



**CAMP CENTRAL APPRAISAL DISTRICT  
BIENNIAL REAPPRAISAL PLAN FOR  
TAX YEARS 2019 & 2020  
PUBLIC HEARING  
ADOPTED BY THE BOARD OF DIRECTORS  
ON  
AUGUST 23, 2018**

Plan adopted by resolution after a public hearing was held in accordance with 6.05(i)  
of the Texas Property Tax Code

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Att. Reappraisal Plan – Capitol Appraisal Group, Inc.	

## **Code of Ethics**

It is the strict policy of this Appraisal District to adhere to the following code of ethics.

- (1) I will be guided by the principal that property taxation should be fair and uniform, and I will apply all laws, rules, methods and procedures in a uniform manner to all taxpayers.
- (2) I will not accept anything of value from any party other than my employer unless acceptance of something is totally unrelated to my performance and duties as an appraiser, assessor or collector.
- (3) I will not use information received in connection with my duties as an appraiser, assessor or collector for my own purposes or for my own gain, unless such information can be known by ordinary means to any ordinary citizen.
- (4) I will not accept an assignment for which it is expected by any party that I will report a predetermined appraised value or report such predetermined values.
- (5) I will not speak or act in a manner or engage in any practice that is dishonest, fraudulent, deceptive or in violation of law or generally accepted standards or morality.
- (6) I will uphold the honor and dignity of the property tax profession.
- (7) I will not communicate a report or assignment results known by me to be misleading or fraudulent & I will not knowingly permit an employee or other person to communicate a report or assignment results that are misleading or fraudulent.

## **Executive Summary/Scope of Responsibility-Work**

Camp Central Appraisal District is a political subdivision of the State of Texas established January 1, 1980. This reappraisal plan and report required by S.B. 1652 is generated to provide the citizens of Camp County a better understanding of the district's procedures, responsibilities, activities, results and effects of those activities. The ultimate goal is to obtain an effective and positive result when analyzed by the Property Tax Division of the Comptroller's Office with the annual Property Value Ratio Study Report. This report establishes the position of equity and uniformity for the appraisal district in the property categories tested.

Camp Central Appraisal District is governed by a Board of Directors appointed by the taxing entities. The Board of Directors hires the Chief Appraiser as administrator of the appraisal district. The Property Tax Code is the governor of the legal, statutory, and administrative requirements of the appraisal district.

The appraisal district is required to appraise all property in its district boundaries for the purpose of local property taxation at market value as of January 1 except as otherwise provided by Sec. 23 of the tax code. According to the Texas Property Tax Code “market value” is defined as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- exposed for sale in the open market with a reasonable time for the seller to find a buyer
- both the seller and buyer know 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;
- both seller and buyer seek to maximize their gains, and neither is in a position to take advantage of the needs of the other

Various types of property exemptions/special appraisal are determined by the appraisal district office such as homestead exemptions, charitable or religious exemptions, partial-absolute exemptions and agricultural/timber/wildlife productivity valuation.

Appraisals are generated with computer assisted mass appraisal programs using recognized appraisal techniques and methods. We compare our data to data gathered from recent cost guides and market sales data. The district follows the standards of the International Association of Assessing Officers (IAAO) regarding its appraisal practices and procedures and subscribes to the standards known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable. USPAP Standards 5 & 6 apply to mass appraisals regardless of the purpose or use of such appraisals. Standard 5 covers the development of a mass appraisal assignment. Standard 6 covers the reporting of a mass appraisal assignment. These standards are directed toward the substantive aspects of developing and communicating competent analyses, opinions, and conclusions in the mass appraisal of properties, whether real property or personal property.

The purpose and requirement for the written reappraisal plan and periodic reappraisal resulted from the passage of S.B. 1652 which amended the Tax code as follows:

#### **The Written Plan**

According to Section 6.05 of the Tax Code subsection (i):

“To ensure adherence with generally accepted appraisal practices, the Board of directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of

Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10<sup>th</sup> day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time and place of the hearing. Not later than September 15, of each even numbered year, the board shall complete its hearings, make amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approval date.”

### **The Plan for Periodic Reappraisal**

Section 25.18 of the Tax code (a) and (b) implements the following:

- (a) “Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05 (i).
- (b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:
  - (1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps and property sketches;
  - (2) Identifying and updating relevant characteristics of each property in the appraisal records;
  - (3) Defining market areas in the district;
  - (4) Identifying property characteristics that affect property value in each market area
    - (A) The location and market area of the property;
    - (B) Physical attributes of the property such as size, age, and condition;
    - (C) Legal and economic attributes; and
    - (D) Easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;
  - (5) Developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determine the contribution of individual property characteristics;
  - (6) Applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
  - (7) reviewing the appraisal results to determine value.”

In addition to periodic reappraisals, all personal property accounts are visited on a annual basis, open-space, timber and wildlife agricultural valuations are also calculated on an annual basis. Ratio analysis are conducted to define reappraisals in all market areas of the district defined on page 18 of this plan. Camp CAD consists of one school district, Pittsburg ISD, and a very small portion of Gilmer ISD.

## **Revaluation Decision Pertaining to Reappraisal Cycle**

The Camp Central Appraisal District makes the determination as to the timing of all re-evaluation on an annual basis. This determination will dictate the reappraisal of all property located in the CAD or determine re-appraisal of areas or categories of property located within the CAD such as subdivisions, geographical areas, rural areas, commercial areas, residential, vacant lots, etc. The district has been divided into three regions to ensure the CAD reinspects and reevaluates properties as required by the Property Tax Code on a three-year cycle. The district's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Department of Licensing and Regulation. The endorsement validates the action taken on each property reappraisal. Any property that has not been reappraised in the previous two years or in the above determination of the 2019-2020 reappraisal will fall into the category of annual determination of reevaluation by region.

The reappraisal plan for Camp Central Appraisal District is as follows:

### Scope of Work

1. identify and define the work, incorporate the application of proven and professionally acceptable techniques and procedures;
2. provide for the compilation of complete and accurate data and the processing of that data into an indication of value approximating the prices being paid in the marketplace; the development of credible results;
3. provide the necessary standardization measures and quality controls essential to promoting and maintaining uniformity throughout the jurisdiction;
4. provide the appropriate production controls necessary to execute each phase of the operation in accordance with a carefully planned budget and work schedule, and
5. provide techniques especially designed to streamline each phase of the operation, eliminating functions, and reducing the complexities inherent in the appraisal process to more simplified but equally effective procedures.
6. Disclose the scope of work in a report. The report should include sufficient information to allow intended users to understand the scope of work.

