

LAMB COUNTY APPRAISAL DISTRICT

S.B. 1652 BIENNIAL REAPPRAISAL PLAN

FOR THE ANNUAL APPRAISAL FOR
RESIDENTIAL, COMMERCIAL, LAND AND
BUSINESS PERSONAL PROPERTY

FOR TAX YEARS

2015 AND 2016

PRINTED: SEPTEMBER 04, 2014

LAMB COUNTY CENTRAL APPRAISAL DISTRICT
2015 AND 2016 REAPPRAISAL PLAN

EXECUTIVE SUMMARY

TAX CODE REQUIREMENT

Passage of S. B. 1652 amended the Tax Code to require a written biennial reappraisal plan. The following details the changes to the Tax Code:

The Written Plan

Section 6.05, Tax Code, is amended by adding Subsection (i) to read as follows:

- (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 10th 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 any 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.

Plan for Periodic Reappraisal

Subsections (a) and (b), Section 25.18, Tax Code, are amended to read as follows:

- (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, including:
 - (A) The location and market area of the property;
 - (B) Physical attributes of 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 determines 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.

INTRODUCTION

SCOPE OF RESPONSIBILITY

The Lamb County Central Appraisal District has prepared and published this reappraisal plan and appraisal report to provide our Board of Directors, citizens and taxpayers with a better understanding of the district's responsibilities and activities. This report has several parts: a general introduction and then, several sections describing the appraisal effort by the appraisal district.

The Lamb County Central Appraisal District (CAD) is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code

govern the legal, statutory, and administrative requirements of the appraisal district. The chief appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the appraisal district.

The Lamb County Appraisal District is responsible for local property tax appraisal and exemption administration for 16 jurisdictions or taxing units in the county. Each taxing unit, such as the county, cities, school districts, water conservation district, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Property appraisals and estimated values by the appraisal district allocate the year's tax burden on the basis of each taxable property's market value. The appraisal district also has the responsibility of determining eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, charitable or religious organizations and agricultural productivity valuation.

Except as otherwise provided by the Property Tax Code, all taxable property is appraised at its "market value" as of January 1st. Under the tax code, "market value" means 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 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;
- 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 Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03).

The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. The district's current policy is to conduct a general reappraisal of taxable property every year. Appraised values are reviewed annually and are subject to change. Business personal properties, minerals and utility properties are appraised every year.

The appraised value of real estate is calculated using specific information about each property. Using computer-assisted mass appraisal programs, and recognized appraisal methods and techniques, the appraisers compare that information with the data for similar properties, and with recent cost and market 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 promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable.

PERFORMANCE ANALYSIS

Existing appraisal practices, which are continued from year to year, are identified and methods utilized to keep these practices current. Cost schedules are tested with market data (sales) to insure that the appraisal district is in compliance with Texas Property Tax Code, Section 23.011. Replacement cost new tables as well as depreciation tables are tested for accuracy and uniformity using ratio study tools. The schedules are also compared with cost data from recognized industry leaders and local contractors. In each tax year, 2015 and 2016, the previous tax year's equalized values are analyzed with ratio studies to determine appraisal accuracy and appraisal uniformity overall and by market area within state property reporting categories. Ratio studies are conducted in compliance with the current *Standard on Ratio Studies* from the International Association of Assessing Officers. Mean, median, and weighted mean ratios are calculated for properties in each reporting category to measure the level of appraisal (appraisal accuracy). The mean ratio is calculated in each market area to indicate the level of appraisal (appraisal accuracy) by property reporting category.

INDEPENDENT PERFORMANCE TEST

According to Chapter 5 of the Texas Property Tax Code and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Assistance Division (PTAD) conducts an annual property value study (PVS) of each Texas school district and each appraisal district. As part of this annual study, the code requires the Comptroller to: use sales and recognized auditing and sampling techniques; review each appraisal district's appraisal methods, standards and procedures to determine whether the district used recognized standards and practices (MSP review); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and, determine the level and uniformity of property tax appraisal in each appraisal district. The methodology used in the property value study includes stratified samples to improve sample representation and techniques or procedures of measuring uniformity. This study utilizes statistical analyses of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include 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 (PRD) for properties overall and by state category.

There are 8 independent school districts, whole or in part, located in Lamb CAD for which appraisal rolls are annually developed. The preliminary results of this study are released February 1 in the year following the year of appraisal. The final results of this study are certified to the Education Commissioner of the Texas Education Agency (TEA) the following July. This outside (third party) ratio study provides additional assistance to the CAD in determining areas of market activity or changing market conditions.

ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for tax year 2015 are detailed in the 2015 appraisal district budget, as adopted by the board of directors and attached to the written biennial plan by reference. This reappraisal plan is adjusted to reflect the available staffing in tax year 2015 and the anticipated staffing for tax year 2016. Staffing will impact the cycle of real property re-inspection and personal property on-site review that can be accomplished in the 2015 – 2016 time period.

