

# Mass Appraisal Summary Report



**2023**

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## REAPPRAISAL PROGRAM REPORT

The purpose of this report is to aid the taxpaying public in obtaining a better understanding of the methods and techniques utilized by the Fayette County Appraisal District (FCAD) in the valuation and reappraisal of taxable property within Fayette County. This report attempts to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice, effective January 1, 2006. A more detailed and comprehensive operations manual is also maintained by FCAD.

The Chief Appraiser is the chief administrative and executive officer of the Appraisal District. The Chief Appraiser employs and directs the District's staff, oversees all aspects of the Appraisal District's operations, and performs either directly or through the District's staff a variety of legal operations.

The Chief Appraiser's responsibilities are as follows:

1. Discover, list and appraise property;
2. Determine exemption and special appraisal requests;
3. Organize periodic reappraisals; and
4. Notify taxpayers, taxing units and the public about matters that affect property values.

FCAD consist of the following sections:

- Administration
- Appraisal
- Data
- Collections

The Fayette County Appraisal District contracts with Harris Govern, Inc. for computer services and Pritchard & Abbott, Inc. for appraisal services on mineral and industrial properties. The Administration Department consists of the Chief Appraiser, Deputy Chief Appraiser, and the Office Manager. This department is responsible for the entire operations of the district and carries out the administration responsibilities of the district exclusively. Those duties include the area of responsibility found in Section 6.00 Tax Code. In addition the Administration Department is responsible for: Residential, Commercial, Personal Property, Data, Mapping, Appraisal Roll, Levy Roll and Collections. The district consists of the Chief Appraiser, Deputy Chief Appraiser, Office Manager,

Personal Property Manager, Data Supervisor, Mapping Person, four Field Appraisers, and four appraisal/collection clerks.

### 2022 CERTIFIED APPRAISAL ROLL

The 2022 Certified Appraisal Roll for Fayette County includes a total of 53,737 parcels. There are a total of 9,225 totally exempt properties.

State Code	Description	Parcel Count	Market Value
A	Single Family Residence	7,027	1,236,806,352
B	Multifamily Residence	64	25,470,875
C	Vacant Lot	1,579	51,615,915
D1	Qualified Ag Land	11,998	5,486,309,698
D2	Improvements on Qualified Open Space Land	1,403	20,390,286
E	Rural Land, Non Qualified Open Space	8,270	1,591,250,440
F1	Commercial Real Property	1,199	366,546,790
F2	Industrial Real Property	83	136,431,980
G1	Oil and Gas	17,706	432,963,690
J1	Water Systems	7	145,260
J2	Gas Distribution System	23	3,886,290
J3	Electric Company (Including Co-Op)	61	90,700,221
J4	Telephone (Including Co-Op)	102	19,765,910
J5	Railroad	38	75,384,600
J6	Pipeline Company	838	101,576,000

J7	Cable Television Company	13	800,770
J8	Other Type of Utility	17	4,154,010
J9	Railroad Rolling Stock	1	14,242,403
L1	Commercial Personal Property	1,067	109,774,050
L2	Industrial Personal Property	330	149,371,070
M1	Tangible Other Personal (Mobile Home)	778	23,750,780
S	Special Inventory Tax	16	11,172,040
X	Totally Exempt Property	9,225	345,000,684
<b>TOTAL</b>			10,297,907,934

### 2022 Exemption Breakdown

Disabled Vet 1	59	567,621
Disabled Vet 1 Spouse	1	5,000
Disabled Vet 2	28	291,000
Disabled Vet 2 Spouse	1	7,500
Disabled Vet 3	45	428,320
Disabled Vet 3 Spouse	1	0
Disabled Vet 4	99	923,597
Disabled Vet 4 Spouse	3	36,000
100 % Disabled Vet Homestead	126	25,650,874
Exempt	159	3,262,020
Exempt – 11.184	4	1,281,120
Exempt – 11.231	3	702,900

Exempt – 11.30	24	1,415,700
Exempt – 11.18	916	335,818,280
Exempt – Prorated	43	653,432
Exempt – HB366	8,417	819,310
Exempt – First Responder	1	38,030
Exempt – First Responder SS	1	185,340
Exempt – Pollution Control	5	10,128,050
Solar	50	1,786,452

### **CODE OF ETHICS**

The Texas Department of Licensing & Regulations (TDLR) has adopted the following Code of Ethics to be sworn and subscribed to by all those registered with TDLR. The Code of Ethics is printed in a form prescribed by the TDLR and after being sworn and subscribed to by each applicant seeking registration is filed as a permanent portion of the record of each applicant for registration.

