

ANNUAL REPORT
2015
SHACKELFORD
COUNTY APPRAISAL
DISTRICT

GENERAL INFORMATION

The Shackelford County Appraisal District was formed January 1, 1981, by acts of the Texas Legislature. State law requires one appraisal district per county to appraise all property within that county.

In 2015, the appraisal district appraised 20,688 parcels of property with a total value of \$1,423,406,419. Real estate and business personal property was appraised by internal staff. Minerals and utilities are appraised by contract with Capital Appraisal Group.

DEFINITION OF PROBLEM AND SCOPE OF WORK

The Shackelford County Appraisal District is charged by law to appraise all property at market value as required by the Texas constitution and property tax law. Exceptions to the market value standard are authorized in the constitution such as agricultural value and are considered jurisdictional exceptions under the Uniform Standards of Professional Appraisal Practice. (USPAP)

The values derived by the District are used to assess property taxes for the eight tax units in Shackelford County. Those include Shackelford County, Shackelford County Hospital District, City of Albany, City of Moran, Albany ISD, Clyde ISD, Lueders ISD, and Moran ISD.

For 2015, the District Board of Directors made a decision to move appraisals back in house and hired Mr. Kelly Head to do the work for 2015 under the supervision of Chief Appraiser Richard Petree. Mr. Head was to begin the process of certification in order to assume the chief appraiser responsibilities in three years. The reappraisal plan called for the re-inspection and re-classification of all improvements in the City of Albany and Clyde ISD. In 2016, the rest of the county will be updated with new schedules.

Values are developed using mass appraisal methods. All properties are categorized based upon national cost schedules and depreciated using observation of each parcel every other year. The primary method used in appraising property is the cost approach. It is adjusted to market value based on sales data gathered from various sources utilizing statistical measures typically used in mass appraisal.

PROPERTY TYPES AND VALUES IN SHACKELFORD CAD

Property Type	Total Value	Percentage
Single Family Residential	\$ 67,787,597	4.8%
Multi-family Residential	\$ 978,991	0.1%
Vacant Lots	\$ 1,502,408	0.1%
Agricultural Land	\$ 677,405,445	47.6%
Farm and Ranch Improvements	\$ 62,323,759	4.4%
Commercial & Industrial Real Estate	\$ 212,859,135	15.0%
Commercial & Industrial Personal	\$ 196,405,177	13.8%
Oil and Gas	\$ 67,640,470	4.7%
Utilities	\$ 112,063,236	7.9%
Miscellaneous	\$ 1,295,816	0.1%
Exempt	\$ 23,144,385	1.6%
Total	\$ 1,423,406,419	

RESIDENTIAL APPRAISAL PROCESS

Homes are reappraised every other year by staff appraisers. The basis of the appraisal is a cost approach utilizing Marshall Valuation Service as a basis for that cost. Various classes are used to develop the different values for different qualities of original construction. Any additions or new construction were picked up by an on-site visit and measurement and classing on the additions. If the ratio study yields a ratio below 95% or above 105%, the data is analyzed and the figures are adjusted to fall within the state standards. Individual towns and areas of the county may be adjusted differently to accurately reflect current market value.

MULTI-FAMILY APPRAISAL

Apartments, duplexes and other types of multi-family parcels are initially appraised using a classification system based on Marshall Valuation Service. The appraiser notes the condition of the property and records this information. If a taxpayer provides the income to the property, it is considered in making appropriate adjustments. Appropriate capitalization rates are derived from the rural West Texas market.

VACANT LOTS

Lots are appraised using comparable sales when those sales are available. Similar prices per square foot are placed on all parcels within a neighborhood. When sales are not available, the abstraction method of land value is used removing the contributory value of the

improvement from sales price to yield land value. The allocation method is also used which states that the land should be approximately 10-15% of total sales price. Care is taken to ensure that similar prices per foot are placed on all parcels with similar characteristics and similar location.

RURAL LAND APPRAISAL

Market sales are the primary method used in appraising agricultural land. Sales are gathered from multiple sources and the characteristics of that land are noted such as if it is tillable or pasture and the soil quality. Size of tracts sold is also noted to develop tables for the various types of land and the location of that property in the county.

For most agricultural land in the county, an alternate method of appraisal is used which reflects the agricultural value of each parcel. It is developed from surveys and discussions with farmers and ranchers in Shackelford County. Typical net-to-land income is capitalized using a state mandated 10% cap rate. For example, if net to land for good farmland is \$25/acre, that income is divided by the 10% cap rate yielding an agricultural value of \$250/acre. Significantly lower net to land is earned by pastureland. For qualifying farmers and ranchers, this method of taxation yields a much lower tax bill than paying on the market value of the same land. Hunting income is also considered as an income source and is often near the lease price for pasture land.

COMMERCIAL APPRAISAL

Commercial real estate is appraised beginning with Marshall Valuation Services cost data. Different types of commercial property are categorized by the appraiser. The appraiser also notes condition of the property. The basic costs are then adjusted based on the comparisons of the initial values with sales that have occurred. Again, the 95%-105% ratio set by the state is utilized in making appropriate adjustments to the cost to arrive at those ratios.

OIL AND GAS APPRAISAL

The values of oil and gas production are developed using production history of a well. With that production history, a decline curve is developed which accurately estimates the economic life of the well. This is the amount of oil and/or gas that will be recovered ultimately. The price of oil used in the computer model is based on prior year prices and the method is mandated by state law. Future income is discounted based on current economic conditions. The appraiser also utilizes production expense typical for the area and that expense is considered for the operator value of the lease. Once the lease is valued, the total value is allocated to individual royalty owners based on their individual percentages of ownership. The net value of the operator may also be allocated to operator interests.

UTILITIES AND PIPELINES

Utilities and pipelines are appraised typically by a unit method. The entire company is appraised most often using the net income to the company. The total value of the company is allocated to each tax unit based on how many of the company's assets are within that tax jurisdiction. Miles of line, meters, etc. are typical methods of allocation.

BUSINESS PERSONAL PROPERTY

State law requires every business owner to render (give) a listing of their assets to the appraisal districts in which they have property. The District utilizes the information provided to estimate a market value for those assets. If the rendition value does not look reasonable compared to similar types of property, the appraiser may set a higher value.

MISCELLANEOUS PROPERTY

Mobile homes not on owned land are in this category and are appraised using Marshall Valuation Services costs. Adjustments to those costs are made based on the condition of the mobile home. The information on mobile homes is gathered by the appraiser as he/she canvasses each neighborhood in the County.

TAXPAYER APPEALS

Notices of appraised value were mailed to taxpayers in May and early June. Most questions were handled by staff or by Ms. Carrington. Only two formal appeals were heard by the Appraisal Review Board.

GENERAL VALUE TRENDS

A major reduction in oil and gas values impacted SCAD in 2015. The fall in the price of oil dramatically impacted overall mineral values. In addition, oil related business personal property declined due to lower demand for drilling equipment and production accessories. Moran residential also declined due to the reduction in staffing of Slide Fire, the primary employer in Moran. A significant loss in business personal property value occurred due to the reduction of inventory and economic obsolescence of that company.

INTERNAL AND STATE RATIO STUDIES

The State Comptroller does a biennial ratio study. The last ratio study summary is included in this report. The median ratio determined by the Comptroller was 98% with a coefficient of dispersion (COD) of 13.21. The price-related deferential (PRD) was 1.01. These measures exceed the standards set by the International Association of Assessing Officers.