PERSONNEL RESOURCES

The office of the Chief Appraiser is primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The administrative function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. The appraisal staff is responsible for the valuation of all real and personal property accounts. The property types appraised include commercial, residential, business personal, mineral, utilities and industrial. 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. Support functions including records maintenance and information and assistance to property owners. Hearings are coordinated by staff appraisers.

STAFF EDUCATION AND TRAINING

All personnel that are performing appraisal work are registered with the Texas Department of Licensing and Regulation and are required to take appraisal courses to achieve the status of

Registered Professional Appraiser within five years of registration with the department as an appraiser. After they are awarded their license, they must receive additional training of a minimum of 30 hours of continuing education units during the 24 month period before the yearly expiration of the registration. Failure to meet these minimum standards results in the termination of the employee.

APPRAISAL ACTIVITIES

APPRAISAL RESPONSIBILITIES

The field appraisal staff is responsible for collecting and maintaining property characteristic data for classification, valuation, and other purposes. For all types of property, the appraiser must determine the “highest and best use” of the property. Accurate valuation of real and personal property by any method requires a comprehensive physical description of personal property, and land and building characteristics. The data collection effort involves the field inspection of real and personal property accounts, as well as data entry of all data collected into the existing information system. The goal is to periodically field inspect residential and commercial property every other year. All other property is inspected every year. The appraisal opinion of value for all property located in the district is reviewed and evaluated each year.

APPRAISAL RESOURCES

- Personnel - The appraisal activities are conducted by 3 appraisers who are on the appraisal district staff. Contracted field inspections are performed by appraisers who are employed by Pritchard & Abbott, Inc.
- Data - The data used by field appraisers includes the existing property characteristic information contained in CAMA (Computer Assisted Mass Appraisal System) from the district’s computer system. The data is printed on a property record card (PRD), or personal property data sheets. Property characteristic data on new construction is updated through an annual field effort; existing property data is maintained through a field review. Other data used includes maps, sales data, building permits, mechanic & material liens, photos and actual cost and market information. The district gathers information from both buyers and sellers participating in the real estate market.

DATA COLLECTION / VALIDATION

Data collection of real property involves maintaining data characteristics of the property on CAMA (Computer Assisted Mass Appraisal). The information contained in CAMA includes site characteristics, such as land size and topography, and improvement data, such as square foot of living area, year built, quality of construction, and condition. Field appraisers are required to use a property classification system that establishes uniform procedures for the correct listing of real property. All properties are coded according to a classification system. The field appraisers use property classification references during their initial training and as a guide in the field inspection of properties. Data collection for personal property involves maintaining information on software designed to record and appraise business personal property. The type of information contained in the BPP file includes personal property such as business inventory, furniture and fixtures, machinery and equipment, with details such as cost and location.

SOURCES OF DATA

The sources of data collection are through property inspection, new construction field effort, hearings, sales validation surveys, newspapers and publications, and property owner correspondence. A principal source of data comes from mechanic and material liens and from building permits received from taxing jurisdictions that require property owners to take out a building permit. Soil surveys and agricultural surveys of farming and ranching property owners and industry professionals are helpful for productivity value calculation. The Texas Railroad Commission is the source for mineral production data and leasing information. Improvement cost information is gathered from local building contractors and Marshall and Swift Valuation Service.

Property owners are one of the best sources for identifying incorrect data that generates a field check. Frequently, the property owner provides reliable data to allow correction of records without having to send an appraiser on-site. As the district has increased the amount of information available on the Internet, property owners have the opportunity to review information on their property and forward corrections via e-mail. For the property owner without access to the Internet, letters are sometimes submitted notifying the district of inaccurate data. Properties identified in this manner are added to a work file and inspected at the earliest opportunity. Accuracy and validity in property descriptions and characteristics data is the highest goal and is stressed throughout the appraisal process from year to year. Appraisal opinion quality and validity relies on data accuracy as its foundation.

DATA COLLECTION PROCEDURES

The appraisers are assigned specific areas throughout the district to conduct field inspections. These geographic areas of assignment are maintained for several years to enable the appraiser assigned to that area to become knowledgeable of all the factors that drive values for that specific area. Appraisers of real estate and business personal property conduct field inspections and record information.

The quality of the data used is extremely important in estimating market values of taxable property. While work performance standards are established and upheld for the various field activities, quality of data is emphasized as the goal and responsibility of each appraiser. New appraisers are trained in the specifics of data collection and the classification system set forth and recognized as “rules” to follow. A quality assurance process exists through review of the work being performed by the field appraisers.

Data Maintenance

The field appraiser is responsible for the data entry of his/her fieldwork into the computer file. This responsibility includes not only data entry, but also quality assurance. Data updates and file modification for property descriptions and input accuracy is the responsibility of the field appraiser and appraisal supervisors.