Registrants must:

- 1) be guided by the principle that property taxation should be fair and uniform, and apply all laws, rules, methods, and procedures, in a uniform manner, to all taxpayers;
- 2) not accept or solicit any gift, favor, or service that might reasonably tend to influence the registrant in the discharge of official duties, with the following exceptions:
  - a) the benefit is used solely to defray the expenses that accrue in the performance of duties or activities in connection with the office which are non-reimbursable by the state or political subdivision;
  - b) a political contribution as defined by Title 15 of the Election Code; or
  - c) an item with a value of less than \$50, excluding cash or a negotiable instrument;

- 3) not use information received in connection with the duties of an appraiser, assessor, or collector for their own purposes, unless such information can be known by ordinary means to any ordinary citizen;
- 4) not engage in an official act that is dishonest, misleading, fraudulent, deceptive, or in violation of law;
- 5) not conduct their professional duties in a manner that could reasonably be expected to create the appearance of impropriety;
- 6) not accept an appraisal, assessment, or collection related assignment that can reasonably be construed as being in conflict with the registrant's responsibility to their jurisdiction, employer, or client, or in which the registrant has an unrevealed personal interest or bias; and
- 7) not accept an assignment or responsibility in which the registrant has a personal interest without full disclosure of that interest.

### **RECORD KEEPING**

Retention periods for documents including appeal records, appraisal cards, appraisal correspondence, appraisal field notes, appraisal monitoring documentation, appraisal roll amendments and notices, appraisal rolls and abstracts are required by the State of Texas. These requirements differ from the record keeping requirements of USPAP; therefore a **JURISDICTIONAL EXECPTION** applies. A copy of this retention period document as it applies to appraisal districts as well as a signed Certification and Acceptance sheet and listing of the retention period are available.

*Pursuant to Local Government Code §203.041-Texas State Library and Archives Commission SLR 500 (2/93), original filing July 28, 1994, Page 6 of 45.*

### **EDUCATIONAL REQUIREMENTS**

The Texas Department of Licensing and Regulation requirements for certification of appraisers consists of educational requirements under time allotments. Successful completions of educational courses as well as level examination are mandatory. After appraisers have completed the Level 4 examination and the number of hours of experience has been met, a designation of Registered Professional Appraiser (RPA) is

awarded. The appraiser must then re-certify every two years from the date of the first certification and every two years thereafter while registered. RPA's require 30 CEU's (continuing education units) prior to their re-certification deadline.

All registrants must complete the Ethics course as part of their CEU's. RPA's must complete two USPAP events during their two year re-certification period.

<b>APPRAISAL FIELD</b>
<b>To Advance to Class II:</b>  <b>(1 year)</b>  <b>Course 1 Texas Property Tax System</b> <b>Course 30 Property Tax Professional Ethics *</b>
<b>To Advance to Class III :</b>  <b>(2 years)</b>  <b>Course 2 Appraisal of Real Property</b> <b>Course 3 Income Approach to Value</b> <b>Course 4 Appraisal of Personal Property</b>  <b>Course 32 Uniform Standards of Professional Appraisal Practices (USPAP)</b>  <b>Class III Appraisal Exam</b>



**To Advance to Class IV (RPA)**

**(2 years)**

**Course 7 Texas Property Tax Law**

**Course 5 Mass Appraisal Concepts**

**Course 10 Appraisal Analysis or  
Demonstration Appraisal**

**Class IV Appraisal (RPA) Exam**

Fayette County currently has seven staff members with the RPA Designation and one with the Class III designation. In order to maintain their level of expertise, continue their education and keep abreast of new innovation in the industry, all employees of Fayette County Appraisal District attend conferences, workshops and meetings when these courses pertain to their job descriptions.

