide and property owner original costs. Personal property renditions provided by property owners are also used in the valuation of business personal property. Information on costs for pipelines and compressors are gathered from property owners, manufacturers, specific cost guides, consultants and various other sources. Costs information from these sources is adjusted for time and location before being applied to the schedules.

Renditions are confidential sources and cannot be used for specific information. However, data from renditions may be compared with data from cost manuals and used to test for their accuracy.

Data on individual properties is also collected from the field, compiled and analyzed. It can be compared to cost information to make localized adjustments.

## MARKET/SALES COMPARISON

In order for sales data to be considered reliable it must contain a sales date, sales price, financing information, buyer and seller and any information detrimental to the transaction. Sales data is gathered by sending sales letters to both the buyer and seller of properties that the District knows changed ownership. Commercial sales are confirmed from the direct parties involved whenever possible. Confirmation of sales from local real estate appraisers, title companies and interested parties is considered helpful in qualifying a sale.

Sales data is compiled and the properties are physically inspected. All data listed on the property record card is verified and updated as needed including building classification, building size, additions or added out buildings, condition of structures and any change in data or characteristics that would affect the value of the property. When all the variables of a sold property are identified and recorded, then the sale can be appropriately compared to similar properties.

A sale that has been properly analyzed may then be considered an “arms-length” transaction. Only arms-length transactions are used to estimate market value of other properties. Examples of reasons why sales may not be considered arms-length transactions are:

1. Properties are acquired through foreclosures or auction.
2. Properties are sold between relatives.
3. The buyer or seller is under duress and may be compelled to sell or purchase.
4. Financing may be non-typical or below or above prevailing market rates.
5. Considerable improvements or remodeling have been done since the date of the sale and the appraiser is unable to make judgements on the property's condition at the time of the transaction.

6. Sales may be unusually high or low when compared with typical sales located in the market area. Some sales may be due to relocation or through divorce proceedings.
7. The property is purchased through an estate sale with the probability of special consideration given to the sale price.
8. The sale includes personal property that is difficult to value and separate from the sale price.

Within the Gray County Appraisal District and in the surrounding area it is often difficult to obtain sufficient sales data to meet USPAP standards for analysis of sales and **exception** is taken to USPAP Standard Six in this area.

## INCOME

Income producing properties are properties like apartments, office buildings, rented single-family residences, rented or leased retail stores or spaces, shopping malls and other rented properties. Value estimates or appraisals of income producing properties may be made based on data collected relevant to the property itself. When this data is available on a similar property that has recently sold in an arms-length transaction, then the resulting estimate can be a very good indicator. A simple formula including gross income, less expenses, divided by a capitalization rate may produce a reasonable estimate of the value of a property. A capitalization rate may be simply defined as a reasonable rate of return on a like investment. The income approach to value may not always be the best method of appraisal for a given property, but it should be taken into consideration when the information is available because it is a strong indicator of value for investment property.

## DEPRECIATION

Depreciation is a method of adjusting the value of a property because of deterioration in the condition or value of a property due to aging, wear and tear or other causes. Depreciation is applied to the improvements or structures (not to the land) and is primarily based on the age of a property. Effective age for a house that is properly maintained may be its actual or chronological age. However, if a structure suffers from deferred maintenance due to neglect, its effective age

may be older than the actual age. In contrast, if a house is an older structure and has been remodeled or updated, its effective age may be less than its actual age.

Appraisers in the field usually inspect structures from the exterior only. The interior condition is assumed to be similar to the exterior. However; if the taxpayer requests an interior inspection will be made by appointment.

Additional depreciation may be estimated for a variety of reasons including functional obsolescence resulting from bad floor plans or out of date construction methods. Economic obsolescence results from a loss of value to a property due to adverse influences from outside the physical boundaries of the property. Examples of economic obsolescence may be proximity to undesirable neighborhoods, location of residences outside city limits with no access to city amenities, residences located on farm and ranch land, etc.

These kinds of depreciation are combined in judging the condition of a property relative to the condition of the improvements. The physical depreciation tables/schedules are included as (Addendum III Real Estate) and (Addendum IV Business Personal Property).