FIELD REVIEW

The date of last inspection and the CAD appraiser responsible are listed on the CAMA record or property card. If a property owner, or jurisdiction, dispute the district's records concerning this data during a hearing, via a telephone call or other correspondence received, the record may be corrected based on the evidence provided or an on-site inspection may be conducted. Typically, a field inspection is requested to verify this information for the current year's valuation or for the next year's valuation.

PERFORMANCE TEST

The property appraisers are responsible for conducting ratio studies and comparative analysis. Ratio studies are conducted on property located within cities, schools districts or subdivisions by appraisal staff. The sale ratio and comparative analysis forms the basis for determining the

level of appraisal and market influences and factors for the area. This information is the basis for updating property valuation for the entire area of property to be evaluated. Field appraisers, in many cases, may conduct field inspections to insure the accuracy of the property descriptions at the time of sale for this study. This inspection is to insure that the ratios produced are accurate for the property sold and that appraised values utilized in the study are based on accurate property data characteristics observed at the time of sale. Also, property inspections are performed to discover if property characteristics had changed as of the sale date or subsequent to the sale date. Sale ratios should be based on the value of the property as of the date of sale not after a subsequent or substantial change was made to the property after the negotiation and agreement in price was concluded. Properly performed ratio studies are a good reflection of the level of appraisal for the district.

LAMB COUNTY CENTRAL APPRAISAL DISTRICT
2015 AND 2016 REAPPRAISAL PLAN

RESIDENTIAL PROPERTIES

- (1) The Lamb County Appraisal District shall identify 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. For the 2015 tax year, appraisers will inspect all residential properties in Littlefield and Amherst ISD. For 2016, the appraisers will inspect residential properties in Sudan, Muleshoe, Olton, Springlake-Earth, Whiteface & Anton ISDs
- (2) The Lamb County Appraisal District shall identify and update relevant characteristics of each property in the appraisal records. In addition to the properties which are physically inspected each year, the district will review building permits and mechanic and material liens to update affected properties.
- (3) The Lamb County Appraisal District shall define market areas within the appraisal district. The first step in this analysis is to identify a group of properties that share certain common traits. Once a neighborhood with similar characteristics has been identified, the next step is to define its boundaries. This process is known as “delineation”. Some factors used in market area delineation include location, sales price range, lot size, age of dwelling, quality of construction and square footage of living area. Residential market areas in all school districts, excluding Littlefield, have historically been divided between properties within city limits and rural residential properties. Sales have indicated several different market areas within the City of Littlefield and ratio studies are reviewed yearly to review the delineation of these areas.
- (4) The Lamb County Appraisal District shall identify property characteristics that affect property value in each market area, including:
 - A. the location and market area of property;
 - B. physical attributes of 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) The Lamb County Appraisal District shall develop an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics.
- (6) The Lamb County Appraisal District shall apply conclusions reflected in the model to the characteristics of the properties being appraised; and
- (7) Review the appraisal results to determine value.

LAMB COUNTY CENTRAL APPRAISAL DISTRICT
2015 AND 2016 REAPPRAISAL PLAN

COMMERCIAL PROPERTIES

- (1) The Lamb County Appraisal District shall identify 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. For the 2015 tax year, appraisers will inspect all commercial properties in Littlefield and Amherst ISD. For 2016, the appraisers will inspect commercial properties in Sudan, Muleshoe, Olton, Springlake-Earth, Whiteface & Anton ISDs.
- (2) The Lamb County Appraisal District shall identify and update relevant characteristics of each property in the appraisal records. In addition to the properties which are physically inspected each year, the district will review building permits and mechanic and material liens to update affected properties.
- (3) The Lamb County Appraisal District shall define market areas within the appraisal district. The first step in this analysis is to identify a group of properties that share certain common traits. Once a neighborhood with similar characteristics has been identified, the next step is to define its boundaries. This process is known as "delineation". Some factors used in market area delineation include location, sales price range, lot size, age of structure, quality of construction and square footage. Delineation of market areas has historically followed school district lines. Ratio studies are performed yearly to review the delineation.
- (4) The Lamb County Appraisal District shall identify property characteristics that affect property value in each market area, including:
 - A. the location and market area of property;
 - B. physical attributes of 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) The Lamb County Appraisal District shall develop an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics.
- (6) The Lamb County Appraisal District shall apply conclusions reflected in the model to the characteristics of the properties being appraised; and
- (7) Review the appraisal results to determine value.