### **PROPERTY IDENTIFICATION**

Fayette County Appraisal District field cards and appraisal records identify properties by property id, situs (physical) address (when applicable), and current owner's name and property description. Physical addresses are listed when this information is known. Some properties such as unimproved land or buildings with rural addresses or box numbers may state only the street or road name since a specific physical address is not known by the Appraisal District. Appraisers are constantly updating the physical addresses as they become aware of them.

The field cards and appraisal records only obtain a brief legal description of the property. The description may be a full legal description or it may be in abbreviated form. There are no metes and bounds described on the field card or appraisal records. The mapping person obtains the deed records from the Fayette County Clerk and uses this information to update the appraisal records and maps for the appraisal district. The account numbers

or Property IDs are assigned by the computer system and are formatted as five or six digit numbers. The numbers are assigned consecutively by the computer system and the number assigned belongs to the property as long as that property is on the appraisal roll.

## **VALUATION APPROACH**

### **Market Value**

Market value as defined by the Texas Property Tax Code differs from the definition used by USPAP. The Texas Property Tax Code defines “market value” as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

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

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

The purpose of and intended use of the appraisals performed by the Fayette County Appraisal District is to estimate Market Value for ad valorem tax purposes for the taxing entities it serves.

## **AREA ANALYSIS**

The universe of properties appraised by FCAD falls within the physical boundaries of Fayette County. Giddings Independent School District, Weimar Independent School District and Smithville Independent School District cross over into Fayette County. Fayette CAD appraises these properties and provides notices to each taxpayer. The FCAD also provides preliminary values and certified values to each respective district as required by law.

Fayette County is bordered by Colorado County, Lavaca County, Bastrop County, Lee County, Washington County and Austin County. There are six incorporated cities in Fayette County: La Grange, Fayetteville, Round Top, Carmine, Flatonia and Schulenburg. La Grange serves as the county seat of Fayette County. The 2020 estimated population according to the United States Census Bureau for these communities are as follows: La Grange 4,391; Carmine 244; Fayetteville 246; Flatonia 1,308; Round Top 87; and Schulenburg 2,633. The total estimated 2020 population according to the U. S. Census Bureau is 24,435.

### **NEIGHBORHOOD ANALYSIS**

A neighborhood is a group of complementary land uses affected equally by the four forces that influence property value: social trends, economic circumstances, governmental contracts and regulations, and environmental conditions. These factors have an impact on the value of properties within this grouping and in turn on properties being appraised.

Individual neighborhood boundaries within the County vary according to market indications and the type of property being appraised. The boundaries of these neighborhoods may be physical, geographical or political in nature. Generally, residential neighborhoods consist of individual subdivisions or areas of similar properties located within the same cities or school districts. Commercial neighborhoods may be smaller areas within a city, an entire city or rural area. Industrial neighborhoods may include the entire County or areas along transportation corridors. Defining neighborhood boundaries depends on the subject of the appraisal assignment.

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

The highest and best use of real estate is defined as the most reasonable and probable use of land that will generate the highest return to the property over a period of time. This use must be legal, physically possible, economically feasible, and the most profitable of the potential uses. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact. In order to complete the highest and best use analysis of a property, an appraiser must estimate its highest and best use as if the land were vacant. This estimate ignores the value of and the restrictions created by any existing improvements. It is the highest value the land could have if it were

available for any legal, physically possible and economically feasible kind of development. In determining highest and best use, preliminary judgments are made in the information that may be otherwise discovered. Texas Law does not provide for full disclosure and the district must obtain sales, income and expense data from all sources available.

## **DATA COLLECTION/VALIDATION**

FCAD cost and value schedules include land, residential, commercial and personal property. Data sources currently used by FCAD include cost information from Marshall & Swift Valuation Service, cost data obtained from local contractors and renditions provided by the property owners. Marshall & Swift Valuation Service is a national based cost manual and is generally accepted throughout the nation by the real estate appraisal industry. This cost manual is based on cost per unit or square foot and also uses the unit in place method. The unit in place method involves the estimated cost by using the actual building components. This national based cost information service provides the base price of buildings by classification with modifications for equipment and additional items and is widely used in the State of Texas. Local contractors and builders may provide cost data on new construction. This cost data is then compared to cost information obtained from Marshall & Swift. Renditions are confidential sources and cannot be used for specific information; however, data from renditions may be compared with data obtained from cost manuals and used to test schedules for their accuracy. FCAD schedules are then formulated from a combination of each of these sources. Schedules may also be modified from market data.