## **PERFORMANCE/MONITORING ANALYSIS QUALITY CONTROL**

As procedure has dictated and has occurred in years past 2019 and 2020 appraisal years will be analyzed with ratio studies from the previous years values along with the Comptroller's Property Value Study report to determine appraisal accuracy and appraisal uniformity overall with the use additional market data gathered within and representing each of the state property reporting categories.

In conjunction with the ratio study and the property value study the mean, median, and weighted mean ratios are calculated for properties in each reporting category to measure

the level of appraisal accuracy. The mean ratio is calculated in each market area to indicate the level of appraisal accuracy by property reporting category. In 2019 and 2020 this analysis will be used to develop the starting point for establishing the level of accuracy on the appraisal performance. The testing result will be an indicator of which properties will need to be addressed with a change and which properties will not need a change. This result can indicate a negative or positive increase or decrease in value. All ratio calculations are in compliance with the Standard on Ratio Studies from the International Association of Assessing Officers.

Model testing, Quality Control and Correlation are the final steps in the appraisal process. Model testing is done to determine the final changes for current year's final values. Quality control reviews all properties after the final values have been determined. Correlation is the process of comparing all three value methods as a test of market value. All of these are completed before the final values are implemented. Specifications are typical components of each individual class. These components are the "specifications" of its model. The specifications are reviewed each year from Marshall/Swift, local ratio studies and local builders/contractors. As newly constructed homes are inspected, the differences are noted so that a review of model specifications can be done. Calibration involves reviewing and measuring all variables that affect the market value. After all variables are analyzed, the model is calibrated. Final Value Implementation of changes is applied to the model to achieve market value. This process is done after final approval from Chief Appraiser. Final value implementation consists of schedule changes, neighborhood changes and individual property changes. Quality control and assurance measures produced by Camp CAD and Capitol Appraisal Group depend on the quality of the data from which they are generated. Therefore, all data collected is tested in a systematic manner throughout the entire appraisal process.

The Chief Appraiser will review work throughout the entire appraisal process, reviewing work for conformity to appraisal standards. The Chief Appraiser and Senior Appraiser will conduct spot reviews of work throughout the appraisal process for potential errors. Camp CAD runs a number of verification reports through PACS software. The software allows for a wide variety of user generated reports as well as those written by the vendor. The following are some of the more frequently used reports by Camp CAD:

- Exception Reports – assessed value, improvement value, land value, mobile home value and personal property value.
- Gain/Loss Reports
- Homestead Cap Verification Reports
- Limitation on the absence from Homestead
- Multiple Homestead Reports
- Mismatched Personal Property/Entity Report
- Recalculation Error Report

Camp CAD software also allows "user rights", the Chief Appraiser is the Administrator of those rights. The Chief Appraiser and Senior Appraiser only have the right to change schedules, create schedules, change class or depreciation, etc.

The Camp CAD contracts with Capitol Appraisal Group for the appraisal and valuation of oil and gas leases, communication properties, public utilities and industrial properties. In addition to Capitol Appraisal Group's performance tests and quality controls, Camp CAD will monitor the work as well. The Chief Appraiser will monitor the contractor's

work to ensure progress according to the reappraisal plan. The Chief Appraiser receives periodic update reports from the appraisers throughout the appraisal and review process. The Chief Appraiser is notified, and a part of, all settlement/wavier agreements. Capitol Appraisal Group appears before the ARB in June/July and gives an annual report with supporting documentation. Once Capitol submits the electronic file, and it has been imported for the current year, the Chief Appraiser will run all data verification reports before beginning the certification process.

### **ANALYSIS OF AVAILABLE RESOURCES**

Data, maps, information systems support, existing practices, budget and employee staffing are all major components required to assist in accomplishing final results necessary to ensure the appraisal district is conforming with the IAAO and USPAP standards and practices when appraising all categories of property.

The ultimate goal is to have the proper employees in key positions with the experience, knowledge and certification required to perform the duties that are expected of them. The Board of Directors and the Chief Appraiser are responsible for the administrative functions, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. The Chief Appraiser is responsible for the planning, organizing, staffing, and coordinating the district operations. This is performed with the assistance, guidance and authority of the Board of Directors. The appraisal department or appraisers are responsible for the valuation of all property within the boundaries of Camp CAD. These categories of property include commercial, residential, business personal, mineral, utilities, and industrial. The district's appraisers are subject to the certification requirements adopted by the Texas Department of Licensing and Regulation which are subject to the provisions of the Property Taxation Professional Certification Act. Support Functions include record maintenance, information coordination, formal and informal property protest hearings, and many other citizen contacts.

#### **Education**

The appraisal district's staff consists of 6 employees with the following classifications:  
Chief Appraiser/Administrator (executive level administration) – 1  
Technicians or appraisers – 2  
Administrative support – 3

All TDLR licensed personnel are required to receive additional training of a minimum of 30 hours of continuing education units every two years in order to continue working as a TDLR licensed employee. Failure to comply with this requirement will result in a revoked license and possible termination from the appraisal district. Appraisers will accomplish the cycle of real property re-inspection and personal property on-site review for the 2019-2020 time period. The appraiser's longevity of employment with the Appraisal district can be a positive effect on accomplishing the goals of reappraisal. Appraiser's familiarity with the county is a must to accomplish this demanding large task.



## **Mapping**

The Camp Central Appraisal District is responsible for establishing and maintaining approximately 22,000 property accounts. The data that comprises the 22,000 property accounts include property characteristics, ownership, and absolute or partial exemption information.

The GIS mapping system maintains parcel lines, split outs and various layers of data and aerial photography. The district's website allows a broad range of information available for public access, including information on individual appraisals, property characteristics, certified values, and exemption applications and forms. Aerial photography is especially helpful in determining the productive use of agricultural and timber lands. The GIS mapping system is maintained by BIS Consulting. They are responsible for ownership and spit-out updates and mapping properties according to the metes and bounds of deeds and resurveys. Aerial photography will be updated every two years using the information provided the US Geological Department and Google Maps. The Appraisal District last purchased high resolution aerials flown in December of 2011, then again in 2017 through Eagleview for the Pictometry mapping system.