LAMB COUNTY CENTRAL APPRAISAL DISTRICT
2015 AND 2016 REAPPRAISAL PLAN

BUSINESS PERSONAL PROPERTIES

- (1) The Lamb County Appraisal District shall identify properties to be appraised through physical inspection or by other reliable means of identification, including local newspapers, city permits, sales tax permits issued by the Comptroller's office and submissions by the owner. An outside vendor provides the district with a listing of vehicles within the jurisdiction. The vendor develops this listing from the Texas Department of Transportation Title and Registration Division records. All business personal properties are appraised each year.
- (2) The Lamb County Appraisal District shall identify and update relevant characteristics of each property in the appraisal records.
- (3) The Lamb County Appraisal District shall define market areas within the appraisal district.
- (4) The Lamb County Appraisal District shall identify property characteristics that affect property value in each market area, including:
 - A. the location and market area of property;
 - B. physical attributes of property, such as age and condition;
 - C. legal and economic attributes; and
 - D. leases, contracts, declarations, special assessments or legal restrictions.
- (5) The Lamb County Appraisal District shall develop an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics.
- (6) The Lamb County Appraisal District shall apply conclusions reflected in the model to the characteristics of the properties being appraised; and
- (7) Review the appraisal results to determine value.

LAMB COUNTY CENTRAL APPRAISAL DISTRICT
2015 AND 2016 REAPPRAISAL PLAN

VACANT LAND AND LAND DESIGNATED FOR AGRICULTURAL USE

- (1) The Lamb County Appraisal District shall identify 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 and maps. For the 2015 tax year, appraisers will inspect all vacant land properties in Littlefield & Amherst ISD. For 2016, the appraisers will inspect vacant land properties in Sudan, Muleshoe, Olton, Springlake-Earth, Whiteface & Anton ISDs. Productivity value for qualifying open-space land is calculated yearly.
- (2) The Lamb County Appraisal District shall identify and update relevant characteristics of each property in the appraisal records.
- (3) The Lamb County Appraisal District shall define market areas within the appraisal district. The first step in this analysis is to identify a group of properties that share certain common traits. Once a neighborhood with similar characteristics has been identified, the next step is to define its boundaries. This process is known as “delineation”. Some factors used in market area delineation include location, sales price range and lot size. Residential market areas in all school districts, excluding Littlefield, have historically been divided between properties within city limits and rural residential properties. Sales have indicated several different market areas within the City of Littlefield and ratio studies are reviewed yearly to review the delineation of these areas.
- (4) The Lamb County Appraisal District shall identify property characteristics that affect property value in each market area, including:
 - A. the location and market area of property;
 - B. physical attributes of property, such as size, shape and topography
 - C. legal and economic attributes; and
 - D. easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions.
- (5) The Lamb County Appraisal District shall develop an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics. Section 23.52 (a) of the Texas Property Tax Code states: “The appraised value of qualified open-space land is determined on the basis of the category of the land, using accepted income capitalization methods applied to average net to land.” To determine that value, appraisal districts must calculate the typical property owner’s income that is generated by the land after certain expenses have been paid – commonly know as net-to-land per acre. The Property Tax Code then requires the appraisal district to divide the average net-to-land per acre, for a five-year period, by the annual cap rate. Section 23.53, Property Tax Code, requires the district to use a cap rate that is the greatest of either 10 percent or the interest rate charged on the previous December 31 by the Farm

Credit Bank of Texas plus 2.5 percent. Most information for this calculation is provided to the appraisal districts by the Texas State Comptroller's Office and obtained from:

- Texas Agricultural Statistics Service
 - Texas Agricultural Extension Service
 - Farm Service Agency
- (6) The Lamb County Appraisal District shall apply conclusions reflected in the model to the characteristics of the properties being appraised; and
- (7) Review the appraisal results to determine value.

Calendar of Key Events – 2015 Appraisal 2014

August	Create 2015 CAMA layer
September	Adopt 2015 budget and 2015/2016 Reappraisal Plan before the 15 th .
October	Begin inspection of real property in Littlefield and Amherst ISD's.
	Mail tax statements by Oct 1 st or as soon thereafter as possible.
December	Begin data entry for inspected properties.

2015

January	Mail tax value factor and declarations to auto and heavy equipment dealers.
	Mail renditions to business personal property owners.
	Mail applications for productivity valuation, exemptions requiring annual application.
February	Begin review of business personal property renditions as received. Begin inspections of productivity valuation applications to verify compliance.
March	Begin valuation of personal vehicles in Springlake-Earth and Muleshoe ISD
April	Completion of re-drive of real property sales. Completion of data entry for inspected properties.
May	Agricultural value tables changed and recalculated. Data entry completed for business personal property and personal vehicles. Publish Notice of Protest procedures. Mail 25.19 appraisal notices Chief Appraiser submits appraisal records to the Appraisal Review Board. Appraisal Review Board hearing begin.
June	Chief Appraiser mails 2016 Proposed Budget to each taxing entity and each appraisal district board member before the 15 th .

July Secretary of the Board of Directors delivers to the presiding officer of the governing body of each taxing entity participating in the district written notice of the date, time and location of the public hearing to consider the 2014 Appraisal District Budget.