Data on individual properties is also collected from field inspections, compiled and analyzed. Buildings and other improvements are inspected in the field, measured and classified. The appraiser estimates the age and condition of the improvements. This data is used to compile depreciation tables. Type of foundation, frame, exterior, roof and windows are also noted at the time of field inspections. Any notes specific to the property is also noted.

Single family residential homes are classified based on quality of construction and materials. Classes range from Low Class (1) to Excellent Class (8). Low Class is the basic poor quality of construction and Excellent Class is the higher quality of homes. Multi-Family, Apartments and Mobile Homes are also classed by quality of construction and

materials. Commercial and Industrial classifications are more detailed and are based on a variety of building styles and uses.

The age of an improvement is based on effective age and is used to estimate depreciation. Effective age is the age the property appears to be due to maintenance and upkeep. Effective age for a house that is properly maintained may be its actual or chronological age; however, if a structure suffers from deferred maintenance due to neglect; its effective age may be older than the actual age. In contrast, if a house is an older structure and has been remodeled or updated, its effective age may be less than its actual age.

Depreciation is estimated by the condition of the improvement. Appraisers in the field usually inspect improvements from the exterior. The interior is assumed to be similar to the exterior. If the taxpayer requests, an interior inspection will be made by appointment. Foundation problems may occur in varying degrees and may also result in a value loss. FCAD measures foundation problems with a percent adjustment starting at five percent and up depending on the severity of the problem. The most severe failure is adjusted by cost information from local foundation contractors who specializes in foundation repairs.

## **VALUATION ANALYSIS**

FCAD valuation schedules are divided into three main classifications: Residential, Commercial and Personal Property. These schedules are based on the most appropriate data available. Miscellaneous special categories such as mobile homes, special inventory, and agricultural land are appraised using different techniques. Depreciation tables are also included within these schedules. These tables are calibrated from cost data as well as sales data and are updated as needed. The Commercial Schedules are based on cost data obtained from Marshal & Swift Valuation Services.

### **Residential Schedules**

Residential schedules are cost-based tables modified by actual sales with the cost reflecting the actual replacement cost new of the subject property. Market research indicates that the common unit of comparison for new residential construction as well as sales of existing housing is the price paid per square foot. The value of extra items is based on their contributory value to the property. This value may be estimated by the

price per square foot or the value of the item as a whole. This data when available is extracted from the market by paired sales analysis and conversations with local appraisers and brokers.

The residential schedules are based on the quality of construction, size of structure, age of structure, condition, and contributory value of extra items. Each of these variables has a direct impact on the cost as well as the market value of the property.

1. **Quality of Construction** – Residential construction may vary greatly in quality. The type of construction affects the quality and cost of the material, the quality of workmanship and detail. The cost and value of residential property will vary greatly depending on the quality of construction. FCAD's classes range from Low Class (1) to Excellent Class (8). Low Class is the basic poor quality construction and Excellent Class is the higher quality. This classification is supported by Marshall & Swift Valuation Services which classifies residential property by the following categories: low quality, fair quality, average quality, good quality, very good quality and excellent quality. FCAD also uses two minimal classes for residential which include camp house and transient labor house for residences that are below the Low quality classification.
2. **Size of Structure** – The size of a building also has a direct impact on its cost as well as market value. The larger the building, the less the cost per square foot. FCAD schedules are graduated in size increments from 100 to 200 square feet. Marshall & Swift Valuation Service also supports this size factor.
3. **Condition of Improvements** – FCAD looks at the condition of each improvement. Conditions used are poor, fair, average, good and very good.
4. **Age of Structure** – FCAD's residential schedules use a 100 year life depreciation table. Improvements other than residential use a 50 year life depreciation table. Each property is looked at during the field inspection for further depreciation due to normal deterioration. The effective age and chronological age may or may not be the same depending on the condition of the structure.
5. **Extra Items** – Extra items are valued according to their contributory value to the whole. FCAD usually value extra items as a whole, i.e. swimming pool. Sometimes the square foot method is used, i.e. barbeque/grilling area.