## **SCHEDULES**

Gray County Appraisal District valuation schedules are divided into three main classifications, Residential, Commercial and Personal Property. These schedules are based on the most appropriate data available. The unit prices are derived from cost as well as sales data and updated as needed. Residential schedules are included in Addendum VI to this report.

### **RESIDENTIAL SCHEDULES**

Currently, single family dwellings are classified for quality and type of construction, whether frame or brick veneer. The classifications range from low quality to excellent quality. Addendum V contains descriptions for this range of classifications.

Residential valuation schedules are cost based tables modified by sales data. That is, the cost may reflect actual replacement cost new of the subject property. Market research indicates that the common unit of comparison for new residential construction as well as sales of existing housing is the price paid per square foot. The value of extra items is based on their contributory value to the property. This value may be estimated by the price per square foot or a value of the item as a whole. This data is extracted from the market by sales analysis and conversations with local appraisers and brokers. The residential schedule is based on the size, age, and condition of structure, quality of construction, contributory value of extra items and land value. Each of these variables has a direct impact on the value of the property. The following is an example of each of the variables and how they may affect market value.

1. Quality of construction- Residential construction may vary greatly in quality of construction. The type of construction effects the quality and cost of material used, the quality of the workmanship as well as the attention paid to detail. The cost and value of residential property will vary greatly depending on the quality of the construction.
2. Size of structure – The size of a structure also has a direct impact on its cost as well as value (regression). The larger the structure, the less the cost per square foot. Schedule price per square foot graduates incrementally based on the total square footage of living quarters. Fee appraisers, The Property Tax Division and Marshall and Swift Valuation Service use this concept of pricing.
3. Condition of improvements –Conditions range from poor to excellent. Properties that in the opinion of the appraiser are unlivable may be taken off schedule and given a salvage value.
4. Extra items – As stated above, extra items are valued according to their contributory value to the whole. Examples of extra items include storage buildings, swimming pools, fireplaces, etc.

## COMMERCIAL SCHEDULES

Commercial properties are valued based on Marshall and Swift Valuation Service from the commercial guide and adjusted to local costs and values. Replacement cost new is adjusted for location. Commercial Schedules are very lengthy and are available in the Appraisal District offices.

## PERSONAL PROPERTY SCHEDULES

The Personal Property Schedules value business furniture, fixtures and equipment as well as inventory that is taxable by law. Business vehicles located within the Appraisal District boundaries are valued using accepted new and used car and truck guides.

Business personal property values are derived from several sources. Business owners are required by Texas Law to render their business personal property each year. Rendered values are used on business personal property if the value is reasonable for the type of business and is within acceptable ranges when compared to the appraisal guides and like businesses. Depreciation is determined by the age of the property and its expected life. Schedules are available in the appraisal district offices.

Vehicles are valued based on official used car valuations average trade-in value for the particular make, model and age of the vehicle. The Appraisal District also uses a report which lists vehicles registered in Gray County on January 1 of each year. This report uses the vehicle identification number to determine make, model and vehicle characteristics to determine average trade-in value. The report is used to discover and list vehicles that are taxable within the Appraisal District. When adverse factors such as high mileage are known then the appropriate adjustments are made to value.

## LAND SCHEDULE

Schedules may be utilized when there is a reasonable degree of uniformity or similarity within a selection or group of properties. The Appraisal District's rural land schedule addresses two types of property. There is a schedule for rural large tract land, which covers the market value and the agriculture production value, and a schedule for the rural small tract properties. These properties possess a degree of uniformity within each group such that the parcels can be valued using a schedule. The residential and commercial properties located within and surrounding the Cities are better-valued based on location, comparison and market sales.

## **STATISTICAL ANALYSIS**

Statistical analysis is used to analyze data and study characteristics of a group of properties. When it is not feasible to study the total number of properties, then a sample is selected from those in the group that contain the appropriate data for testing. Statistical analysis is based on measures of central tendency and measures of dispersion.

The measure of central tendency determines the center of a distribution or range of properties. The measures of central tendency utilized with the aid of computer based programs are the mean, median, mode and the weighted mean. These measures are generally utilized in the study of the ratios of appraised value compared to market sales. The Gray County Appraisal District staff performs ratio studies several times per year to determine the relationship of values.