2013 Property Value Study CAD Summary Worksheet

209 Shackelford

Category	Number of Ratios **	2013 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
A. Single-Family Residences	73	62,629,357	.98	8.81	71.23	93.15	.99
B. Multi-Family Residences	0	987,500	*	*	*	*	*
C1. Vacant Lots	0	1,267,505	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Rural Real F & L	0	4,335,680	*	*	*	*	*
E. Real Prop NonQual	88	65,693,708	.99	14.15	59.09	79.54	1.06
F1. Commercial Real	31	14,722,409	*	*	*	*	*
F2. Industrial Real	0	427,692,276	*	*	*	*	*
G. Oil, Gas, Minerals	75	100,590,670	1.01	15.17	41.33	80.00	1.01
J. Utilities	11	64,064,009	1.13	14.65	18.18	100.00	1.16
L1. Commercial Personal	0	7,816,523	*	*	*	*	*
L2. Industrial Personal	0	53,445,728	*	*	*	*	*
M. Other	0	1,454,927	*	*	*	*	*

Category	Number of Ratios **	2013 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
Personal							
O. Residential Inventory	0	0	*	*	*	*	*
S. Special Inventory	0	0	*	*	*	*	*
Overall	278	804,700,292	.98	13.21	57.19	81.29	1.01

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LIMITING CONDITIONS

The appraised value estimates provided by the district are subject to the following conditions:

1. The appraisals were prepared exclusively for ad valorem tax purposes.
2. The property characteristic data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised were performed as staff resources and time allowed.
3. Validation of sales transactions was attempted through questionnaires to buyer and seller, and from confidential sources. In the absence of such confirmation, residential sales data obtained from vendors was considered reliable.
4. I have attached a list of staff providing significant mass appraisal assistance to the person signing this certification.

Certification Statement:

"I, Richard Petree, Chief Appraiser for the Shackelford County 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 which, to the best of my knowledge and belief, was determined as required by law."



Richard Petree
Chief Appraiser

**STAFF PROVIDING SIGNIFICANT
MASS APPRAISAL ASSISTANCE**

<u>NAME</u>	<u>TITLE</u>	<u>BTPE NUMBER</u>	<u>TYPE OF ASSISTANCE</u>
Richard Petree, RPA, RTA, CCA	Contract appraiser	16308	Commercial property, business personal and model building
Kelly Head	Field appraiser	74465	Appraisal of real property

Sales Ratio Report Parameters

Search by Sale Date
 From: 01/01/2013
 To: 05/01/2015

Search by State Code
 A1 (RESIDENTIAL SINGLE FAMILY)
 A2 (RESIDENTIAL MOBILE HOME)
 E1 (REAL FARM & RANCH IMPROVEMENTS)

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2015

Report Type: Improved Property

Excludes Confidential Sales.

Sales Ratio Report

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Sale #	Deed	Buyer/Seller	Sale Date	Confirm	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Imp Living Area	Sale		Market Sale Price	Land/Market	Land/Sale Price	Ratio
												Avg Price/ Sqft	Sqft				
17520	LEROY BARBARA/KITCHENS CONNIE A	1/3/2013	AH	SO: 5795.50 AC: 0.1329 FF: 191.30 DEPTH: 152.50	RS3F	2004	2004	79,100	2,899	1,162	70.57	70.57	81,999	0.0400	0.0354	1.0000	
14043	R 00010110040	Geo ID / Map ID	Blk 10 ALBANY OT Lt 3,4 W/PT	Legal Description	Imp 1 Value: Imp 1 Desc:	79,100	Imp 2 Value: Imp 2 Desc:	St Cd: A1	Situs Location	Schl: AS	City: AC	Legal Acreage	Eff Size Subdv	Sale Type: NORM	Neighborhood	Ratio Type:	
					RESIDENTIAL			340 S 4TH ST ALBANY, TX	0.0000	0.0000	0.0000	000101	1%-100 L%-100				
MA Econ%:	100.00	Land Econ%:															
MA Phy%:	100.00	Land Phy%:															
MA Func%:	89.93	Land Func%:															
MA Base%:	93.00	Land Base%:															

Sales Ratio Report

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Sale

Buyer/Seller	Sale Date	Land	Dimensions	Class	Imp	E-Bit	Imp	Living	Avg Price/	Sqft	Market	Sale Price	Market	Sale Price	Ratio
Deed	Confirm	Type	Type	FR	Value	Y-Bit	Value	Area	Price/	Sqft	Size	Value	Size	Value	Ratio
BERNSTEIN BRENDASTEVEN DANNY	1/16/2013	LNQ	SQ: 362854.80 AC: 8.3300	FR4	56,381	0	30,272	1,120	77.37	97.77	86,653	109,500	86,653	109,500	0.7914
Deed Info: 1/16/2013 VOL/PG: 559/011		Legal Description		St Cd: E1		Schl: CS		City:		Legal Acreage		Eff Size Subdv		Neighborhood	
Geo ID / Map ID		Ab 1194 T&P Bk 14 Sec 63 8.33 Ac W/House		1265 CO RD 150 ABILENE, TX		8.3300		0.0000		0.0000		0.0000		00011940 1%-100 L%-100	
MA Econ%: 100.00	Land Econ%:	MA Phy%: 100.00	Land Phy%:	MA Func%: 100.00	Land Func%:	MA Base%: 80.00	Land Base%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:	
CORONADO ROGELIO & MARYLATIMER WESLEY & SHARON L	1/30/2013	AG	SQ: 18096.00 FF: 87.00 DEPTH: 208.00	MH2	41,407	1999	7,419	1,216	40.15	49.34	48,826	60,000	48,826	60,000	0.8138
Deed Info: 1/30/2013 VOL/PG: 559/281		Legal Description		St Cd: A2		Schl: AS		City: AC		Legal Acreage		Eff Size Subdv		Neighborhood	
Geo ID / Map ID		Bik 2 BARRES Lt A3 87.3X208.3 w/mobile home serial # TXFLX12A56477CO11		441 GLESK ST ALBANY, TX		0.0000		0.0000		0.0000		0.0000		00102020 1%-100 L%-100	
MA Econ%: 100.00	Land Econ%:	MA Phy%: 100.00	Land Phy%:	MA Func%: 100.00	Land Func%:	MA Base%: 85.00	Land Base%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:	
NO RANCH LLC/HARTY JOHN & JANIS	2/11/2013	AG	SQ: 7130.00 FF: 62.00 DEPTH: 115.00	FR2	27,697	1948	3,209	912	33.89	26.32	30,906	24,000	30,906	24,000	1.2878
Deed Info: 2/11/2013 VOL/PG: 559/374		Legal Description		St Cd: A1		Schl: AS		City: AC		Legal Acreage		Eff Size Subdv		Neighborhood	
Geo ID / Map ID		Bik 23 BARRES Lt 6 E/12' 7		557 KENSHALO ST ALBANY, TX		0.0000		0.0000		0.0000		0.0000		00102230 1%-100 L%-100	
MA Econ%: 100.00	Land Econ%:	MA Phy%: 100.00	Land Phy%:	MA Func%: 90.00	Land Func%:	MA Base%: 50.00	Land Base%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:	
RICHARDS JOSEPH D/SHACK JACOB RYAN	3/28/2013	AG	SQ: 11200.00 FF: 80.00 DEPTH: 140.00	RSIF	52,681	1954	4,928	1,091	52.80	36.66	57,609	40,000	57,609	40,000	1.4402
Deed Info: 3/28/2013 VOL/PG: 560/178		Legal Description		St Cd: A1		Schl: AS		City: AC		Legal Acreage		Eff Size Subdv		Neighborhood	
Geo ID / Map ID		Bik 3 ROSE Lt 11 W/20' 12		841 ROSE ST ALBANY, TX		0.0000		0.0000		0.0000		0.0000		ROSEADDN 1%-100 L%-100	
MA Econ%: 100.00	Land Econ%:	MA Phy%: 100.00	Land Phy%:	MA Func%: 100.00	Land Func%:	MA Base%: 60.00	Land Base%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:	