Appraisal Review Board hearings end.

Appraisal Review Board approves the 2015 appraisal records by the 20th.

Comptroller to certify rolling stock by the 25th.

Chief appraiser to certify appraisal roll by the 25th.

Calendar of Key Events – 2016 Appraisal

August Create 2016 CAMA layer
 September Adopt 2016 budget before the 15th.
 October Begin inspection of real property within Sudan, Muleshoe, Springlake-Earth, Olton Whiteface & Anton ISDs.

Mail tax statements by Oct 1st or as soon thereafter as possible.

December Begin data entry for inspected properties.

2016

January Mail tax value factor and declarations to auto and heavy equipment dealers.

Mail renditions to business personal property owners.

Mail applications for productivity valuation, exemptions requiring annual application.

February Begin review of business personal property renditions as received.
 Begin inspections of productivity valuation applications to verify compliance.

March Begin valuation of personal vehicles in Springlake-Earth and Muleshoe ISD

April Completion of re-drive of real property sales.

Completion of data entry for inspected properties.

May 1st	<p>Agricultural value tables changed and recalculated.</p> <p>Data entry completed for business personal property and personal vehicles.</p> <p>Publish Notice of Protest procedures.</p> <p>Mail 25.19 appraisal notices</p> <p>Chief Appraiser submits appraisal records to the Appraisal Review Board.</p> <p>Appraisal Review Board hearing begin.</p>
June	<p>Chief Appraiser mails 2017 Proposed Budget to each taxing entity and each appraisal district board member before the 15th.</p>
July	<p>Secretary of the Board of Directors delivers to the presiding officer of the governing body of each taxing entity participating in the district written notice of the date, time and location of the public hearing to consider the 2017 Appraisal District Budget.</p> <p>Appraisal Review Board hearings end.</p> <p>Appraisal Review Board approves the 2016 appraisal records by the 20th.</p> <p>Comptroller to certify rolling stock by the 25th.</p> <p>Chief appraiser to certify appraisal roll by the 25th.</p>
August	<p>Create 2017 CAMA layer</p>
September	<p>Adopt 2017 budget and 2017/2018 Reappraisal Plan before the 15th.</p>
October	<p>Begin inspection of real property in Littlefield & Amherst ISD's</p> <p>Mail tax statements by Oct 1st or as soon thereafter as possible.</p>
December	<p>Begin data entry for inspected properties.</p>

Market Areas

Sales data is reviewed each year help define market areas. The lack of zoning and sales data in the cities with populations less than 2,500 make it difficult to define market areas as anything other than the cities as a whole. This includes Amherst, Earth, Olton, Springlake &

Sudan. Each of these cities has been designated as a market area. Currently there are 6 different areas defined by sales in the City of Littlefield. These include the subdivisions of Cannon Terrace, Cannon Terrace #2, Crescent Park, Duggan Annex & Westwood Addition. The balance of the subdivisions within the city limits, which are all older neighborhoods, make up the 6th market area within the city.

See "Appendix A" for maps of these market areas.

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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.

Certification Statement:

"I, Lesa Kloiber, Chief Appraiser for the Lamb County 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 which, to the best of my knowledge and belief, was determined as required by law."

Lesa Kloiber
Chief Appraiser

RESOLUTION

On this the 4th day of September, 2014, at a regular meeting of the Board of Directors of Lamb County Appraisal District there came for consideration a resolution to adopt a biennial re-appraisal plan for the tax years 2015 and 2016. After conducting a public hearing to consider the plan, Motion was made by Dewey Hukill, seconded by Tim Nix to authorize the adoption of said plan.

Said motion being put to vote, it carried by a vote of 4 to 0.

Those voting "Aye" were:


Dewey Hukill
Tim Nix
James Sokora
Danny Byers

Those voting "No" were:

Those absent were:

Leroy Maxfield

It is therefore ordered that said resolution be adopted, and recorded in the minutes of this Board of Directors.

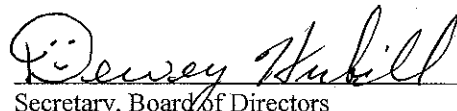


Chairman, Board of Directors
Lamb County Appraisal District

STATE OF TEXAS
COUNTY OF Lamb

I, the undersigned, Secretary of the Board of Directors of Lamb County Appraisal District, do hereby certify that the above and foregoing is a true and correct copy of a certain Resolution of the Board of Directors, of record in the minutes of said Board.