The measure of dispersion calculated is the coefficient of dispersion. This analysis is used to indicate the spread from the measure of central tendency. Statistical bias is measured by the Price Related Differential (PRD). The PRD indicates how high price properties are appraised in relation to low price properties

## **PERFORMANCE TESTS**

Sales ratio studies are used to evaluate the districts mass appraisal performance. These studies not only provide a measure of performance but also are an excellent means of improving mass appraisal performance. Ratio studies are used not only to aid in the revaluation of properties, but

also to test the Comptroller's Property Tax Assistance Division annual value study results. It is to the best interest of the District to assure that the Property Value Study is properly performed. This study is not only used to measure the Appraisal District performance, but also is used in the school funding formula.

Sales ratio studies are performed at various times through the year to test the schedules. At these times individual properties which have sold are reviewed for accuracy in their data. Property record cards indicating the results of the field inspections are used to further aid in the analysis and decision making.

Ratio studies can be run on a countywide basis of all residential sales in the county by residential classification. The median ratio within each classification is then compared to the desired ratio to determine if schedule adjustments should be made. The coefficient of dispersion is also studied to indicate how tight the ratios are in relation to measures of central tendency. In other words, the median and coefficient of dispersion are good indicators of the types of changes, if any, that need to be made in order to produce the best possible appraisal product.

### **CONCLUSION**

It is easy to conclude that no one factor or analysis can produce a clear indication of market value for any particular property or for any category or class of properties. The appraiser must review all available data with the appropriate analysis or set of analyses in order to draw a reasonable conclusion.

As a summary report, this writing does not cover all questions or issues that one may have concerning the mass appraisal process. Any additional questions will be welcome and can be addressed to our office.

Sincerely,

Tyson Paronto, RPA  
Chief Appraiser

CERTIFICATION OF SUMMARY REPORT  
FOR  
GRAY COUNTY APPRAISAL DISTRICT  
THE 2016 APPRAISAL YEAR

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

---- The statements of fact contained in this report are true and correct.

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

---- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

---- My compensation is not contingent upon the reporting of a predetermined value or direction in values 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 analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with Standard 6 of the Uniform Standards of Professional Appraisal Practice as set forth in Texas Law.

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

---- The appraisal staff and clerical staff have made significant contributions in supplying data and information to this report.

---- Marcus Hampton, Assistant Chief Appraiser, has helped greatly in locating and compiling Data for this report.

Tyson Paronto RPA,  
Chief Appraiser

## **Addendum I**

### **Top Ten Taxpayers – 2016**

G2X

Cross Texas Transmission LLC

Southwestern Public Service

Cabot Carbon Black

BNSF Railway Co

Grandview Wind Farm II LLC

Hunting Titan LTD

National Oilwell Varco LP

Texas Express Pipeline

DCP Midstream LP

# Addendum II Property Data Card (Sample)

Gray County Appraisal Dist															Appraisal Year: 2016														
ACCT: 1-10-301160010030000000															JUR CODE: 01 02 03 10 12 22 32														
PARCEL/TYPE: 861/R															LOC CODE: 10														
OWNER/SEQ: R888250/1															LOT 1 BLK 1														
DISABLED VET: 1.000000															CASA DE LOMA UNIT 2														
OWNER INT: 1.000000															LE GAL 2														
HS CODE: 0118															LE GAL 3														
CEILING YEAR: 2015															LE GAL 4														
CEILING TAX: 0															1801 W SOMERVILLE TX														
PROP ADDR: TX															RD TYPE: 0118														
															ROUTE CODE/ORDER: /0														
AGENT: 4-040/															MAP: 4-040/														
GPS: 0118															ZONING: 0118														
MTG: 2015															NEIGHBOR: 0118														
APPR DATE: 04/21/2014															RD TYPE: 0118														
APPR NAME: BJ															ROUTE CODE/ORDER: /0														

  

SEQ	ACRES	SO FT	FRNT FT	REAR FT	FRNT FT	AVG	DEPTH	DEPTH	%	CLASS	COST	%	RD	%	EXTRA	MKT VAL	PROD CLASS	%	CD	PROD COST	%	AGD	PROD EXTRA	PROD VAL	CAT CODE
1	6.400	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0002AC	20,000.00	1.00	1.00	0.00	0.00	128,000	/	1.00	0.00	0.00	1.00	0.00	0.00	0	B