Sales Ratio Report

5/17/2016 10:50:12AM

Buyer/Seller

Sale

Sale #	Deed	Confirm	Sale Date	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Imp Living Area	Avg Price/ Sqft	Avg Price/ Sqft	Market Sale Price	Land/ Market	Land/ Sale Price	Ratio
17822	TABOR JAY W/HISE MYRA GAIL	3/14/2013	3/14/2013	AI	SQ: 9300.00 FF: 150.00 DEPTH: 62.00	RS2F	1951 1951	27,941	5,115	1,112	29.73	25.18	33,056	0.1500	0.1827	1.1806

Deed Info: 3/14/2013 VOL/PG: 559/0875

Prop ID / Type

Geo ID / Map ID

15334 R 00012004010

Legal Description

BK 4 WEBB Lt 1, 2 W/12.5

MA Econ%: 85.00
MA Phy%: 100.00
MA Func%: 100.00
MA Base%: 45.00

Imp 1 Value:
Imp 1 Desc: RESIDENTIAL

Imp 2 Value:
Imp 2 Desc:

Imp 3 Value:
Imp 3 Desc:

Appraiser:

17839 BENDER ANNA & HENRY BRIAN/GREEN TREE SERVICING LLC
Deed Info: 1/21/2013 VOL/PG: 559/616

Prop ID / Type

Geo ID / Map ID

16212 R 0007718014

Legal Description

P WASHBURN Lt 18 W/House

MA Econ%: 100.00
MA Phy%: 100.00
MA Func%: 100.00
MA Base%: 90.00

Imp 1 Value:
Imp 1 Desc: RESIDENTIAL

Imp 2 Value:
Imp 2 Desc:

Imp 3 Value:
Imp 3 Desc:

Appraiser:

17846 RFR LPSOUTHWEST INTEGRATED ENTERPRISES INC
Deed Info: 5/11/2013 VOL/PG: 561/012

Prop ID / Type

Geo ID / Map ID

11876 R 00000779020

Legal Description

Ab 0779 SWENSON S A Sec 18

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

Imp 1 Value:
Imp 1 Desc: METAL BARN

Imp 2 Value:
Imp 2 Desc:

Imp 3 Value:
Imp 3 Desc:

Appraiser:

11877 R 00000779030

Legal Description

Ab 0779 SWENSON S A Sec 18 1 Ac W/DW MH & Garage

MA Econ%: 100.00
MA Phy%: 65.00
MA Func%: 100.00
MA Base%: 91.00

Imp 1 Value:
Imp 1 Desc: RESIDENTIAL

Imp 2 Value:
Imp 2 Desc:

Imp 3 Value:
Imp 3 Desc:

Appraiser:

Situs Location
109 BRECKENRIDGE ST
ALBANY, TX

Legal Acreage

0.0000

Eff Size Subdv

0.0000 000120

Neighborhood

ECFZ

Ratio Type:

%-100 L%-100

Situs Location
212 SPRING CREEK RD
ABILENE, TX

Legal Acreage

1.0000

Eff Size Subdv

1.0000 000771

Neighborhood

771

Ratio Type:

%-100 L%-100

Situs Location
CO RD 167 LUEDERS, TX

Legal Acreage

268.2300

Eff Size Subdv

269.2300 0779

Neighborhood

00007790

Ratio Type:

%-100 L%-100

Sales Ratio Report

5/17/2016 10:50:12AM

Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Imp Living Area	Avg Price/ Sqft	Sale Price	Market	Land/Market	Land/Sale Price	Ratio
17903 DAVIS ELTON & JUDY/HALBERT MIKE & MITCHELL HALBERT Deed Info: 4/9/2013 VOL/PG: 560/481	4/9/2013	AG	SQ: 14920.00 FF: 86.00 DEPTH: 170.00	DW2	1998	40,738	6,287	1,352	34.76	47,025	47,000	0.1300	0.1338	1.0005
Prop ID / Type	Geo ID / Map ID	Legal Description	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Legal Acgreage	City:	Schli:	City:	Ratio Type:	Neighborhood
14212 R	00010201121	BIK 1 BARRES Lt 12, 13, 14 S/88X170 TX	40,738			MOBILEHOME			0.0000	AS	AS	AC	NORM	00102011 1%-100 L%-100
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 81.30														
17978 BOUNDS LARRY RAY/STAFFORD MICHELLE Deed Info: 5/24/2013 VOL/PG: 561/399	5/24/2013	AD	SQ: 9375.00 FF: 75.00 DEPTH: 125.00	MOBIL E	0	8,470	2,813	910	12.40	11,283	8,000	0.2500	0.3516	1.4104
Prop ID / Type	Geo ID / Map ID	Legal Description	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Legal Acgreage	City:	Schli:	City:	Ratio Type:	Neighborhood
14870 R	00011206030	BIK 6 NORTHSIDE Lt 3 N/2, 5	8,470			MOBILEHOME			0.0000	AS	AS	AC	NORM	NSCITY 1%-100 L%-100
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 100.00														
18000 WILLIAMS BONNIE/MURRAY RICHARD Deed Info: 7/1/2013 VOL/PG: 562/923	7/1/2013	AY	SQ: 20000.00 AC: 0.4591 FF: 100.00 DEPTH: 200.00	FR1	2003	11,401	1,600	980	13.27	25,51	25,000	0.1200	0.0640	0.5200
Prop ID / Type	Geo ID / Map ID	Legal Description	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Legal Acgreage	City:	Schli:	City:	Ratio Type:	Neighborhood
15501 R	00025121030	BIK 21 MORAN OT Lt 3, 4				RESIDENTIAL			0.0000	MS	MS	MC	NORM	00251210 1%-100 L%-100
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 50.00														
18004 SASIN PATSY/RYLIE MORGAN WHITLEY TRUST Deed Info: 6/18/2013 VOL/PG: 561/821	6/18/2013	AD	SQ: 73200.00 FF: 190.00 DEPTH: 380.00	RS4M	1948	94,574	11,139	2,559	41.31	105,713	122,000	0.1100	0.0913	0.8665
Prop ID / Type	Geo ID / Map ID	Legal Description	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Legal Acgreage	City:	Schli:	City:	Ratio Type:	Neighborhood
14817 R	00011106020	BIK 6 NIXON Lt PART OF 2 & 3	11,401			RESIDENTIAL			0.0000	AS	AS	AC	NORM	ECFZ 1%-100 L%-100
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 60.00														