## **Land**

FCAD values land based on market transactions. Units of comparison depend on how the property is purchased and marketed. For example, large acreage tracts are usually purchased based on the price paid per acre. Commercial tracts are purchased based on the price per square foot and in some cases by price per acre. Residential properties are also purchased by the price per square foot, but in some cases by price per acre. Land prices vary throughout Fayette County and are dependent upon homogenous areas. FCAD has a land table based on acreage for each school district in the county. Land tables within each city are divided by subdivisions based on price per square foot.

## **Commercial Schedules**

Commercial valuation schedules are market-modified, cost-based tables reflecting replacement cost new of the subject property. Market research indicates that the common unit of comparison for new, commercial construction is the price paid per square foot. The value of extra items is based on their contributory value to the property. This value may be estimated by the price per square foot or the value of the item as a whole. These schedules were originally formulated from the cost of new commercial construction when the data was available and tested against Marshall & Swift Valuation Service.

The commercial schedule is based on type of construction, quality of construction, age of structure, condition and contributory value of extra items. The types of commercial buildings vary greatly depending on the intended use of the property. The quality for most building types is low cost, average, good and very good. However, the quality does not vary from class to class.

## **Personal Property**

The Personal Property Schedule values furniture, fixtures, and equipment as well as inventories. The schedule is based on cost less depreciation. The data to develop these schedules is compiled from various sources including cost manuals and acquisition information provided by the property owner. Sales information of personal property or inventory is difficult to obtain because the personal property or inventory is usually included in the sale of a business and not sold separately.

Current publications and sources of information for personal property include the following:

- Newspaper
- Telephone Directory
- State of Texas Field Appraisers Guide
- Field Inspections
- Just Texas (business vehicle listing)

Personal Property schedules are based on the Standard Industrial Classification Codes or SIC codes. These codes were developed to classify commercial businesses by the type of business activity they are engaged and for the purposes of facilitating the collection, tabulation, presentation, and analysis of data relation to businesses for promoting uniformity and comparability. Personal Property schedules include depreciation tables based on condition and age. Different year life schedules are used depending on the type of equipment.

### **STATISTICAL ANALYSIS**

The use of statistics is a way to analyze data and study the characteristics of a collection of properties. It is not feasible to study the entire population; therefore, statistics are introduced into the process. The Fayette County Appraisal District statistical analysis for real estate is based on measures of central tendency and measures of dispersion. The measure of central tendency determines the center of distribution. The measures of central tendency utilized with the aid of the district computer system are the mean, median, mode and the weighted mean. The measure of dispersion calculated is the coefficient of dispersion. This analysis is used to indicate the spread from the measure of central tendency. Statistical bias is measured by the price-related differential (PRD). The PRD indicates how high priced properties are appraised in relation to low priced properties.

### **INDIVIDUAL VALUE REVIEW PROCEDURES**

In order for comparable sales data to be considered reliable it must contain a sales date, sales price, financing information, tract size, and details of the improvements. Residential and commercial sales are confirmed by sending buyer and seller letters to request sale information. Confirmation is sometimes received from local real estate appraisers and brokers and other third parties. Sales information indicates vacant land, subdivision lots,



residential properties, commercial properties as well as industrial properties. Sales data is compiled and improved properties are physically inspected as needed. These sales are compared to the existing data after inspection and changes are made if necessary. Changes may include age and condition of any improvements as well as any additions to the property before the sale.

Sales may indicate an upward or downward trend in the market as well as changes in property uses. Multiple sales of the same property over a period of several years are usually reliable indicators of changes in the market for time. Individual sales are analyzed to meet the test of market value. Only arms length transactions are considered. Examples of sales that may not be considered are:

- Properties are acquired through foreclosures or auctions.
- Properties sold between relatives.
- The buyer or seller is under duress and may be compelled to sell or buy.
- Financing may be non-typical or below or above prevailing market rates.
- Considerable improvements or remodeling have been completed since the date of the sale and the appraiser is unable to make judgments on the property's condition at the time of sale.
- Sales may be unusually high or low when compared with typical sales located in the same area.
- Properties sold due to relocation or through divorce proceedings.
- Conversations with parties involved indicate that they believe they paid above or below current market value.
- Property purchased through estate sale.
- The sale involved personal property and market value of personal property cannot be determined.