  

SEQ	TYPE	CLASS	CONDN	HS	YRBLT	AGE	EE	YR	ASE	NOTES	UTIL AREA	COST	%	EX1	%	EX2	%	GD	%	EC	%	CP	TOTAL VAL	CALLS	CAT CODE
1	FV150	APT		Y	1979	2000	16	110,656	24.03	CAPROCK APTS /P83	110,656	1.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0	0	B
2	BS.C	L		Y	1979	2000	16	24,888	1.734	CAPROCK APTS /P83	24,888	1.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0	0	B
3	MORGAN	BLDG3		Y	1979	2000	16	1,000.00	1.00	CAPROCK APTS /P83	1,000.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0	0	B
4	POOL	6		Y	1979	2000	16	380,000.00	1.00	CAPROCK APTS /P83	380,000.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0	0	B
5	PATIO	27		Y	1979	2000	16	400.00	1.00	CAPROCK APTS /P83	400.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0	0	B
6	CONC	1		Y	1979	2000	16	80.00	1.00	CAPROCK APTS /P83	80.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0	0	B
7	APT INCOME	CAPROCK		N	0	0	0	1,953,965.00	1.00	1,953,965.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1,953,970	0	BT

  

ACRES: 6.400	OWNERS ACRES: 6.400	LARGER TRACT: 0.00	IMP HS: 128,000	IMP NEW HS: 0	TOTAL MKT: 2,081,970
LAND NHS: 0	PROD MKT: 0	IMP NHS: 1,953,970	IMP NEW NHS: 0	TOTAL TAXABLE: 2,081,970	
PROD (AG/TIM): 0	TOTAL LAND MKT: 128,000	IMP TOTAL: 1,953,970	OWNER INT: 1,000,000	OWNER VALUE: 2,081,970	

PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE #
1. THE JACK STAHL CO	06/07/1993	654	330	
2. UNITED SAVINGS OF TEXAS	06/22/1993	659	47	651000

Addendum III  
Real Estate Depreciation Schedule

DEPRECIATION SCHEDULE REAL ESTATE – 2016					
Effective Age In	PERCENT GOOD				Effective Age In
	CONDITION				
Years	6 or 7	4 or 5	2 or 3	1	Years
1	100	100	99	99	1
2	99	99	98	98	2
3	99	98	98	97	3
4	98	97	97	96	4
5	98	96	96	95	5
6	97	96	95	94	6
7	96	95	94	93	7
8	96	94	93	92	8
9	95	93	92	90	9
10	95	92	91	89	10
11	94	91	90	88	11
12	93	90	89	87	12
13	92	89	88	85	13
14	92	88	87	84	14
15	91	88	85	83	15
16	90	87	84	81	16
17	90	85	83	80	17
18	89	84	81	78	18
19	88	83	80	76	19
20	87	82	79	75	20
21	87	81	78	74	21
22	86	80	77	72	22
23	85	79	76	71	23
24	84	77	74	69	24
25	83	76	73	67	25
26	82	75	71	65	26
27	81	74	69	63	27
28	80	72	67	61	28
29	79	71	66	59	29
30	78	69	64	56	30
31	77	68	62	54	31
32	76	66	60	53	32
33	75	65	58	51	33
34	73	63	56	49	34
35	72	62	55	47	35
36	71	60	53	45	36
37	70	59	51	43	37
38	68	57	49	41	38
39	67	55	47	39	39
40	65	53	45	37	40
41	64	51	43	36	41
42	62	49	41	34	42
43	61	48	40	33	43
44	59	46	38	31	44
45	58	45	37	30	45

Effective Age In	PERCENT GOOD				Effective Age In
	CONDITION				
Years	6 or 7	4 or 5	2 or 3	1	Years
46	56	43	35	28	46
47	55	41	34	27	47
48	54	39	32	25	48
49	53	38	31	24	49
50	51	36	29	23	50
51	49	35	28	22	51
52	48	34	27	22	52
53	46	32	25	21	53
54	45	31	24	21	54
55	43	30	23	20	55
56	42	29	22		56
57	40	28	22		57
58	39	28	21		58
59	37	27	21		59
60	36	26	20		60
61	35	25			61
62	33	24			62
63	32	24			63
64	30	23			64
65	29	22			65
70	24	20			70
75	20				75