Sales Ratio Report

5/17/2016 10:50:12AM

Sale

Sale #	Buyer/Seller	Sale Date	Confirm	Land Type	Dimensions	FF	FF:	Imp Class	E-Bit	Imp Value	Land Value	Imp Living Area	Avg Price/ Sqft	Sqft	Market Sale Price	Market	Land/ Sale Price	Land/ Ratio	
18011	GRAHAM JAMES M M'PEARCE DONALD ET AL	8/1/2013		AD	SQ: 8844.00 DEPTH: 132.00	67.00	67.00	RS1F	1951 1951	8,498	2,653	1,317	8.47	7.97	11,151	10,500	0.2400	0.2527	1.0620
<p>Legal Description: BIK 57 JACOBS Lt A2 NE/67.5X132 W/2</p> <p>Situs Location: 625 W SOUTH 1ST ST ALBANY, TX</p> <p>Legal Acreage: 0.0000</p> <p>Eff Size Subdv: 0.0000</p> <p>Neighborhood: 00107570</p> <p>Appraiser: KELLY</p> <p>St Cd: A1 Schli: AS City: AC Sale Type: NORM</p>																			
Prop ID / Type	8/1/2013 VOL/PG: 563/459																		
14643	R	00010757011								8,498									
<p>MA Econ%: 100.00</p> <p>MA Phy%: 40.00</p> <p>MA Func%: 100.00</p> <p>MA Base%: 22.00</p>																			
18012	BIRKLA MATTHEW & SARA GARDNER JASON & APRIL	7/29/2013		WH	SQ: 15290.00 DEPTH: 278.00	55.00	55.00	RS4M1 5	1983 1983	250,402	22,345	3,878	70.33	65.76	272,747	255,000	0.0800	0.0876	1.0696
<p>Legal Description: WEAVER HGT Lt 13</p> <p>Situs Location: 19 REMINGTON DR ALBANY, TX</p> <p>Legal Acreage: 0.0000</p> <p>Eff Size Subdv: 0.0000</p> <p>Neighborhood: 00119001</p> <p>Appraiser:</p> <p>St Cd: A1 Schli: AS City: AC Sale Type: NORM</p>																			
Prop ID / Type	7/29/2013 VOL/PG: 563/435																		
15279	R	00011900130																	
<p>MA Econ%: 100.00</p> <p>MA Phy%: 100.00</p> <p>MA Func%: 100.00</p> <p>MA Base%: 100.00</p>																			
15280	R	00011900140																	
<p>MA Econ%: 100.00</p> <p>MA Phy%: 100.00</p> <p>MA Func%: 100.00</p> <p>MA Base%: 81.00</p>																			
15281	R	00011900150																	
<p>MA Econ%: 100.00</p> <p>MA Phy%: 100.00</p> <p>MA Func%: 100.00</p> <p>MA Base%: 100.00</p>																			
18013	HAMILTON PAUL J & DEBBIE W JONES ZANE & AMY	7/23/2013		F	AC: 1.3900			RS4M	1949 1949	168,656	5,908	3,017	57.86	69.61	174,564	210,000	0.0300	0.0281	0.8313
<p>Legal Description: Ab 0037 BAL Sec 1 W/House</p> <p>Situs Location: 841 US HWY 180 W ALBANY, TX</p> <p>Legal Acreage: 1.3900</p> <p>Eff Size Subdv: 1.3900</p> <p>Neighborhood: 010003720</p> <p>Appraiser:</p> <p>St Cd: A1 Schli: AS City: AC Sale Type: NORM</p>																			
Prop ID / Type	7/23/2013 VOL/PG: 563/438																		
16227	R	00100372010																	
<p>MA Econ%: 100.00</p> <p>MA Phy%: 100.00</p> <p>MA Func%: 100.00</p> <p>MA Base%: 75.00</p>																			

Sales Ratio Report

5/17/2016 10:50:12AM

Sale

Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Living Area	Avg Price/ Sqft	Avg Price/ Sqft	Market Sale Price	Land/ Market	Land/ Sale Price	Ratio
18194 RODRIGUEZ MIGUEL & STORMIER/ROUDES CLEODA Deed Info: 10/2/2013 VOL/PG: 565/064 Geo ID / Map ID: 00026206110	10/2/2013	AY	SQ: 14200.00 FF: 100.00 DEPTH: 142.00	FR1+	1919 1919	11,810 1,136	13.13	43.61	12,946 43,000	0.0900	0.0264	0.3011
Legal Description: BIK 6 WATERS Lt 11,12	Imp 1 Value: 11,810 Imp 1 Desc: RESIDENTIAL	Imp 2 Value: Imp 2 Desc:	Imp 3 Value: Imp 3 Desc:	St Ccd: A1 Situs Location: 305 MAIN ST MORAN, TX	Schli: MS City: MC	Legal Acreage: 0.0000	Eff Size Subdv: 0.0000	Neighborhood: 00262060	Sale Type: NORM	Ratio Type:		
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 50.00												
18197 HAIL EVERETT & LYNDIA LEE/MOLYNEAUX JACQUE Deed Info: 9/18/2013 VOL/PG: 564/378 Geo ID / Map ID: 00010801010	9/18/2013	AE	SQ: 9500.00 FF: 100.00 DEPTH: 95.00	RS2M	1977 1977	86,420 3,325	55.88	46.70	89,745 75,000	0.0400	0.0443	1.1966
Legal Description: BIK 1 M & M Lt 1	Imp 1 Value: 86,420 Imp 1 Desc: RESIDENTIAL	Imp 2 Value: Imp 2 Desc:	Imp 3 Value: Imp 3 Desc:	St Ccd: A1 Situs Location: 501 PICKARD PLACE ALBANY, TX	Schli: AS City: AC	Legal Acreage: 0.0000	Eff Size Subdv: 0.0000	Neighborhood: 00108010	Sale Type: NORM	Ratio Type:		
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 68.00												
18209 ROGERS KEVIN & PAYTON/JOHNSTON ELVIN & DANITA Deed Info: 11/14/2013 VOL/PG: 565/598 Geo ID / Map ID: 00011803060	11/14/2013	AI	SQ: 17523.00 FF: 99.00 DEPTH: 177.00	RS2M	1970 1970	91,379 8,937	60.07	65.87	110,000 110,000	0.0900	0.0813	0.9120
Legal Description: BIK 3 SEDWICK HT Lt 6	Imp 1 Value: 91,379 Imp 1 Desc: RESIDENTIAL	Imp 2 Value: Imp 2 Desc:	Imp 3 Value: Imp 3 Desc:	St Ccd: A1 Situs Location: 1040 GREGG ST ALBANY, TX	Schli: AS City: AC	Legal Acreage: 0.0000	Eff Size Subdv: 0.0000	Neighborhood: 00118030	Sale Type: NORM	Ratio Type:		
MA Econ%: 100.00 MA Phy%: 95.00 MA Func%: 100.00 MA Base%: 73.00												
18213 HOBBS JAMES D & KATHY/NEW RICHARD Deed Info: 11/14/2013 VOL/PG: 565/846 Geo ID / Map ID: 00011602040	11/14/2013	AG	SQ: 8400.00 FF: 60.00 DEPTH: 140.00	RS2F	1951 1951	37,391 3,780	38.73	42.33	45,000 45,000	0.0900	0.0840	0.9149
Legal Description: BIK 2 ROSE Lt 4	Imp 1 Value: 37,391 Imp 1 Desc: RESIDENTIAL	Imp 2 Value: Imp 2 Desc:	Imp 3 Value: Imp 3 Desc:	St Ccd: A1 Situs Location: 732 ROSE ST ALBANY, TX	Schli: AS City: AC	Legal Acreage: 0.0000	Eff Size Subdv: 0.0000	Neighborhood: ROSEADDN	Sale Type: NORM	Ratio Type:		
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 45.00												