In February of 2017 the Appraisal District contracted with Eagleview Pictometry for services of Pictometry Connect and ChangeFinder. New aerial maps will be an added layer in intervals of three-year periods. Pictometry mapping is integrated with our GIS mapping system for ownership, property identification numbers and split outs.

In June of 2018 Google Maps became available as an added layer. BIS Consulting added those layers to our interactive map.

Information system enables the district to maintain and continuously add additional data concerning the 22,000 accounts in the district. The server data base is a Dell Power Edge T610 with software support from the software group True Automation. The user base is networked to the mainframe using Windows 10 applications. True Automation programmers are updated on all applicable law changes and are continuously updating the software requirements that functions our reporting process. The district contracts with BIS for all technical support for the district's mainframe server and work stations. Annual budget requirements for the following year are presented to the Appraisal District Board of Directors by June 15<sup>th</sup> of the current year. The BOD must adopt the budget by September 15<sup>th</sup> of the current year and provide all participating entities with a copy.

## **REAPPRAISAL DECISION**

### **Overview**

The Camp Central Appraisal District, by policy adopted by the Board of Directors and Chief Appraiser, reappraises approximately one-third of all property in the district every year. A breakdown of the areas to be reappraised is made using regional boundaries.

Using regions as an area, accounts are totaled within each region. Regions are divided as follows: Region 1-All property accounts located around Lake Bob Sandlin and within the city limits of Pittsburg-Region 1 is the district's most populated region with 6,030 accounts. Region 2-All property accounts located in the northern part of the county-north of Highway 11 consisting of 3,300 accounts. Region 3-All property accounts located in the southern part of the county-south of Highway 11 consisting of 3,120 accounts. Only certain regions are appraised in a given year. In any given appraisal year, the Chief Appraiser reserves the right to modify the schedule, if in-house ratio studies, natural disasters or other information deem reappraisal is necessary out of turn; while still ensuring adherence to the overall 3-year cycle.

Example:

Year A:	Region 1
Year B:	Region 2
Year C:	Region 3

### **Reappraisal Year Activities**

The goal for valuation of all property is to appraise all taxable property at "fair market value." The Property Tax Code defines Fair Market value as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if: exposed for sale in the open market with a reasonable time for the seller to find a purchaser; both the seller and the 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 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.

1. Performance Analysis- the equalized values from the previous tax year will be analyzed with ratio study to determine the appraisal accuracy & appraisal uniformity overall and by the market area with property reporting categories. Ratio studies will be conducted in compliance with the current Standard on Ratio Studies on the International Association of Assessing Officers (IAAO).
2. Analysis of Available Resources- Staffing and budget requirement for tax year 2019 are detailed in the 2019 budget, as adopted by the board of directors. Staffing and budget requirements for the tax year 2020 will be addressed in the 2020 budget to be adopted by the board of directors in accordance with Section 6.06 of the Property Tax Code.

The Board of Directors of Camp CAD will contract Mineral, Industrial, Utilities & related Personal Property appraisals for the 2019-2020 appraisal years with Capitol Appraisal Group.

Planning and Organization- A calendar of events with critical completion dates will be prepared for each area. This calendar will identify key events for

appraisal, mapping and records, administrative and information systems. A calendar is prepared for tax years 2019-2020. Goals for field activities will be established and incorporated in the planning and scheduling process.

3. Mass Appraisal System- Computer Assisted Mass Appraisal (CAMA) system revisions are completed by the Information Systems Software Provider. System revisions and procedures are performed by the Provider. The Morris County Appraisal District contracts with the firm Pritchard & Abbott, Inc. for these services.
4. Identifying and updating relevant characteristics- Field and office procedures will be reviewed and revised as required for data collection. Activities scheduled for each appraisal year include new construction, demolition, remodeling, reinspection of certain market areas as needed, periodic reinspection of the universe of properties, and field or office verification of sales data and property characteristics. Reinspection of properties is to be completed using physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps and property sketches.
5. Pilot Study of Tax Year- new and/or revised mass appraisal models are tested each year. Ratio studies, by market area, are conducted on proposed values each year. Proposed values in each category are tested for accuracy and reliability in selected market areas.
6. Valuation by Tax Year- using market analysis of comparable sales and locally tested cost data, valuation models are specified and calibrated in compliance with supplement standards from the International Association of Assessing Officers (IAAO) and the Uniform Standards of Professional Appraisal Practice (USPAP). The calculated values are tested for accuracy and uniformity using ratio studies.
7. Mass Appraisal Report- each appraisal year the Texas Property Tax Code requires Mass Appraisal Report to be prepared and certified by the Chief Appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar. The Mass Appraisal Report is completed in compliance with Standard Rule 6-8 of USPAP. The signed certification by the Chief Appraiser is compliant with Standard Rule 6-9 of USPAP. This written reappraisal plan is attached to the report by reference.
8. Value Defense- the Appraisal District has the burden of proof regarding protests related to appraisal or market value as well as unequal appraisals. Inspection and/or disclosure of evidence and materials will comply with Section 41.461 Property Tax Code.

A re-appraisal year for an area is a complete appraisal of all properties in the district. In the areas of non-reappraisal years, staff will pick up new construction and remodeling, adjust changes in property characteristics that affect value and adjust previous year values. Appraisal District staff will monitor sales and building classifications (i.e. land, improvements) to reflect current market conditions in this county.

## **PLANNING AND ORGANIZATION**

A calendar of events, with target completion dates, have been prepared and made a part of this document. The calendars only reflect the most relevant events that relate to the appraisal segment of the property tax administration.

The calendar contains critical completion dates prepared for each major work area.

This calendar identifies all key events for appraisal, clerical and information systems. A separate calendar is prepared for tax years 2019 and 2020.

### TAX YEAR 2019

Complete re-appraisal of Region 3

Mailing new homestead applications update letters to new owners

Mailing requests for updated homestead and ag/timber applications when needed

Mailing wildlife updates, misc. exemptions, special inventory declarations annually

Ownership changes and mapping metes and bounds by deed research

Split-outs as deeds warrant

Mailing sales surveys to both buyer and seller

Mailing income surveys to all income producing properties (apartments, offices, mini-storages, hotels, etc.)

### TAX YEAR 2020

Complete re-appraisal of Region 1

Mailing new homestead applications update letter to new owners

Mailing requests for updated homestead and ag/timber applications when needed

Mailing wildlife updates, misc. exemptions, special inventory declarations annually

Ownership changes and mapping metes and bounds by deed research

Split-outs as deeds warrant

Mailing sales surveys to both buyer and seller

Mailing income surveys to all income producing properties (apartments, offices, mini-storages, hotels, etc.)