## Addendum IV

### Business Personal Property Depreciation Schedule

#### GRAY COUNTY APPRAISAL DISTRICT

#### DEPRECIATION - BUSINESS PERSONAL PROPERTY-2016

##### 30% BASE

YEAR	3 YEAR	5 YEAR	8 YEAR	10 YEAR	12 YEAR	15 YEAR	20 YEAR	25 YEAR
2016	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2015	0.77	0.86	0.91	0.93	0.94	0.95	0.97	0.97
2014	0.53	0.72	0.83	0.86	0.88	0.91	0.93	0.94
2013	0.30	0.58	0.74	0.79	0.83	0.86	0.90	0.92
2012	<b>0.30</b>	0.44	0.65	0.72	0.77	0.81	0.86	0.89
2011	<b>0.30</b>	0.30	0.56	0.65	0.71	0.77	0.83	0.86
2010	<b>0.30</b>	0.30	0.48	0.58	0.65	0.72	0.79	0.83
2009	<b>0.30</b>	<b>0.30</b>	0.39	0.51	0.59	0.67	0.76	0.80
2008	<b>0.30</b>	<b>0.30</b>	0.30	0.44	0.53	0.63	0.72	0.78
2007	<b>0.30</b>	<b>0.30</b>	0.30	0.37	0.48	0.58	0.69	0.75
2006	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.30	0.42	0.53	0.65	0.72
2005	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.30	0.36	0.49	0.62	0.69
2004	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.30	0.44	0.58	0.66
2003	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.30	0.39	0.55	0.64
2002	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.35	0.51	0.61
2001	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.30	0.48	0.58
2000	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.30	0.44	0.55
1999	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.41	0.52
1998	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.37	0.50
1997	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.34	0.47
1996	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.30	0.44
1995	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	0.30	0.41
1994	<b>0.30</b>	0.38						
1993	<b>0.30</b>	0.36						
1992	<b>0.30</b>	0.33						
1991	<b>0.30</b>	0.30						

# Single Family Residences

## Classifications and Descriptions

### Classifications

<b><u>Low Quality:</u></b>	Low cost construction and meets minimum building code requirements. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail. Design is concerned with function, not appearance.
<b><u>Fair Quality:</u></b>	Mass produced, below average quality material, workmanship, stock plans, front different from rest of house, slab, carpet, vinyl tile, lightweight roof material, inexpensive cabinets, painted walls, 8 foot interior walls, forced air heat, no air conditioning, minimal low quality plumbing and electrical fixtures.
<b><u>Average Quality:</u></b>	Mass produced, acceptable pre-fab cabinets, average quality material, workmanship, no custom built items, stock fixtures, slab or pier and beam, carpet, hardwoods, vinyl, roof slope 4 to 12, painted walls, wallpaper, paneling, medium garage doors, windows, central heat and air, two car garage.
<b><u>Good Quality:</u></b>	Custom or individually special built, exceed required standards in material, workmanship, custom built items, better fixtures, slab or pier and beam, carpet, hardwoods, tile flooring, high quality wall paper, ornamental trim, fireplace, ample storage, good quality fixtures, roof slope 5 to 12 or more, central heat and air, heat pump.
<b><u>Very Good Quality:</u></b>	Custom built in high quality developments, attention to interior finish work, slab or pier and beam, high quality material, workmanship, high quality flooring, wood or tile roof, fireplaces, steep roof, basement, central heat and air or heat pump, more than one heating and air conditioning unit, gutters, cut up roof.
<b><u>Excellent Quality:</u></b>	Individually designed, superior quality throughout, fenestration, roof pitch and design are main indicators.