Sales Ratio Report

5/17/2016 10:50:12AM

Sale

Buyer/Seller	Sale Date	Land Confirm	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Living Area	Avg Price/ Sqft	Imp Living Area	Avg Price/ Sqft	Market Sale Price	Land/ Market Sale Price	Land/ Ratio
18282 BROWN TEAGAN & MEGAN/FARMER BILL JAMES Deed Info: 12/16/2013 VOL/PG: 566/418	12/16/2013	R 00010232071	AG	SQ: 15300.00 AC: 0.3512 FF: 85.00 DEPTH: 180.00	RS2F	1951	64,502	1,566	45.29	1,566	44.70	70,928	0.0900	1.0133
Prop ID / Type	Geo ID / Map ID		Legal Description	Imp 1 Value: Imp1 Desc:	Imp 2 Value: Imp 2 Desc:	Imp 3 Value: Imp 3 Desc:	St Cd: A1	Situs Location	Legal Acreage	City: AC	Eff Size Subdv	Sale Type: NORM	Neighborhood	Ratio Type:
MA Econ%: 100.00	MA Phy%: 82.00	MA Func%: 100.00	BIK 32 BARRES Lt 7 W/85 OF N/20 , 8 W/85	64,502 RESIDENTIAL				333 LEDBETTER ST ALBANY, TX	0.0000		0.0000	000102320	1%-100 L%-100	
MA Base%: 60.00														
18291 SAUDER MOLLY JEAN/HALBERT MIKE & MITCHELL HALBERT Deed Info: 1/10/2014 VOL/PG: 566/776	1/10/2014	R 00011601060	AG	SQ: 9800.00 FF: 70.00 DEPTH: 140.00	RS2F	1956	88,336	2,030	45.69	2,030	45.57	92,746	0.0500	1.0027
Prop ID / Type	Geo ID / Map ID		Legal Description	Imp 1 Value: Imp1 Desc:	Imp 2 Value: Imp 2 Desc:	Imp 3 Value: Imp 3 Desc:	St Cd: A1	Situs Location	Legal Acreage	City: AC	Eff Size Subdv	Sale Type: NORM	Neighborhood	Ratio Type:
MA Econ%: 100.00	MA Phy%: 100.00	MA Func%: 100.00	BIK 1 ROSE Lt 6 W/30', 7 E/40'	88,336 RESIDENTIAL				816 RAMBLER ST ALBANY, TX	0.0000		0.0000	0001160	1%-100 L%-100	
MA Base%: 63.00														
18352 GEORGE STEVE/SCRUGGS JAMES T & SHIRLEY A Deed Info: 3/11/2014 VOL/PG: 567/681	3/11/2014	R 00025207030	AY	SQ: 22500.00 AC: 0.5165 FF: 150.00 DEPTH: 150.00	FR1	2005	9,500	768	14.71	768	26.04	20,000	0.1600	0.5650
Prop ID / Type	Geo ID / Map ID		Legal Description	Imp 1 Value: Imp1 Desc:	Imp 2 Value: Imp 2 Desc:	Imp 3 Value: Imp 3 Desc:	St Cd: A1	Situs Location	Legal Acreage	City: MC	Eff Size Subdv	Sale Type: NORM	Neighborhood	Ratio Type:
MA Econ%: 100.00	MA Phy%: 100.00	MA Func%: 100.00	BIK 7 BRAYS 1ST Lt C,D PT OF E/2	9,500 RESIDENTIAL				709 FISHER ST MORAN, TX	0.0000		0.0000	0002520	1%-100 L%-100	
MA Base%: 50.00														
18399 VICKERS BRETTON LEE/KEY GLENN Deed Info: 4/20/2014 VOL/PG: 567/0840	4/20/2014	R 00010205030	AG	SQ: 16590.00 FF: 105.00 DEPTH: 158.00	RS3F	1934	57,222	2,078	31.73	2,078	36.57	76,000	0.1300	0.8675
Prop ID / Type	Geo ID / Map ID		Legal Description	Imp 1 Value: Imp1 Desc:	Imp 2 Value: Imp 2 Desc:	Imp 3 Value: Imp 3 Desc:	St Cd: A1	Situs Location	Legal Acreage	City: AC	Eff Size Subdv	Sale Type: NORM	Neighborhood	Ratio Type:
MA Econ%: 100.00	MA Phy%: 100.00	MA Func%: 100.00	BIK 5 BARRES Lt 3 & N/40 OF SW/208	57,222 RESIDENTIAL				333 ELLISON ST ALBANY, TX	0.0000		0.0000	0001020	1%-100 L%-100	
MA Base%: 78.00														

Sales Ratio Report

5/17/2016 10:50:12AM

Sale

Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Imp Living Area	Avg Price/ Sqft	Avg Price/ Sqft	Market Sale Price	Land/ Market	Land/ Sale Price	Ratio	
18400 MCCARTHY DAVID & MELANIE/HILL TOM MILLER Deed Info: 3/14/2014 VOL/PG: 567/0857	3/14/2014	AI	SQ: 11500.00 FF: 100.00 DEPTH: 115.00	RS4M	1971 1971	150,089	6,210	2,659	58.78	82.74	156,299	0.0400	220,000	0.0282	0.7105
Prop ID / Type	Geo ID / Map ID	Legal Description	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Legal Acreage	Eff Size Subdv	Sale Type:	Neighborhood	Ratio Type:		
14937 R	00011409070	BIK 9 RAILROAD Lt 7,8	150,089	150,089		RESIDENTIAL			0.0000	0.0000	00114090	1%-100 L%-100			
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 74.00															
18408 PHILLIPS RICHARD EUGENE/RICHARDS CARA M & CLINTON D Deed Info: 3/21/2014	3/21/2014	AG	SQ: 9000.00 FF: 90.00 DEPTH: 100.00	RS2M	1976 1976	102,653	4,050	1,638	65.14	94.63	106,703	0.0400	155,000	0.0261	0.6884
Prop ID / Type	Geo ID / Map ID	Legal Description	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Legal Acreage	Eff Size Subdv	Sale Type:	Neighborhood	Ratio Type:		
14551 R	00010502010	BIK 2 GRIFFIN RD Lt 1	102,653	102,653		RESIDENTIAL			0.0000	0.0000	000105	1%-100 L%-100			
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 77.00															
18413 HURLEY SUSAN/VICKERS RHONDA Deed Info: 4/3/2014 VOL/PG: 568/201	4/3/2014	AD	SQ: 5707.60 AC: 0.1310 FF: 38.00 DEPTH: 150.20	RS1F	1950 1950	24,588	1,712	602	43.69	45.68	26,300	0.0700	27,500	0.0623	0.9564
Prop ID / Type	Geo ID / Map ID	Legal Description	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Legal Acreage	Eff Size Subdv	Sale Type:	Neighborhood	Ratio Type:		
14644 R	00010757013	BIK 57 JACOBS Lt A3 S/38X150 N/170	24,588	24,588		RESIDENTIAL			0.0000	0.0000	000107	1%-100 L%-100			
MA Econ%: 85.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 60.00															
18414 ROSALES ESTEBAN JR/HURLEY SUSAN Deed Info: 4/1/2014	4/1/2014	AH	SQ: 10000.00 AC: 0.2296 FF: 100.00 DEPTH: 200.00	RS2F	1908 1908	57,277	5,000	968	64.34	56.82	62,277	0.0800	55,000	0.0909	1.1323
Prop ID / Type	Geo ID / Map ID	Legal Description	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Legal Acreage	Eff Size Subdv	Sale Type:	Neighborhood	Ratio Type:		
14117 R	00010126160	BIK 26 ALBANY OT Lt 16 W/House TX	57,277	57,277		RESIDENTIAL			0.0820	0.0000	000101	1%-100 L%-100			
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 60.00															