## 2019 Calendar of Events

Phase	Begin	Complete
Administration/Planning	September 2018	June 2019
Training:		
Certifications/CE's	Ongoing	Ongoing
in-house training	Ongoing	Ongoing
conference/workshops	Ongoing	Ongoing
Data Collection/Discovery:		
Collect deeds, mechanic liens, building permits, assumed name filings etc.	January 2019	April 2019
Mail Homestead Exemption Appl.		
Updates/Reapps	January 2019	April 2019
Mail Annual Exemption Appls.	January 2019	April 2019
Mail Ag/Timber/Wildlife Appl.	January 2019	April 2019
Updates/Reapps/Annual Reports	January 2019	April 2019
Mail Manufactured Home Letters	August 2018	January 2019
Mail Renditions:		
Business PP/Real	January 2019	April 2019
Mail income surveys	October 2018	October 2018
Sales Date Gathered	Continuous	Continuous
Mail sale surveys	Continuous	Continuous
Field Inspections	Sept. 2018	March/April 2019
Data Entry	October 2018	April 2019
On-going Mapping		
Deed research for metes and bounds in continuing process of unmapped properties and split-outs	Continuous	Continuous
Valuation Analysis/Processing		
Ratio studies, schedule building/adjustment/testing and determining need for modifiers	January 2019	April 2019
Review		
Pilot studies/testing	April 2019	April/May 2019
Notification	April 2019	May 2019
Submission of records to ARB	April 2019	May 2019
Hearings	June 2019	July 2019
Certification of Values		July 2019

**2020 Calendar of Events**

<b>Phase</b>	<b>Begin</b>	<b>Complete</b>
Administration/Planning	September 2019	June 2020
Training:		
Certifications/CE's	Ongoing	Ongoing
in-house training	Ongoing	Ongoing
conference/workshops	Ongoing	Ongoing
Data Collection/Discovery:		
Collect deeds, mechanic liens, building permits, assumed name filings etc.	January 2020	March 2020
Mail Homestead Exemption Appl. Updates/Reapps	January 2020	March 2020
Mail Annual Exemption Apps.	January 2020	March 2020
Mail Ag/Timber/Wildlife Apps.	January 2020	March 2020
Updates/Reapps/Annual Reports	January 2020	March 2020
Mail Manufactured Home Letters	August 2019	January 2020
Mail Renditions:		
Business PP/Real	January 2020	April 2020
Mail Income Surveys	October 2019	October 2019
Sales Data Gathered	Continuous	Continuous
Mail Sale Surveys	Continuous	Continuous
Field Inspections	Sept. 2019	March 2020
Data Entry	October 2019	March 2020
On-going Mapping		
Deed research for metes and bounds in continuing process of unmapped properties and split-outs	Continuous	Continuous
Valuation Analysis/Processing Ratio studies, schedule building/adjustment/ testing and determining need for modifiers	January 2020	March 2020
Review		
Pilot studies/testing	March 2020	March/April 2020
Notification (25.19, 25.192, 25.193)	April 2020	May 2020
Submission of records to ARB	May 2020	May 2020
Hearings	June 2020	June 2020
Certification of Values		July 2020

\*Throughout both years: Enter sales data as it becomes available from buyer/seller surveys and Multiple Sales Listing, data entry for new/updated improvements and changes noted by appraisers, make ownership changes as deeds are available, enter/remove exemptions and special use valuation for accounts as they are qualified. Mail residence homestead exemptions applications to new owners as they are identified by the CAD. Continue to research metes and bounds by which to map and identify property in the county to add to our GIS mapping system. Map spilt outs as deeds are received throughout the year. The appraisal staff is responsible for collecting and maintaining property characteristic data for classification, valuation and other purposes. Accurate valuation of real and personal property by any method requires a comprehensive physical description of personal property, land and building characteristics. The Chief Appraiser/Appraisal staff is responsible for administering, planning and coordinating all activities involving data collection and maintenance of all commercial, residential and personal property types located within the boundaries of Camp County and the jurisdictions of the appraisal district. The data collection effort involves the field inspection of real and personal property accounts, as well as entry of all data collected into the existing information system. The goal is to field inspect residential and commercial property in the district every 3 years by region each region containing approximately 7,400 parcels, and business personal property every year.

#### **Staff Providing Significant Mass Appraisal Assistance**

Jan Tinsley, RPA, RTA, CTA, CCA, CSTA	Chief Appraiser
Glenda Olivares, PRA, RTA	Senior Property Appraiser
Karissa Stanley, Level I RPA	Property Appraiser Mapping/Deed Research
BIS Consulting, Hector Gomez	GIS Mapping Maintenance
Gregg Davis, RPA	Industrial, Utilities, Railroad Appraiser Capitol Appraisal Group
Cathy Jackson, RPA	Commercial Appraiser Capitol Appraisal Group
BIS Consulting	Website/E-Protest Interactive On-Line Map

By May 15<sup>th</sup>, or as soon thereafter as practicable, the chief appraiser and each appraiser engaged in listing and appraising property shall sign a submission affidavit to the ARB which states:

“I, Jan Tinsley (Chief Appraiser/Appraiser) for Camp Central Appraisal District solemnly swear that I have made Or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property that I am aware of at an appraised value as required by law.”

### **Mass Appraisal System** Real Property Valuation

Revisions to cost models, income models and market models are specified, updated and tested each year.

Cost schedules are tested with market data (sales) to ensure the appraisal district is in compliance with the Texas Property Tax Code, Section 23.011. Replacement cost new tables as well as depreciation tables are tested for accuracy and uniformity using ration study tools and compares with cost data form recognized industry leaders such as *Marshall & Swift* and NADA

Land tables are updated using current market data (sales) and then tested with ratio study tools. Value modifiers are developed for property categories by market area and tested on a pilot basis with ratio study tools.

### Personal Property Valuation

Density schedules are updated using *Marshall & Swift* valuation guide. Valuation procedures are reviewed and modified as needed and tested.

### Notice Processing

25.19 appraisal notice forms are reviewed and edited for updates. Updates include the latest copy of Comptroller’s Taxpayers Rights, Remedies and Responsibilities in English and Spanish. Camp CAD will mail all notices for all categories of property by April 1<sup>st</sup> (or as soon thereafter as practicable) with the exception of business pp which will be mailed on May 15<sup>th</sup> (or as soon thereafter as practicable).