### Descriptions

<b><u>Low:</u></b>	One bath, one car garage or carport. Does not have central heat and air, 400 – 1000 square feet.
<b><u>Fair:</u></b>	One bath, one car garage, possible small covered porches, does not have central heat and air, 600 –1400 square feet.
<b><u>Average:</u></b>	One and a half to two baths, one or two car garage, possible patios, can vary from rectangle shape, central heat and air, 1400 – 1800 square feet, (original construction)
<b><u>Good:</u></b>	Two to two and half baths, two car garage, porches and patios, varied from rectangle, sliding glass doors, central heat and air, 1800 – 2200 square feet.
<b><u>Very Good:</u></b>	Up to three baths, up to three car garage, large porches or patios, central heat and air, fireplaces, 2200 – 3000 square feet.
<b><u>Excellent:</u></b>	Over three baths, up to four car garage, large porches, patios, balconies, fireplaces, 3000 and over square feet, possible features such as skylights, saunas, atriums

## 2016 CALENDAR OF KEY EVENTS

July 25, 2016	Certification of 2016 values.
July 26, 2016 to October 4, 2016	Building permits, demo permits, and new construction
October 7, 2016 to November 8, 2016	Ratio studies for 2017 reappraisal
November 12, 2016 to 2016	update single family residential cost schedules based on ratio data for 2017 reappraisal
November 25,	
December 2, 2016 to December 13, 2016	Mobile home drive out
December 16, 2016 to December 31, 2016	Business personal property drive out
January 2, 2017 to January 24, 2017	Work 2017 rechecks and percent complete property
January 27, 2017 to January 31, 2017	Print and mail BPP renditions
February 1, 2017 to February 14, 2017	Test real estate schedules and special inventory declarations
February 17, 2017 to February 28, 2017	Work BPP and assessments
March 3, 2017 to March 31, 2017	Work BPP and start prepare for notices
April 1, 2017 to April 30, 2017	Work BPP and send single family notices
May 1, 2017 to May 16, 2017	Finish BPP extensions
May 19, 2017 to May 30, 2017	Work single family protests
June 1, 2017 to June 30, 2017	Work protest and informal protest sessions
July 1, 2017 to July 25, 2017	Formal protest hearings and certification

# GRAY COUNTY APPRAISAL DISTRICT EXEMPTIONS USE FOR HOMESTEADS

**2016**

**ALL SCHOOL DISTRICT**

H-GENERAL HOMESTEAD	25,000
S-65 & OVER HOMESTEAD	10,000
O-OVER 65 ONLY	10,000
B-DISABILITY HOMESTEAD	10,000
D-DISABILITY ONLY	10,000
H-VETERANS 10-29%	5,000
H-VETERANS 30-49%	7,500
H-VETERANS 50-69%	10,000
H-VETERANS 70-100%	12,000

**COUNTY**

S-65 & OVER HOMESTEAD	13,040
O-OVER 65 ONLY	13,040
H-VETERANS 10-29%	5,000
H-VETERANS 30-49%	7,500
H-VETERANS 50-69%	10,000
H-VETERANS 70-100	12,000

**CLARENDON COLLEGE-SAME AS COUNTY**

**ROAD**

H-GENERAL HOMESTEAD	3,000
S-OVER 65 HOMESTEAD	10,040
O-OVER 65 ONLY	10,040
H-VETERANS 10-29%	5,000
H-VETERANS 30-49%	7,500
H-VETERANS 50-69%	10,000
H-VETERANS 70-100%	12,000

**WATER**

S-OVER 65 HOMESTEAD	13,040
O-OVER 65 ONLY	13,040
H-VETERANS 10-29%	5,000
H-VETERANS 30-49%	7,500
H-VETERANS 50-69%	10,000
H-VETERANS 70-100%	12,000

WHEN A VETERAN IS OVER 65 & IS  
RECEIVING 10% OR MORE DISABILITY  
THEY QUALIFY FOR THE \$12,000 EXEMPTION

**LOCAL OPTIONS**

**CITY OF PAMPA**

S-65 & OVER HOMESTEAD	15,000
O-OVER 65 ONLY	15,000
B-DISABILITY HOMESTEAD	15,000
D-DISABILITY ONLY	15,000
H-VETERANS 10-29%	5,000
H-VETERANS 30-49%	7,500
H-VETERANS 50-69%	10,000
H-VETERANS 70-100%	12,000
TAX CEILING	