Sales Ratio Report

5/17/2016 10:50:12AM

Sale

Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bit	Imp Value	Land Value	Living Area	Avg Price/ Sqft	Market Sale Price	Market Sale Price	Land/ Market	Land/ Sale Price	Ratio
BRANDON BRUCE/COULTER GARY M	4/11/2014	AG	SQ: 14000.00 FF: 100.00 DEPTH: 140.00	RS3F	1955	70,480	6,020	1,538	49.74	76,500	83,500	0.0800	0.0721	0.9162
<p>Deed Info: 4/11/2014</p> <p>Prop ID / Type: 15198 R 00011602220</p> <p>Geo ID / Map ID: 00011602220</p> <p>Legal Description: BIK 2 ROSE Lt 22, 23 W/40'</p> <p>Imp 1 Value: 70,480 Imp 1 Desc: RESIDENTIAL</p> <p>Imp 2 Value: Imp 2 Desc:</p> <p>Imp 3 Value: Imp 3 Desc:</p> <p>Land Econ%: 100.00 Land Phy%: 100.00 Land Func%: 100.00</p> <p>MA Base%: 66.00</p> <p>Situs Location: 909 RAMBLER ST ALBANY, TX</p> <p>Legal Acreage: 0.0000</p> <p>Eff Size Subdv: 0.0000 000116</p> <p>Neighborhood: ROSEADDN</p> <p>Ratio Type: NORM</p>														
CHRISTOPHER/EVERTT MARK & JENNIFER	4/11/2014	AI	SQ: 16470.00 FF: 135.00 DEPTH: 122.00	RS2M	1959	117,853	8,564	2,535	49.87	126,417	158,000	0.0700	0.0542	0.8001
<p>Deed Info: 4/11/2014</p> <p>Prop ID / Type: 15260 R 00011804020</p> <p>Geo ID / Map ID: 00011804020</p> <p>Legal Description: BIK 4 SEDWICK HT Lt 2</p> <p>Imp 1 Value: 117,853 Imp 1 Desc: RESIDENTIAL</p> <p>Imp 2 Value: Imp 2 Desc:</p> <p>Imp 3 Value: Imp 3 Desc:</p> <p>Land Econ%: 100.00 Land Phy%: 100.00 Land Func%: 100.00</p> <p>MA Base%: 66.00</p> <p>Situs Location: 1041 WILLIAMS ST ALBANY, TX</p> <p>Legal Acreage: 0.0000</p> <p>Eff Size Subdv: 0.0000 000118</p> <p>Neighborhood: 00118040</p> <p>Ratio Type: NORM</p>														
PARSONS BETSY BLACK/BEATY JONI	4/11/2014	AI	SQ: 11500.00 FF: 100.00 DEPTH: 115.00	RS3M	1983	130,908	6,210	2,155	63.63	137,118	165,000	0.0500	0.0376	0.8310
<p>Deed Info: 4/11/2014 VOL/PG: 568/464</p> <p>Prop ID / Type: 14911 R 00011403110</p> <p>Geo ID / Map ID: 00011403110</p> <p>Legal Description: BIK 3 RAILROAD Lt 11, 12</p> <p>Imp 1 Value: Imp 1 Desc: RESIDENTIAL</p> <p>Imp 2 Value: Imp 2 Desc:</p> <p>Imp 3 Value: Imp 3 Desc:</p> <p>Land Econ%: 100.00 Land Phy%: 100.00 Land Func%: 100.00</p> <p>MA Base%: 81.00</p> <p>Situs Location: 533 N 1ST ST ALBANY, TX</p> <p>Legal Acreage: 0.0000</p> <p>Eff Size Subdv: 0.0000 000114</p> <p>Neighborhood: 00114031</p> <p>Ratio Type: NORM</p>														
TENCATE BONNIE/NEW MICHELLE	6/3/2014	AY	SQ: 14000.00 FF: 100.00 DEPTH: 140.00	FR1	1925	15,614	1,120	1,336	12.53	16,734	30,000	0.0700	0.0373	0.5578
<p>Deed Info: 6/3/2014 VOL/PG: 569/228</p> <p>Prop ID / Type: 15658 R 00026005020</p> <p>Geo ID / Map ID: 00026005020</p> <p>Legal Description: BIK 5 COMPTON Lt 2 S/25', ALL LT 3</p> <p>Imp 1 Value: 15,614 Imp 1 Desc: RESIDENTIAL</p> <p>Imp 2 Value: Imp 2 Desc:</p> <p>Imp 3 Value: Imp 3 Desc:</p> <p>Land Econ%: 100.00 Land Phy%: 100.00 Land Func%: 100.00</p> <p>MA Base%: 50.00</p> <p>Situs Location: 117 HOLLAND ST MORAN, TX</p> <p>Legal Acreage: 0.0000</p> <p>Eff Size Subdv: 0.0000 000260</p> <p>Neighborhood: 00260050</p> <p>Ratio Type: NORM</p>														

OWNERSHIP CHANGE

Sales Ratio Report

5/17/2016 10:50:12AM

Sale

Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Value	Imp Living Area	Avg Price/ Sqft	Sqft	Market Sale Price	Land/ Market	Land/ Sale Price	Ratio
ANDERSON WILLIAM R. & LACY L. ROBERTSON JIM	6/9/2014	AG	SQ: 9000.00 FF: 90.00 DEPTH: 100.00	RS4M	1979 1979	131,723	4,050	1,686	80.53	91.93	135,773	0.0300	0.0261	0.8760
Legal Description: BIK 1 GRIFFIN RD Lt 7 Imp 1 Value: 131,723 Imp 1 Desc: RESIDENTIAL Imp 2 Value: Imp 2 Desc: Imp 3 Value: Imp 3 Desc: Situs Location: 1300 WILLIAMS ST ALBANY, TX St Cd: A1 Schl: AS City: AC Legal Acreage: 0.0000 Eff Size Subdv: 0.0000 000105 %-100 L%-100 Sale Type: NORM Appraiser:														
JONES BROCK/WRIGHT LYNN LIVING TRUST	5/28/2014	AG	SQ: 11648.00 FF: 56.00 DEPTH: 208.00	RS1F	1980 1980	51,221	5,125	936	60.20	48.08	56,346	0.0900	0.1139	1.2521
Legal Description: BIK 10 BARRES Lt H 56X208 Imp 1 Value: 51,221 Imp 1 Desc: RESIDENTIAL Imp 2 Value: Imp 2 Desc: Imp 3 Value: Imp 3 Desc: Situs Location: 400 PATE ST ALBANY, TX St Cd: A1 Schl: AS City: AC Legal Acreage: 0.0000 Eff Size Subdv: 0.0000 000102 %-100 L%-100 Sale Type: NORM Appraiser:														
GRANTOR LISTED PP AS BEING PART OF THE SALE-SURROUND SOUND & TV 6,000. 149,000 SALE PRICE														
RHOIDES BONNIE	5/22/2014	AY	SQ: 7000.00 FF: 50.00 DEPTH: 140.00		0 0	560	560	0	0.00	0.00	750	1.0000	0.7467	0.7467
Legal Description: BIK 6 COMPTON Lt 4 Imp 1 Value: Imp 1 Desc: Imp 2 Value: Imp 2 Desc: Imp 3 Value: Imp 3 Desc: Situs Location: St Cd: A2 Schl: MS City: MC Legal Acreage: 0.0000 Eff Size Subdv: 0.0000 000260 %-100 L%-100 Sale Type: NORM Appraiser:														
HUGHES JACK KELLY & CINDY L TURK JAMES W JR & SHIRLEY	6/9/2014	NS-O	SQ: 34500.00 FF: 300.00 DEPTH: 345.00	MOBIL E	1999 1999	26,487	5,176	1,216	26.04	28.78	31,663	0.1600	0.1479	0.9047
Legal Description: BIK 21 NORTHSIDE Lt 1,3,5,7,9,11 W/Mobilehome Imp 1 Value: 26,487 Imp 1 Desc: MOBILEHOME Imp 2 Value: Imp 2 Desc: Imp 3 Value: Imp 3 Desc: Situs Location: 634 N 12TH ALBANY, TX St Cd: A2 Schl: AS City: Legal Acreage: 0.0000 Eff Size Subdv: 0.0000 000131 %-100 L%-100 Sale Type: NORM Appraiser:														
CASH SALE														