### Hearing Process

Scheduling of informal and formal ARB hearings are continually reviewed and updated as required. Standards of documentation are reviewed and amended as required. The appraisal district hearing documentation is reviewed and updated to reflect the current valuation process. Production of documentation is tested and compliance with HB 201 is insured. Camp CAD utilizes an automated informal and formal hearing schedule and appeals process that begins with the mailing of notices in April and May and continues until all appeals are heard.



Camp County Appraisal Review Board reviews and adopts hearing procedures annually and adheres to all education and training requirements.

Camp County Appraisal Review Board adopted, as part of their policies and procedures, the Comptroller's Model Procedures and Guidelines January 17, 2014.

### **The Appraisal Process**

With the aid of the Camp Central Appraisal District calendar the field appraisal staff is responsible for discovering, inspecting, calculating and evaluating property characteristics of all real and personal property. The goal is to correctly identify and update all characteristics of property in Camp County and to allocate those characteristics to our models developed as comparables to generate on a mass scale the correct market value for every property located within the appraisal district authority. This process will begin in August/September of each year and have a targeted completion date of March 1 with May 15 the target date for personal property of each year. The months of June, July are set aside to complete formal and informal hearings of the equalization phase of the appraisal calendar.

Properties will be identified through physical inspection, or other reliable means including deeds or other legal documentation, digital mapping, aerial photographs, land-based photographs, surveys, maps and property sketches. Characteristics of each property will be updated in the appraisal records.

### **Valuation Approach**

Market areas will be defined by:

- location and economic attributes
- Physical attributes of properties such as size, age, condition
- Easements, covenants, leases, special assessments, ordinances or legal restrictions

### **Land Analysis:**

The analysis of land is conducted prior to neighborhood sales analysis. The land-to-property component is based on available market sales for comparable and competing land under similar usage. A comparison and analysis of comparable land sales is conducted based on land characteristics found to influence market value of land located in a neighborhood or area. The appraisers use abstraction and allocation methods to insure that estimated land values reflect the land's market value to overall property value.

### **Area Analysis:**

Regional economic forces such as demographic patterns, regional location factors, employment and income patterns, general trends in real property prices and rents, interest rates trends, availability of vacant land, and construction trends and costs are collected from private vendors, contractors and public sources to provide the appraiser with a current economic outlook on the real estate market.

### **Neighborhood and Market Analysis:**

Physical, economic, governmental and social forces influence property value. These effects are used to identify, classify, and stratify comparable properties into smaller subsets for more accurate appraisals of neighborhoods. Residential valuation and neighborhood analysis are conducted on various market areas within each of the political entities known as Independent School Districts (ISD). Market sales analysis forms the basis of estimating market activity and the level of supply and demand affecting the market within a market area or neighborhood. The effect of these market forces is interpreted by the appraiser into an indication of market price ranges.

The first step in neighborhood analysis is the identification of a group of properties that share certain common traits.

**A “neighborhood” is defined as the largest geographical grouping of properties where the property’s physical, economic, governmental and social forces are generally similar and uniform.**

Once a neighborhood has been identified, the next step is to define the boundaries. This process is known as “delineation”. Part of the neighborhood analysis is the consideration of discernible patterns of growth that influence the neighborhood’s individual market.

### **Camp County Market Areas Identified**

Camp County is experiencing a stage of growth according to the United States Census Bureau. Camp County has grown an estimate of 28% since 1990 when the population was 9,904.

The 2000 population: 11,549

The 2010 population: 12,401

The 2014 population: 12,621

These figures are based on people living within the boundaries of Camp County. It does not factor in the numerous people who have established the county as a second home. Camp County’s market area consists of one Independent School District that encompasses the whole county. Within the market area there are subsets that may be characterized as being in a stage of **growth, stability or decline**. The growth period is a time of development and construction.

The two property types experiencing a high volume of growth and development in the county are commercial and residential waterfront properties. Pittsburg City’s 75-acre annexation of commercially zoned property along Highway 271 north has warranted growth and economic development. Waterfront properties around Lake Bob Sandlin are in the growth and development phase and a direct influence on the market in the area. Property has been purchased and developed into platted subdivisions, with several new subdivisions developed within the last 24 months. The appraisal district has identified and divided Camp County into over 30 “neighborhoods”. A “neighborhood” is defined as “an area, which contains complimentary land uses and has similar value influences within a geographic location”. Often a neighborhood has the same boundaries as a subdivision, but in some cases a neighborhood may encompass several subdivisions, or a subdivision may contain several neighborhoods. Once the neighborhood has been identified, the district develops a neighborhood profile for each area. The profile describes the boundaries, influences affecting values in the neighborhood, and identifies

benchmark properties. A **benchmark property** is made up of characteristics common to all properties in a class. The different characteristics of property help identify “neighborhoods” such as waterfront vacant lots, water view vacant lots, subdivided residential properties with amenities located in gated communities, residential properties located in subdivisions alone. Influences such as location, physical attributes (size, age and condition), legal and economic attributes, easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, legal restrictions, waterfront/water view all further drive these market areas. Lake subdivisions such as Cherokee Point, Cherokee Peninsula, Hills Point, Paradise Village, Meadowlake, Camp Branch, Haven Point and others have become their own market areas, each with unique features, amenities and characteristics. Eagle Shores Phase I, West Shores, Paradise Shores, Emerald Shores and Lazy Acres are the newest subdivisions developed for new construction. This market area is driven by outside influences such as retirement and summer/weekend recreation. Another driving influence is supply and demand, the number of desirable waterfront/water view properties for sale compared to the number of people wanting to buy lake properties.

Areas in Pittsburg City are experiencing growth as well. Subdivisions such as Legacy, Dogwood Trails, Kentwood, Cedar Hill, Princedale, Pecan Heights and Meadow Creek all are defined as market areas based on their unique characteristics. These market areas are mostly driven by location and economic attributes.

The county is divided into 3 Regions: Region 1 consists of properties defined by the appraisal district as “lake area” properties and properties within the city limits of Pittsburg. Region 2 consists of the northern part of Camp County, with the exception of the “lake area”. Region 3 consists of properties in the southern part of the county. Region 1 is the most populated residential and commercial of the three regions. Regions 2 and 3 are more rural land with some residential.