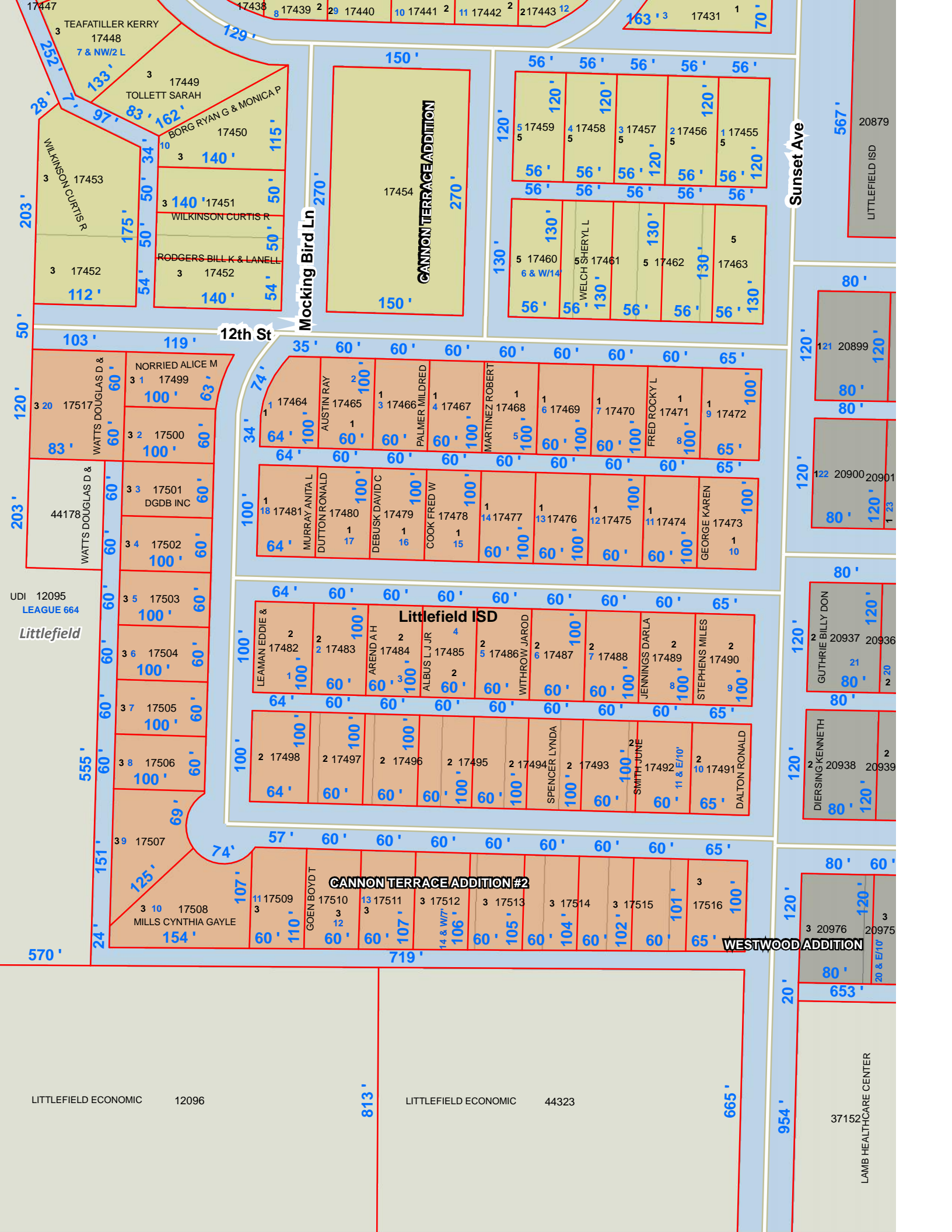
Witness my official hand this 4th day of September, 2014.



Secretary, Board of Directors
Lamb County Appraisal District

APPENDIX A

MAPS



17447 TEAFATILLER KERRY 17448 7 & NW/2 L
 3 17449 TOLLETT SARAH
 3 17450 BORG RYAN G & MONICA P
 10 17451 WILKINSON CURTIS R
 3 17452 WILKINSON CURTIS R
 3 17452 RODGERS BILL K & LANELL

17454 CANNON TERRACE ADDITION
 17454

5 17459 5 17458 3 17457 2 17456 1 17455
 5 17460 6 & W/14 5 17461 WELCH SHERYLL 5 17462 17463

17517 WATTS DOUGLAS D & NORRIED ALICE M
 3 20 17517 3 1 17499
 3 2 17500
 44178 WATTS DOUGLAS D & 3 3 17501 DGDB INC
 3 4 17502
 3 5 17503
 3 6 17504
 3 7 17505
 3 8 17506
 3 9 17507
 3 10 17508 MILLS CYNTHIA GAYLE

17464 17465 17466 17467 17468 17469 17470 17471 17472
 1 17464 AUSTIN RAY 2 17465 3 17466 PALMER MILDRED 4 17467 MARTINEZ ROBERT 1 17468 6 17469 7 17470 FRED ROCKY L 1 17471 9 17472
 1 17481 18 17481 MURRAY ANITA L 17480 DUTTON RONALD 17479 DEBUSK DAVID C 17478 COOK FRED W 14 17477 13 17476 12 17475 11 17474 GEORGE KAREN 17473