After the sales have been inspected and analyzed, dividing the appraised value of the property by its actual sales price derives a sales ratio. These ratios are used to estimate current values and are good indicators of any changes that may be taking place in the market. Statistical analysis and paired sales analysis are performed to update or modify schedules.

Reliable commercial and residential sales data as well as income and expense information is difficult to obtain and is not generally available to the appraisal district. The State of Texas is known as a non-disclosure state. The buyer and seller are under no obligation to report sales prices on deed transactions. Deeds filed typically state the consideration as “ten dollars and other valuable consideration”.

## **PERFORMANCE TEST**

Sales ratio studies are used to evaluate the District’s mass appraisal performance. These studies not only provide a measure of performance, but also are an excellent means of improving mass appraisal performance. FCAD uses ratio studies not only to aid in the reappraisal of properties, but to test the State Comptroller’s Property Tax Assistance Division Annual Property Value Study results.

The ratio study usually begins in February with all sales being compiled and ran by school districts. Outliers and questions that were not identified in the field are reviewed and analyzed. Appraisal cards indicating results of field inspections are available for each individual sale to further aid the chief appraiser in making decisions regarding outliers.

Outliers are characterized as having low or high ratios. They can result from an erroneous or unrepresentative sale price, an error in the appraisal or a mismatch between the property sold and the property appraised. The remaining sales are then correlated to indicate comparable neighborhoods within each school district. The sales from each comparable neighborhood are grouped (stratified) according to classification. The median ratio indicated by the sales is then compared to the desired ratio. The coefficient of dispersion is also studied to indicate how tight the ratios are in relation to the measures of central tendency. The median and coefficient of dispersion are good modifiers and are the predominant method of adjusting sales for location and time to indicate market value. Market modifiers are methods of adjusting property to equal the market without changing the base schedule.

## **APPRAISAL RESPONSIBILITIES**

Fayette County Appraisal District currently appraises property for ad valorem tax purposes for a total of fifteen separate taxing entities consisting of the county, cities, school districts and special districts.

- City of Carmine
- City of Fayetteville
- City of Flatonia
- City of La Grange
- City of Round Top
- City of Schulenburg
- Fayette County
- Fayetteville Independent School District
- Flatonia Independent School District
- La Grange Independent School District
- Round Top-Carmine Independent School District
- Schulenburg Independent School District
- Fayette County Groundwater Conservation District
- Lee-Fayette Counties Cummins Creek WCID
- Monument Hill WCID

Fayette County Appraisal District has county maps and subdivision maps available on the computer Geographical Information System (GIS).

### **COLLECTION OF FIELD DATA FOR REAPPRAISAL**

Fayette County Appraisal District conducts a complete countywide reappraisal on an annual basis by physical inspection, sales analysis and by analyzing the cost of new construction. All or some schedules may change annually depending on the market. Intensive on site inspections are made on all properties in a certain school district each year. Every year all new properties are inspected, measured, and added to the appraisal roll. Building permits throughout the county are obtained, analyzed, and accounts are coded for a field inspection. Individual properties are also reappraised due to changes to the conditions of the property. Field inspections are also conducted by the request of the property owner.

Each property owner has a file that contains an appraisal card and an appraisal data sheet detailing the improvements on each property. Details on the land can also be found on the appraisal data sheet. The appraiser takes each property card in the field for every owner in an abstract within a certain school district. On-site reappraisals are conducted by school districts and by abstracts within the school district. Field appraisers take notes and measure new improvements and or additions accordingly and verify the level of depreciation of each structure. The appraisal data is updated in the office with notes and any changes found while in the field. The property card is then given to the data entry person to be entered into the computer system. A new appraisal card is ran and put into the file after all changes have been made. These cards contain a brief legal description, ownership interests, property addresses (if available), land size, and sketches of improvements as well as detailed information of any improvements. A copy of an appraisal card is available for any property upon request.