Production standards for field activities and results are tested on a quarterly basis with the use of sales data gathered through buyer and seller questionnaires/surveys mailed by the appraisal district, verbal contact with the citizens of Camp County, confirmation of sales activity in warranty deeds or county clerk recorded documents and our subscription to the Multiple Listing Service (MLS) with Greater Tyler Realtors Association. Just as with the annual Property Value Study performed by the Comptroller’s Property Tax Division, the use of sales and recognized auditing and sampling techniques are used to determine the level and uniformity of property tax appraisal in this district. This process utilizes statistical analysis of sold properties (sales ratio) and appraisals of unsold properties (appraisal ratios) as a basis for assessment ratio reporting. The reported measures include the median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median and price-related differential (PDR) for properties overall and by state category. The ratio study includes stratified samples to improve sample representation for measuring uniformity.

True Automation software programming division provides updates of all program calculation adjustments, forms, and computer form revisions that are dictated in

legislative sessions or changes in the law. Management assists with the scheduling and processing of these updates in order to be time effective for use in the appraisal process.

The mass appraisal process is accomplished by using model calibration. Model calibration involves the process of periodically adjusting the mass appraisal formula, tables, and schedules to reflect current local market conditions. The basic structure of a mass appraisal model can be valid over an extended period of time, with trending factors utilized for updating the data to current market conditions. If the adjustment process becomes too involved, the model calibration technique can mandate new model specifications or a revised model structure. Many times, this occurs when new construction materials or cost and style develops into an additional class of property.

### **Cost Approach**

Cost schedules will be updated with market data (sales) to ensure that the appraisal district is in compliance with Texas Property Tax Code, Sec. 23.011 (4) requirement of being within 10% of a generally accepted cost data source. Cost models are typically developed based on the Marshall & Swift Valuation Service. Cost models reflect replacement cost new of all improvements. Because a national cost service is used as a basis for the cost models, location modifiers are necessary to adjust these base costs specifically for various types of improvements.

Accrued depreciation is the measured loss of value against replacement cost new taken from all forms of physical deterioration, functional and economic obsolescence. Estimates of accrued depreciation are calculated for improvements with a range of variable years of a 70-year expected life based on observed conditions with consideration of actual age. Effective and actual ages are noted in our computer assisted mass appraisal system. Effective age estimates are based on the utility of the improvements relative to the scale of its total economic life and its competitive position in the marketplace. Effective age estimates are considered and reflected based on five levels of observed condition.

A depreciation override can be used if the condition or effective age of a property varies from the norm by appropriately noting the physical condition and functional utility ratings on the property data characteristics. These adjustments can be developed via ratio studies or other market analysis and are tied to specific condition adequacy or deficiency, property type or location.

Estimating accrued depreciation and deducting that from the estimated replacement cost new of improvements indicates the estimated contributory value of the improvements. Adding land value, as if vacant, to the contributory value to the improvements indicates a property value by the cost approach.

### **Sales Comparison Approach (Market Approach)**

Similar properties recently sold in the current market are analyzed and compared with the property being appraised. Sales data is run by market area, adjustments are made for differences in such factors as time of sale, location, type, age and condition of

improvements. Land tables are updated using current market data (sales). Results are then tested with ratio study tools. Value modifiers are developed for property categories by market area and tested with ratio study tools.

### **Income Approach**

Income, expense, and occupancy data are useful tools in producing an income approach to value. The income approach is typically used to value property viewed as “income producing” such as duplexes, apartment buildings, storage facilities. The difficulty in gathering this important data has not afforded this district the ability to use this approach on a consistent nor widespread basis. The district will continue to consider this approach to value as information permits. The income approach is used on the special appraisal process for the agricultural and timber properties. The data gathered and used in this type appraisal is downloaded directly from the Comptroller and is data they have gathered from Texas A&M University which in turn has gathered information from timber mills and suppliers.

### **Productivity Valuation**

Capitalization process used in the income approach on agricultural and timber properties is a direct rate provided by Sec. 23.53 and Sec. 23.74 of the Property Tax Code.

### **Personal Property**

Personal property valuation cost schedules are developed by analyzing cost data from property owner renditions, hearings, state schedules, and published cost guides. The cost schedules are reviewed as necessary to conform to changing market conditions. Most of the information used by the district is generated to the district from the owner in a form of a rendition. Each new year’s rendition is compared to the last year to verify additions or deletions and to get a better understanding of what the property should exist at the business. The present value factor is used as an express calculation in the cost approach. The present value factor is applied to historical cost as follows:

$$\text{MARKET VALUE ESTIMATE} = \text{PVF} \times \text{HISTORICAL COST}$$

Historical cost is normally supplied to the CAD via the completed rendition form from the owner of the business. The mass appraisal PVF schedule is used to ensure that estimated values are uniform and consistent and reflect current economic pressures of supply and demand.

### **DATA COLLECTION REQUIREMENTS**

Activities scheduled for each tax year include new construction, demolition, remodeling, reinspection of problematic market areas, and reinspection of the universe of properties on a specific cycle. The specific cycle will be determined annually after appropriate documentation on sales activity, replacement cost new data, and or any other economic catalyst that affects a sufficient number of properties that indicate a complete reappraisal is necessary. The final result accomplished with every property being reappraised by law at least once in every three years.

The principal source of data collection on new construction and remodeling are generated by building permits and mechanic liens filed with the city and the county. A field effort of driving the county also generates a constant watchful eye on any new construction or additions that may be added to the property. With the addition of the web connection, property owners themselves are generating and filtering information to the cad about the property description of their individual property.

Data surveys included in the buyer and seller questionnaire when returned is helpful in identifying characteristic that are needed to correctly appraise property and gives to the cad the current sales data. Identifying these characteristics with the sales information aides in the model calibration of properties included in that class or category and identifies problematic areas. Quality of data is emphasized as the goal and responsibility of each appraiser. Sales information is verified by sources such as new owner, seller, Multiple Listings Service, local realtors, and comptroller's sales letter survey. Multiple Listings Service is a good source for data characteristics.

Field appraisers perform field activities to ensure the data they have entered into the computer-based system has been maintained and is correct. Data updates and file modification for property descriptions and input accuracy is conducted as the responsibility of the field appraiser.

Texas Railroad Commission and division orders are the source for our mineral appraisals.