Sales Ratio Report

5/17/2016 10:50:12AM

Sale

Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Sqft	Avg Price/	Market	Sale Price	Market	Land/	Land/	Ratio	
Deed	Confirm	Type	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Subd	Subd	Subd	Subd	Market	Market	Ratio	
18525	CAPROCK 374 LLC/ABBOTT EDNA MAE	AI	RS3M	1908	76,362	6,831	2,089	39.82	62.23	83,193	130,000	0.0800	0.0526	0.0800	0.0526	0.6400	
Deed Info: 6/19/2014 VOL/PG: 569/0588		SQ: 12650.00 AC: 0.2904		FF: 110.00 DEPTH: 115.00		Situs Location		City: AC		Sale Type: NORM		Ratio Type:		Neighborhood		00114210 1%-100 L%-100	
Prop ID / Type	Geo ID / Map ID	Legal Description		Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Appraiser:							
15003	R	00011421080	Bik 21 RAILROAD Lt S 10' OF 8, ALL OF 9, 10	76,362			RESIDENTIAL										
18550	HALLMARK RONALD & SHIELA/BABIN WENDELL & SHIRLEY	MOR	MH1	2010	24,761	5,255	1,368	21.94	21.93	30,016	30,000	0.1800	0.1752	0.1800	0.1752	1.0005	
Deed Info: 8/1/2014 VOL/PG: 570/0661		SQ: 1283 UNIVERSITY Sec 60 Bik 300 Moran OT		FF: 80.00 DEPTH: 135.00		Situs Location		City: MC		Sale Type: NORM		Ratio Type:		Neighborhood		1283 1%-100 L%-100	
Prop ID / Type	Geo ID / Map ID	Legal Description		Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Appraiser:							
15425	R	00021283302	Ab 1283 UNIVERSITY Sec 60 Bik 300 Moran OT W/Mobilehome	24,761			MOBILEHOME										
18565	ZZZBOX WAYNE/MITCHELL MONTE JR	AG	RSZF1	1950	44,553	5,012	1,588	31.21	36.52	49,565	58,000	0.1000	0.0864	0.1000	0.0864	0.8546	
Deed Info: 6/27/2013 VOL/PG: 562/007		SQ: 22781.88 AC: 0.5230		FF: 80.00 DEPTH: 135.00		Situs Location		City: AC		Sale Type: NORM		Ratio Type:		Neighborhood		00007460 1%-100 L%-100	
Prop ID / Type	Geo ID / Map ID	Legal Description		Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Appraiser:							
114201	R	00000746240.1	Ab 0746 T&P Bik 11 Sec 20 N/P T W/House	44,553			House moved in from M Moon										
18587	ALVAREZ GASPAR & EVANGELINA/CHAVIRA NANCY	AD	RSZF	1939	75,382	4,200	1,760	45.22	39.77	79,582	70,000	0.0500	0.0600	0.0500	0.0600	1.1369	
Deed Info: 8/29/2014 VOL/PG: 571/0247		SQ: 15000.00 FF: 100.00		DEPTH: 150.00		Situs Location		City: AC		Sale Type:		Ratio Type:		Neighborhood		00107301 1%-100 L%-100	
Prop ID / Type	Geo ID / Map ID	Legal Description		Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Imp 1 Desc:	Imp 2 Desc:	Imp 3 Desc:	Appraiser:							
14562	R	00010730110	Bik 30 JACOBS Lt 11, 12	75,382			RESIDENTIAL										

CASH SALE

BUYER AND SELLER BOTH PAID THEIR PART OF ESTIMATED TAXES FOR 2014 (ESGROW)

Sales Ratio Report

5/17/2016 10:50:12AM

Sale

Buyer/Seller	Sale Date	Land	Dimensions	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Sqft	Avg Price/	Sqft	Market	Sale Price	Market	Sale Price	Ratio
Deed	Confirm	Type	Type	Class	Y-Bit	Value	Value	Area	City:	City:	City:	City:	Subd	Subd	Subd	Subd	Ratio
18623	FIRST BAPTIST CHURCH/HURLEY SUSAN	AI	SQ: 5700.00 FF: 100.00 DEPTH: 57.00	RS2F	1924	50,054	3,135	1,244	AC	AC	AC	AC	53,189	65,000	0.0600	0.0482	0.8183
	Deed Info: 9/2/2014 VOL/PG: 571/345				1924												
Prop ID / Type	Geo ID / Map ID																
14966	R 00011414041		Legal Description														
			Blk 14 RAILROAD Lt 4,5 E/2														
MA Econ%:	100.00																
MA Phy%:	100.00																
MA Func%:	100.00																
MA Base%:	50.00																
18632	WYLIE SHIRLEY/ESCALON VENTURES, LLC	COM	SQ: 19602.00 AC: 0.4500 FF: 145.00 DEPTH: 150.00	RS1F	1950	44,535	16,221	1,140	AC	AC	AC	AC	60,756	59,000	0.2700	0.2749	1.0298
	Deed Info: 9/25/2014 VOL/PG: 571/774				1950												
Prop ID / Type	Geo ID / Map ID																
11083	R 00000451000		Legal Description														
			Ab 0045 BAL Sec 1 W/ Red House														
MA Econ%:	100.00																
MA Phy%:	100.00																
MA Func%:	100.00																
MA Base%:	45.00																
18635	SMITH HOLLAND CARR & MICHAEL/ROSE CLIFF	AI	SQ: 5750.00 FF: 50.00 DEPTH: 115.00	RS2F	1927	33,055	3,163	1,131	AC	AC	AC	AC	36,218	28,000	0.0900	0.1130	1.2935
	Deed Info: 9/26/2014 VOL/PG: 571/0747				1927												
Prop ID / Type	Geo ID / Map ID																
14974	R 00011417030		Legal Description														
			Blk 17 RAILROAD Lt 3														
MA Econ%:	100.00																
MA Phy%:	100.00																
MA Func%:	100.00																
MA Base%:	55.00																
18639	RABIN WENDELL & SHIRLEY/MCKINNEY KENNETH W	MOR	AC: 2.3200	RS4M	1907	38,479	7,140	2,304	MS	MS	MS	MS	45,619	44,000	0.1600	0.1623	1.0368
	Deed Info: 5/13/2014 VOL/PG: 569/0877				1907												
Prop ID / Type	Geo ID / Map ID																
11816	R 00000749070		Legal Description														
			Ab 0749 UNIVERSITY Sec 38 w/House														
MA Econ%:	100.00																
MA Phy%:	90.00																
MA Func%:	90.00																
MA Base%:	35.00																