### **STATEMENT OF LIMITED CONDITIONS**

1. The Appraisal District will not be responsible for how matters of legal nature affect property being appraised or title to it. The Appraisal District assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The Appraisal District has provided a sketch on the appraisal card to show approximate dimensions of the improvements and the sketch is included only to assist the reader in visualizing the property and understanding the Appraisal District's determination of its size.
3. The Appraisal District employees will not give testimony in court because they have made an appraisal of the property in question unless specific arrangements to do so have been made beforehand.
4. Due to large number of properties in Fayette County, time restraints and budget restraints, the Appraisal District's appraisal staff typically performs property inspections from an exterior perspective, the interior of the buildings is assumed to be similar to the condition of the exterior.
5. The staff obtains information, estimates, and opinions from sources that the appraisal district considers reliable and believe them to be true and correct. The

Appraisal District does not assume responsibility for the accuracy of such items that were furnished by other parties.

6. Sales and expense data for commercial and industrial transactions are difficult to obtain. Limited time and budgetary restraints experienced by the Appraisal District restricts or limits the use of the income approach to value.
7. Renditions and certain sales data received by the Appraisal District are confidential information and not open for public inspection. Sales data is accessible to property owners only if the data was obtained without a confidential disclosure affidavit. All sales used to appraise a property are available for inspection by the property owner if the property is the subject of a protest.
8. Fayette County Appraisal District is a public agency and political subdivision of the State of Texas. Appraisal districts operate according to the Texas Property Tax Code enacted into law by the 66th Texas Legislature in 1979. Jurisdictional exceptions to Uniform Standards of Professional Appraisal Practice (USPAP) may apply when these standards conflict with the Texas Property Tax Code.

### **CERTIFICATION**

We certify that, to the best of our knowledge and belief information in this report is true and accurate. The reported analyses, opinions and conclusions are limited only by the assumptions and limiting conditions and is our personal, unbiased professional analyses, opinions, and conclusions. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

Our compensation is not contingent on a predetermined or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

The appraisal staff provided professional assistance to this report for the Fayette County Appraisal District as well as Pritchard & Abbott, Inc. Pritchard & Abbott's appraisal firm estimates values for complex industrial properties, utilities and mineral interests located

within the Fayette County Appraisal District. Pritchard & Abbott's Biennial Reappraisal Plan is available upon request at the Appraisal District office.

The following appraisers have provided significant assistance in the valuation of real and personal property within Fayette County Appraisal District:

Richard Moring, Chief Appraiser

Barbara Genzer – Deputy Chief Appraiser

Brenda Schilhab – Personal Property Dept.

Brandon Karisch – Field Appraiser

Carolyn Rost – Field Appraiser

Wacey Buro – Field Appraiser

Nicole Adamcik – Field Appraiser

The appraisal assignment only pertains to appraising properties for ad valorem taxes.

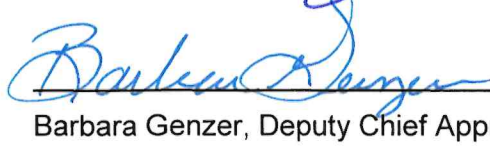
I have not made a personal inspection of all of the properties that are the subject of this report. However, field appraisers have inspected the properties in the appraisal district to which this report is submitted.

As of the date of this report we have completed the requirements under the continuing education program of the Texas Property Tax Code.



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Richard Moring, Chief Appraiser



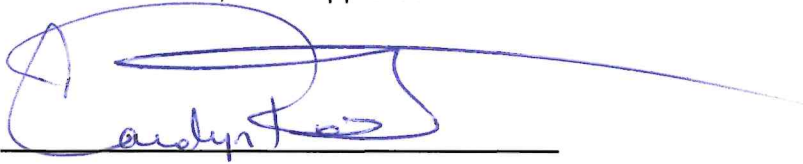
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Barbara Genzer, Deputy Chief Appraiser



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Brandon Karisch, Field Appraiser



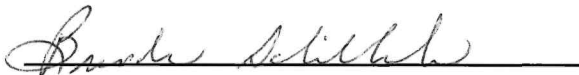
Carolyn Rost, Field Appraiser



Wacey Buro, Field Appraiser



Nicole Adamcik, Field Appraiser



Brenda Schilhab, Personal Property Dept.