Personal Property rendition forms are the source of data for commercial property inventories, furniture and fixtures and machinery and equipment. Assumed names filed with county also, generate additional check points for new business personal property.

### **PILOT STUDY BY TAX YEAR**

The **International Association of Assessing Officers, Standard on Mass Appraisal of Real Property** **specifies** that the universe of **properties should be reinspected** on a cycle of **3 years**. This reinspection **includes** the **remeasurement** of **at least two sides** of each improved property.

Sales ratio studies are conducted each tax year by category and market areas. Actual test results are compared with anticipated results and those models not performing satisfactorily are refined and retested. These procedures used for model specification and model calibration are in compliance with Uniform Standards of Professional Appraisal Practice, and Standard Rule 5 & 6.

### **VALUATION BY TAX YEAR**

Calculation of preliminary values enables the district to use the market analysis of comparable sales and gathered cost data to ensure that the ratio study performed in each category of property, neighborhood, and defined market areas generates an acceptable ratio in each segment of property or grouped segment of properties. Properties in

selected market areas are updated in non-reappraisal years as well as in re-appraisal years if the ratio results reflect the need for a change. Therefore, the need for re-appraisal year is made on an annual basis and determined by market areas. Every property is reappraised at least once in every three years. A change may or may not occur depending on the cost data gathered, sales information gathered, or other pertinent information pertaining to the individual property or property characteristics.

### **SPECIAL INVENTORY RESIDENTIAL PROPERTY**

Cost approach to value is the most common usage in this category of property. Developers have the same benefits and rights as individuals with other types of inventory in which they are entitled to have their property grouped as if it were to be sold as a whole. This method is based on the use of cost or market which ever is the lowest. Sales approach is not used until the developer sales the property and the category changes to a category other than inventory.

Income approach to value is not used on this property because it is not income producing.

### **MULTIFAMILY RESIDENTIAL PROPERTY**

Due to the limited number of sales activity in this type of property it is not feasible to use the sales comparison approach to value.

The cost approach would be used to as a comparison to the income approach which would be the best approach to value considering the evidence of income and expense information for properties of this type in this county. The inability to collect income and expense information makes this the reliable approach for this county.

Income approach is not feasible because of the inability to receive documented evidence on true income and expense information in this subject area.

### **COMMERCIAL REAL PROPERTY**

Sales comparison approach to value is a limited resource and is not a reliable approach for this group of property. Sales data may or may not include a documented value for goodwill without this measure the sales approach may generate a distorted value. The infrequency of sales activity limits the measure in this approach.

Cost approach to value is the most reliable approach to market for this type of property in this county.

Income approach is not used as this approach is for income producing properties.

## **VACANT REAL PROPERTY**

Sales comparison approach is the best approach for this type of property and is the most common used approach for this type of property.

Cost approach is not feasible.

Income approach could be used only on those properties that were generating a rental income. This is not the most common used approach in this type property.

## **INDUSTRIAL REAL PROPERTY CAPITOL APPRAISAL GROUP PLAN**

## **UTILITIES CAPITOL APPRAISAL GROUP PLAN**

## **MINERAL INTEREST CAPITOL APPRAISAL GROUP PLAN**

## **SPECIAL VALUATION PROPERTIES**

Sales comparison approach is not used in this type of appraisal. This property is appraised based on its ability to generate income.

Cost approach is not used on this type of property. There is no effective or feasible way to use a cost approach on this type property.

Income approach is the correct approach used on this type of property because it is an income producing property and is based on the land's ability to generate income.

Cost approach to value is the most reliable approach with the aide of renditions that are prepared by the owner giving the historical cost of the items and with the use of indexing the historical value to generate an in use current value.

Income approach is not used as the personal property is not normally used nor produces rental income.

## **INDUSTRIAL TANGIBLE PERSONAL PROPERTY CAPITOL APPRASIAL GROUP PLAN**



## THE MASS APPRAISAL REPORT

The definition of report is any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client or a party authorized by the client upon completion of an assignment.

The appraisal of a large number of real and personal properties as a group within an established period of time using standardized procedures and subjecting the resulting appraisals to statistical testing is the definition of mass appraisal.

The mass appraisal report is a report prepared and certified by the Chief Appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar. Since the majority of ad valorem real property taxation in Camp County is accomplished using mass appraisal techniques, the general standard for appraisal should reflect compliance with USPAP Standard 6. The signed certification is compliant with the Standard Rule 6-3 of USPAP. This written reappraisal plan is attached to the Mass Appraisal report by reference.

The scope of work for a mass appraisal includes the following:

1. Identifying properties to be appraised
2. Defining market areas
3. Identifying characteristics that affect the market value
4. developing a benchmark property that reflects the relationship of characteristics affecting value
5. calibrating the benchmark
6. calculate the conclusion of the property being appraised
7. reviewing the mass appraisal results

The purpose of the mass appraisal completed by Camp Central Appraisal District is to estimate fair market value for ad valorem tax purposes. These values are used by the taxing jurisdictions in the county. Ad valorem equates to tax based on value and maintains a consistent appraisal date of January 1 of each year with the exception of some inventories.

Appraisals completed by the appraisal district office are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as through free and clear, under responsible ownership and competent management.
3. All sketches in the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering report unless otherwise specified.
4. All information in the appraisal documents has been obtained by member of the appraisal district staff or other reliable sources.

5. The opinion of value for each property applies to land and improvements. The value of trade fixtures, furnishings and other equipment has not been included with the value of the real estate.
6. The appraisals were prepared exclusively for ad valorem tax purposes.
7. The appraisers developing these appraisals are not required to give testimony or attendance in court by reason of the appraisal, unless directed by, employed by and provided legal counsel by the Camp Central Appraisal District.
8. Subsurface rights (minerals and oil) were not considered in making the appraisals.
9. The appraisers have inspected, as far as possible, by observation, the land and the improvements, however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. No representation of this matter is made unless specifically detailed by the owner or approval for inside inspection by the owner.
10. The values generated by the appraisal district are reviewed bi-annually by the Property Tax Division of Comptroller of Public Accounts in order to finalize a Value Study every two years for the purpose of the use in TEA state funding calculation in the school district budget.

It must be noted that no re-appraisal program, regardless of how skillfully administered, can ever be expected to be error free. The correction of errors can best be assisted by giving the taxpayer an opportunity to question the value placed upon his individual property and the opportunity to produce evidence that the value is incorrect or inequitable. Errors will be brought to light and taking corrective action will serve to further the objectives of the program.