Littlefield ISD
 17482 17483 17484 17485 17486 17487 17488 17489 17490
 2 17482 LEAMAN EDDIE & 2 17483 AREND A H 2 17484 ALBUS L J JR 4 17485 5 17486 WITHROW JAROD 6 17487 7 17488 JENNINGS DARLA 2 17489 8 17489 STEPHENS MILES 2 17490 9 17491
 2 17498 2 17497 2 17496 2 17495 2 17494 SPENCER LYNDA 2 17493 2 17492 SMITH JUNE 11 & E/10 2 17491 10 17491 DALTON RONALD

LEAGUE 664 Littlefield
 555'
 74'
 69'
 570'

CANNON TERRACE ADDITION #2
 17509 17510 17511 17512 17513 17514 17515 17516
 3 17509 GOEN BOYD T 17510 17511 17512 17513 17514 17515 17516
 3 17509 3 17510 13 17511 3 17512 3 17513 3 17514 3 17515 3 17516
 14 & W/17 106' 105' 104' 102' 101'

Sunset Ave
 20879 LITTLEFIELD ISD
 20899 20901
 20936 GUTHRIE BILLY DON
 20939 DIERSING KENNETH
 20975 WESTWOOD ADDITION
 37152 LAMB HEALTHCARE CENTER

LITTLEFIELD ECONOMIC 12096
 LITTLEFIELD ECONOMIC 44323
 813'
 665'
 954'
 653'



GRIFFON ADDITION

HOUSTON SUBDV (C/O WESTSIDE ADDN WPT BLK 19)