F150 TRUCK SOLD WITH LAND

Sales Ratio Report

5/17/2016 10:50:12AM

Sale

Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Land/	Land/	Ratio		
Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Sqft	Market	Market	Ratio		
18670	YANN CALVIN E & JENNIFER J/SHORT DAVID C & TINA	10/23/2014	CLY	SQ: 200376.00 AC: 4.6000	RS3F	1977	107,294	42.03	128,194	144,500	0.1600	0.1446	0.8872
	Deed Info: 10/23/2014 VOL/PG: 572/0168												
Prop ID / Type	Geo ID / Map ID												
13764 R	00001887010												
	Legal Description												
	Ab 1887 T&P Blk 14 Sec 56 W/House												
	Imp 1 Value: 100,222												
	Imp 1 Desc: RESIDENTIAL												
	Imp 2 Value: 7,072												
	Imp 2 Desc: MISC OUT BUILDINGS												
	Imp 3 Value: 4,6000												
	Imp 3 Desc: 350 CO RD 156 ABILENE, TX												
	Legal Acreage												
	4,6000												
	Eff Size Subdv												
	4,6000												
	Neighborhood												
	00018870												
	Appraiser:												
	St Cd: E1												
	Schl: CS												
	City:												
	Legal Acreage												
	4,6000												
	Eff Size Subdv												
	4,6000												
	Neighborhood												
	00018870												
	Appraiser:												
	Sale Type:												
	NORM												
	Ratio Type:												
	0.8872												
18671	WOOD CONNIE J/CLEVELAND JACOB	10/17/2014	AG	SQ: 9600.00 FF: 75.00 DEPTH: 128.00	RS2F	1942	18,702	26.89	23,022	20,000	0.1900	0.2160	1.1511
	Deed Info: 10/17/2014 VOL/PG: 572/0186												
Prop ID / Type	Geo ID / Map ID												
14253 R	00010205040												
	Legal Description												
	Blk 5 BARRES Lt 4 E/128, 5 E/128 N/2												
	Imp 1 Value: 18,702												
	Imp 1 Desc: RESIDENTIAL												
	Imp 2 Value:												
	Imp 2 Desc:												
	Imp 3 Value:												
	Imp 3 Desc:												
	Legal Acreage												
	0,0000												
	Eff Size Subdv												
	0,0000												
	Neighborhood												
	00102050												
	Appraiser:												
	Sale Type:												
	NORM												
	Ratio Type:												
	1.1511												
18687	DODD RONALD E & REENA R/NEW CINDY	8/29/2014	AD	SQ: 7250.00 FF: 50.00 DEPTH: 145.00	RS1F	2004	45,900	32.62	49,163	29,144	0.0700	0.1120	1.6869
	Deed Info: 8/29/2014 VOL/PG: 572/0001												
Prop ID / Type	Geo ID / Map ID												
14876 R	00011207010												
	Legal Description												
	Blk 7 NORTHSIDE Lt 1												
	Imp 1 Value: 45,900												
	Imp 1 Desc: RESIDENTIAL												
	Imp 2 Value:												
	Imp 2 Desc:												
	Imp 3 Value:												
	Imp 3 Desc:												
	Legal Acreage												
	0,0000												
	Eff Size Subdv												
	0,0000												
	Neighborhood												
	NSCITY												
	Appraiser:												
	Sale Type:												
	NORM												
	Ratio Type:												
	1.6869												
18695	NEVE LOGAN & LESLIE/ROBLES HENRY	10/9/2014	LNQ	SQ: 1310284.80 AC: 31.0800	BARN-HOME3	1997	152,641	29.41	214,381	197,000	0.2900	0.3134	1.0882
	Deed Info: 10/9/2014 VOL/PG: 572/0029												
Prop ID / Type	Geo ID / Map ID												
11078 R	00000448039												
	Legal Description												
	Ab 0448 TE&L Sec 1541 W/Two houses and Misc Bldgs												
	Imp 1 Value: 152,641												
	Imp 1 Desc: RESIDENTIAL												
	Imp 2 Value:												
	Imp 2 Desc:												
	Imp 3 Value:												
	Imp 3 Desc:												
	Legal Acreage												
	35,4000												
	Eff Size Subdv												
	56,6800												
	Neighborhood												
	00004480												
	Appraiser:												
	Sale Type:												
	NORM												
	Ratio Type:												
	1.0882												

Sales Ratio Report

5/17/2016 10:50:12AM

Sale

Buyer/Seller	Sale Date	Land Type	Dimensions	Imp Class	E-Bit Y-Bit	Imp Value	Land Living Value	Imp Living Area	Avg Price/ Sqft	Sale Price	Market	Land/ Market	Land/ Sale Price	Ratio
18726 FINO HECTOR/ADAMS LINDA	9/24/2014	AG	SQ: 12600.00 FF: 90.00 DEPTH: 140.00	RS2M	1965	76,243	5,544	1,754	46.63	81,787	0.0700	0.1232	1.8175	
Deed Info: 9/24/2014 VOL/PG: 572/0773 Prop ID / Type Geo ID / Map ID 15159 R 00011501070 Legal Description BIK 1 ROSE ANNEX Lt 7 Imp 1 Value: 76,243 Imp 1 Desc: RESIDENTIAL Imp 2 Value: Imp 2 Desc: Imp 3 Value: Imp 3 Desc: Land Econ%: 100.00 Land Phy%: 100.00 Land Func%: 100.00 MA Base%: 56.00														
18729 BOYD TOMMY/AVER LACEY	11/25/2014	AY	SQ: 16000.00 FF: 80.00 DEPTH: 200.00	FR1	1907	7,194	1,280	1,104	7.68	8,474	0.1500	0.3200	2.1185	
Deed Info: 11/25/2014 VOL/PG: 572/0764 Prop ID / Type Geo ID / Map ID 15454 R 00025106050 Legal Description BIK 6 MORAN OT Lt 5,6,7,8 Imp 1 Value: 7,194 Imp 1 Desc: RESIDENTIAL Imp 2 Value: Imp 2 Desc: Imp 3 Value: Imp 3 Desc: Land Econ%: 100.00 Land Phy%: 100.00 Land Func%: 100.00 MA Base%: 30.00														
18732 NOWELL RICHARD KEVIN/UNDERWOOD JASON AND MELINDA	3/7/2014	AI	SQ: 12000.00 FF: 100.00 DEPTH: 120.00	RS4F	1920	97,968	6,480	2,899	36.03	104,448	0.0600	0.0518	0.8356	
Deed Info: 3/7/2014 VOL/PG: 567/753 Prop ID / Type Geo ID / Map ID 15105 R 00011444030 Legal Description BIK 44 RAILROAD Lt S/12077 SQ FT N/TRIANGLE TX 76430 Imp 1 Value: 97,968 Imp 1 Desc: RESIDENTIAL Imp 2 Value: Imp 2 Desc: Imp 3 Value: Imp 3 Desc: Land Econ%: 100.00 Land Phy%: 100.00 Land Func%: 100.00 MA Base%: 60.00														
18734 MEDRANO RUBEN & OLIVIA/BIEFNER HAMILTON G	11/26/2014	AI	SQ: 57000.00 FF: 57.00 DEPTH: 100.00	RS1M	1973	45,124	3,135	1,176	41.04	48,259	0.0600	0.0640	0.9849	
Deed Info: 11/26/2014 VOL/PG: 573/0022 Prop ID / Type Geo ID / Map ID 14923 R 00011405060 Legal Description BIK 5 RAILROAD Lt SE/2 LTS 6,7 Imp 1 Value: 45,124 Imp 1 Desc: RESIDENTIAL Imp 2 Value: Imp 2 Desc: Imp 3 Value: Imp 3 Desc: Land Econ%: 100.00 Land Phy%: 100.00 Land Func%: 100.00 MA Base%: 64.00														