**CERTIFICATION STATEMENT;**

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

Jan Tinsley  
 Jan Tinsley  
 Chief Appraiser

7/18/2019  
 Date

**VALUE DEFENSE**

In addition to ratio review using sales data, cost data from generally accepted sources, original cost, effective age versus actual age, net operating income (when available, this one source that is very limited) and appraiser review, taxpayers are afforded an opportunity to review the appraised values and supporting documentation with the

generation of appraisal notices in April or May of each year. This process then begins what is known as the equalization phase.

Sec. 25.19 appraisal notice forms are reviewed and edited for updates and changes by appraisal district management. Included in the notice is the public notice of protest and appeal procedures as required by Sec. 41.70 of the Property Tax Code.

The equalization phase begins with the scheduling of formal or informal hearings. The appraisal district appraisers meet individually with the property owners to fulfill the informal process and make justified adjustments to property values. After due diligence in trying to inform the citizen of the changes that have occurred with their individual properties it may become necessary to schedule a formal hearing with the ARB. All standards, documentations, and procedures are reviewed to assure compliance with HB 201 producing documents to the taxpayer 14 days prior to their formal hearing or meeting with the Appraisal Review Board.

A group of citizens from Camp County are appointed to form the Appraisal Review Board to listen to the concerns, complaints and evidence of the property owner in trying to determine the correct value of the property. This process is the second phase with the first phase being an informal review between the appraiser and the citizen. If the first phase does not accomplish a pleasing result for the property owner, then he or she has the opportunity to appear before the Appraisal Review Board. After the final determination of the Appraisal Review board the citizen can complete an application for binding arbitration if: 1) the property qualifies as the owner's residence homestead under Tax Code Section 11.13, or the appraised or market value of the property as determined by the appraisal review board order of determination is \$1 million or less; and 2) the protest was filed under Tax Code Section 41.41(a)(1) or Tax Code Section 41.41 (a)(2). A property owner can also file a lawsuit in district court appealing the ARB determination.

Residential property defense mechanisms will include sales of comparable properties, replacement cost new less depreciation, cost guide information, similar properties with similar appraisals, effective age utility, full listing of characteristics of each property on an appraisal card as they were known at the time of appraisal, pictures, maps with location, and deeds of trust or ownership deeds.

Special inventory residential property defense mechanisms will include the real property rendition generated to the appraisal district by the property owner.

Multifamily residential property defense mechanisms will include sales of comparable properties, replacement cost new less depreciation, similar properties with similar appraisals, effective age utility, full listing of characteristics of each property on an appraisal card as they were known at the time of appraisal, pictures, location maps, and deeds of trust or ownership deeds.

Commercial real property defense mechanism will include sales of comparable properties, replacement cost new less depreciation, similar properties with similar

appraisals, effective age utility, full listing of characteristics of each property on appraisal card as they were known at the time of the appraisal, pictures, cost guide information, location maps, and deeds of trust or ownership deeds.

Vacant real property evidence will consist of sales comparables when available, location maps, deeds of trust or ownership deeds, and land schedules that reflect value uniformity.

Industrial real property, industrial tangible personal property, utilities, and mineral interest refer to Capitol Appraisal Group's reappraisal plan. (Attached)

Business tangible personal property evidence will be generated from the personal property rendition form completed by the business owner and calculations obtained from various professional sources such as Marshall & Swift Valuation Service.

### COMPUTER FORMULAS AND MODELS

Basic model for Real Property:

$$MV = IV + LV$$

MV = Market Value

IV = Improvement or structure value

LV = Land Value

Expanded model:

$$MV = [(IUNIT \times ISIZE) + OR - ADDATIVES \times \% \text{ GOOD} \times INF] + [(LUNIT \times LSIZE) \times LNF]$$

MV = MARKET VALUE

IUNIT = REPLACEMENT COST NEW PER SQ FT

ISIZE = IMPROVEMENT SQ FT LIVING AREA

ADDATIVES = IMPROVEMENT AMENITIES CONTRIBUTORY VALUES

%GOOD = ALLOWED OR ALLOWABLE DEPRECIATION

INAF = IMPORVEMENT NEIGHBORHOOD FACTOR IF MEASUREABLE

LUNIT = LAND VALUE FROM SCHEDULES

LSIZE = LAND PARCEL PER SQ FT, ACREAGE OR FRONT FOOTAGE

LNAF = LAND NEIGHBORHOOD FACTOR IF MEASUREABLE

Basic model for personal property:

$$MV = PVF \times HC \times DF$$

MV = MARKET VALUE

PVF=PRESENT VALUE FACTOR

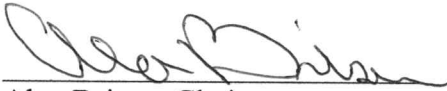
HC=HISTORICAL COST

DF=DEPRECIATION FACTOR

Camp Central Appraisal District  
Resolution to Adopt  
2019-2020 Reappraisal Plan

Whereas, according to Section 25.18(c) and Section 6.05 (i) of the Texas Property Tax Code, the Board of Directors of an Appraisal District shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 (c) and Section 6.05 (i) shall hold a public hearing to consider the proposed plan.

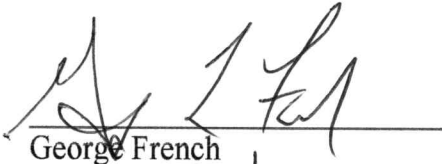
Therefore, on this 23rd day of August 2018 the Board of Directors of Camp Central Appraisal District does approve and adopt the attached reappraisal plan for the years 2019 and 2020.



Alan Brison, Chairman



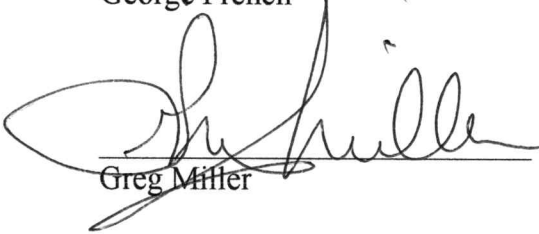
Jeff Kilburn, Secretary



George French



John Livingston



Greg Miller

2019-2020 Camp Central Appraisal District Reappraisal Plan amended by the Board of Directors at their regular meeting 21<sup>st</sup> day of November, 2019.



Alan Brison, Chairman

ATTEST:



Jeff Kilburn, Secretary