Littlefield ISD

WESTWOOD ADDITION

Mocking Bird Ln

Littlefield

Waylon Jennings Blvd

12th St

13th St

CANNON TERRACE ADDITION #2

CANNON TERRACE ADDITION

19136 LFD HOSPITALITY LTD

1 GRAHAM WANDA LOU 19091

1 DURAN ALEX 19078

1 19077

MERRIFIELD ROYCE

GIPSON MARILYN KAY
3 17444
3 17445

MANN ALVIS W &
3 17446

BIRKELBACH W W ESTATE
2 6 17437

MARTINEZ ANTHONY B
5 2 17436

24 17435

23 17434

22 17433

21 17432

3 5-6 17447
7 & NW/2 L
3 17448

17438

KLEIN BARNEY IDR ESTATE
6 2 17439

BRISON PROPERTIES
6 2 17440

10 17441

2 17442

REAST DENA KAY
2 12 17443

WALKER O NEAL

1 3 17431

VAUGHN RONNIE

1 17429

1 2 17430

1 17455

2 17456

5 17457

4 17458

5 17459

5 17460

5 17461

5 17462

5 17463

WILKINSON CURTIS R
3 17452

3 17449

TOLLETT SARAH

3 17451

WILKINSON CURTIS R

RODGERS BILL K & LANELL
3 17452

10 17450

BORG RYAN G & MONICA P

17454

HOFFMAN WANDA MAE

5 17459

4 17458

3 17457

2 17456

1 17455

5 17460

5 17461

5 17462

5 17463

WATTS DOUGLAS D &
3 20 17517

3 1 17499

NORRIED ALICE M

3 2 17500

3 3 17501

DGDB INC

3 4 17502

3 5 17503

1 17464

AUSTIN RAY
1 17465

3 17466

PALMER MILDRED
1 17467

MARTINEZ ROBERT
1 17468

6 17469

7 17470

FRED ROCKY L
1 17471

9 17472

1 17481

MURRAY ANITA L

DUTTON RONALD
1 17480

16 17479

15 17478

14 17477

13 17476

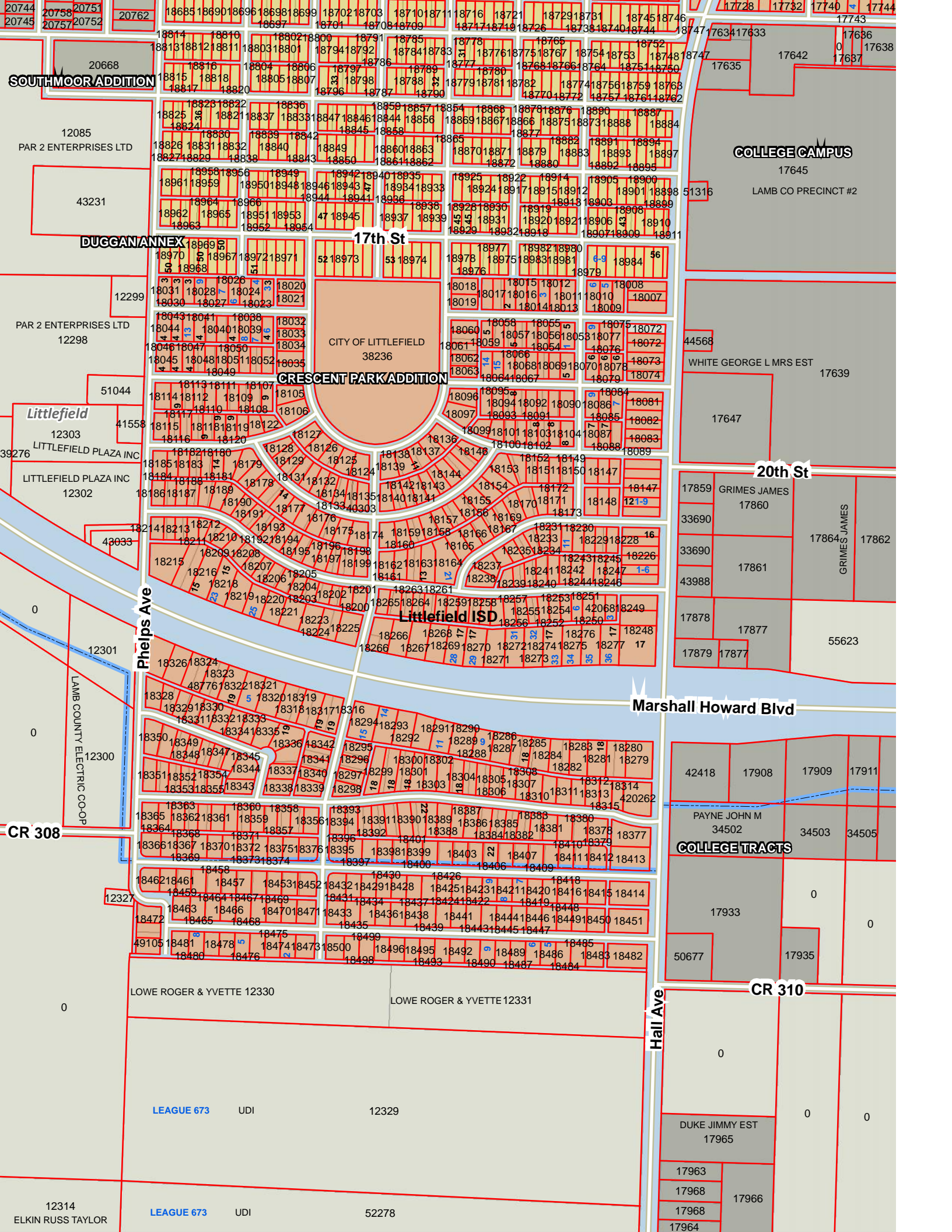
12 17475

11 17474

GEORGE KAREN
1 17473

LEAGUE 664

221 20937



SOUTH MOOR ADDITION

DUGGAN ANNEX

CRESCENT PARK ADDITION

CITY OF LITTLEFIELD

Littlefield ISD

COLLEGE TRACTS

COLLEGE CAMPUS

12085
PAR 2 ENTERPRISES LTD

43231

12299
PAR 2 ENTERPRISES LTD

51044
Littlefield

41558
LITTLEFIELD PLAZA INC

12303
LITTLEFIELD PLAZA INC

12302

48033

12301

12300

12300
LAMB COUNTY ELECTRIC CO-OP

12300

12300

12300

12300

12300

12327

12300

12300

12300

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12300

12314
ELKIN RUSS TAYLOR

12314
ELKIN RUSS TAYLOR

18814 18810

18813 18812 18811

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18817 18820

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18826 18827 18829

18958 18956

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18031 18028

18030 18027

18043 18041

18044 18040

18046 18047

18045 18048

18113 18111

18114 18112

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18115 18118

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18184 18188

18186 18187

18214 18213

18211 18210

18215 18216

18218 18218

18219 18220

18220 18220

18326 18324

18328 18329

18331 18332

18350 18349

18351 18352

18353 18355

18363 18362

18364 18368

18366 18367

18369 18373

18458 18458

18462 18461

18459 18464

18463 18466

18472 18465

49105 18481

18480 18476

18697 18701

18791 18785

18792 18783

18798 18788

18796 18787

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18191 18176

18212 18193

18210 18192

18215 18209

18216 18208

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18219 18206

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18364 18368

18366 18367

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18041 18038

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18047 18050

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18191 18176

18212 18193

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18218 18207

18219 18206

18220 18205

18220 18203

18221 18221

18223 18224

18324 18323

18328 18329

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18363 18362

18364 18368

18366 18367

18369 18373

18458 18458

18462 18461

18459 18464

18463 18466

18472 18465

49105 18481

18480 18476

18710 18711

18716 18721

18729 18731

18768 18766

18770 18772

18854 18854

18869 18867

18870 18871

18925 18922

18924 18917

18926 18930

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18046 18047

18045 18048

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