**CITY OF MCLEAN**

H-VETERANS 10-29%	5,000
H-VETERANS 30-49%	7,500
H-VETERANS 50-69%	10,000
H-VETERANS 70-100%	12,000

**CITY OF LEFORS**

H-VETERANS 10-29%	5,000
H-VETERANS 30-49%	7,500
H-VETERANS 50-69%	10,000
H-VETERANS 70-100%	12,000

**CODE OFFICE USE ONLY**

H-GENERAL HOMESTEAD  
S-65 & OVER HOMESTEAD  
O-OVER 65 ONLY  
B-DISABILITY HOMESTEAD  
D-DISABILITY ONLY  
H-VETERANS 10-29% DISABLED  
H-VETERANS 30-49% DISABLED  
H-VETERANS 50-69% DISABLED  
H-VETERANS 70-100% DIABLED  
D1- OPEN SPACE LAND VALUE  
X-TOTAL EXEMPT

<b>PARTIAL EXEMPTIONS BY TAXING JURISDICTION</b>			
<b>MIAMI ISD</b>	HOMESTEAD	9	225,000
	SENIOR	3	30,000
	DISABLED	0	0
	DV 100%	0	0
	DV	0	0
	O-65	0	0
	Optional %	9	141,450
<b>PAMPA ISD</b>	HOMESTEAD	4,267	95,753,710
	SENIOR	1,294	12,392,430
	DISABLED	109	983,040
	DV 100%	15	744,650
	DV	76	702,060
	O-65	0	0
<b>MCLEAN ISD</b>	HOMESTEAD	246	4,983,300
	SENIOR	62	538,720
	DISABLED	5	32,330
	DV 100%	3	77,090
	DV	4	36,000
	O-65	0	0
<b>WHITE DEER</b>	HOMESTEAD	8	200,000
	SENIOR	1	10,000
	DISABLED	0	0
	DV 100%	0	0
	DV	0	0
	Optional %	8	107,570
	O-65	0	0
<b>LEFORS ISD</b>	HOMESTEAD	157	2,906,290
	SENIOR	32	251,450
	DISABLED	2	15,200
	DV 100%	0	0
	DV	3	27,000
	O-65	0	0
<b>GRANDVEIW HOPKINS</b>	HOMESTEAD	29	699,600
	SENIOR	12	118,100
	DISABLED	1	3,690
	DV 100%	0	0
	DV	0	0
	O-65	0	0
<b>GROOM ISD</b>	HOMESTEAD	11	275,000

	SENIOR	6	60,000
	DISABLED	1	10,000
	DV 100%	0	0
	DV	0	0
	O-65	0	0
<b>FT. ELLIOTT</b>	HOMESTEAD	6	139,520
	SENIOR	2	19,190
	DISABLED	0	0
	DV 100%	0	0
	DV	0	0
	O-65	0	0
<b>WHEELER ISD</b>	HOMESTEAD	1	9,120
	SENIOR	0	0
	DISABLED	0	0
	DV 100%	0	0
	DV	0	0
	O-65	0	0
<b>CITY OF LEFORS</b>	HOMESTEAD	0	0
	SENIOR	0	0
	DISABLED	0	0
	DV 100%	0	0
	DV	5	33,250
	O-65	49	245,000
<b>CITY OF MCLEAN</b>	HOMESTEAD	0	0
	SENIOR	0	0
	DISABLED	0	0
	DV 100%	3	165,800
	DV	5	46,000
	O-65	0	0
<b>CITY OF PAMPA</b>	HOMESTEAD	0	0
	SENIOR	2	30,000
	DISABLED	0	0
	DV 100%	25	1,305,750
	DV	85	792,680
	O-65	1,461	20,898,090
	LOCAL DISABLED	191	2,606,540
<b>GRAY CAD</b>	HOMESTEAD	0	0
	SENIOR	0	0
	DISABLED	0	0
	DV 100%	0	0
	DV	0	0

	O-65	0		0
<b>GRAY COUNTY</b>	HOMESTEAD	0		0
	SENIOR	3		31,650
	DISABLED	0		0
	DV 100%	30		1,584,050
	DV	115		1,076,860
	O-65	1,793		22,533,610
<b>ROAD</b>	HOMESTEAD	0		0
	SENIOR	2		20,080
	DISABLED	0		0
	DV 100%	30		1,584,050
	DV	115		1,062,300
	STATE HOMESTEAD	4,704		14,082,960

<b>WATER</b>	HOMESTEAD	0		0
	SENIOR	2		26,080
	DISABLED	0		0
	DV 100%	30		1,584,050
	DV	115		1,076,860
	STATE HOMESTEAD	0		0