

Scurry County Appraisal District 2022 Annual Report

November 2022

The 2022 Annual Report for the Scurry County Appraisal District (hereinafter, “the District” or “SSCAD”) is prepared with the purpose of transparency in the District’s activities. It provides summary information about the operations of the District, as well as the methods used to test the validity of our certified values. The report is designed to provide the public with information that highlights our appraisal operations, taxpayer value appeals, audits, and evaluations.

It is a goal of the District to provide excellent customer service during every public request. We view our role in the community as an “information provider” that serves as a resource for gathering data and map development. Our mission is to serve the community and make it easier for property owners to understand the property tax process for fair and uniform appraisal. Appraisals which provide the value base for the funding for county, city, hospital, college, and school district services.

In 2022, the District is currently in the Property Value Study process. SSCAD received the highest scoring results for the 2021 MAP Review. The District was successful in achieving local value for all schools through the 2020 Texas Comptroller’s Property Value Study. In 2019, the District received the highest scoring on the Methods and Assistance Program Review that evaluates appraisal and assessment practices throughout the organization.

The District continues to provide excellent customer service to nine entities located inside and outside of Scurry County, as well as establish property values that provide equality and uniformity for all taxpayers. The District is committed to the annual check and balance system coordinated by the State Comptroller’s Property Tax Assistance Division, which assures local school districts that we are providing accurate appraisal values to support school funding.

The District takes great pride in setting the standard for providing complete, accurate and timely information to the taxing jurisdictions, as well as giving clear, concise, and easily understood information to the property owners. It is our goal to develop new technology that supports best practices during property inspection and research, as well as creating programs and procedures that supports lower operations cost.

Thank you for taking time to review the 2022 Annual Report. If you have any questions, please contact me by email at jmartin@scurrytex.com, call (325)573-8549, or come by the office located at 2612 College Avenue.

Respectfully,
Jackie Martin, RPA,RTA,CTA
Chief Appraiser

INTRODUCTION

The purpose of this summary report is to aid the public in better understanding the methods and techniques utilized in ad valorem appraisal of property in Scurry County. The Scurry County Appraisal District (SSCAD) is a political subdivision of the state formed by the Texas Legislature in 1979. Current state law, set out in Section 6.02(a) of the Texas Property Tax Code, mandates that appraisal district boundaries are the same as the county boundaries. The Constitution of the State of Texas, the Texas Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the appraisal district. This report attempts to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice. Scurry SCAD maintains detailed operations manuals for appraisal use.

Property taxes provide more tax dollars for local services in Texas than any other source. Public schools, libraries, city streets, county roads, police, fire protection, emergency services and many more quality-of-life services are provided by property taxes. Oliver Wendell Holmes, former Justice of the United States Supreme Court, said, "Taxes are what we pay for a civilized society." In some respects, a "civilized society" is the rationale for government in the first place. Taxes also provide citizens with basic information regarding the total price for those activities.

MISSION STATEMENT

The Scurry County Appraisal District is committed to serving taxpayers and local entities with professionalism and integrity.

- A taxpayer is not dependent on us -we are dependent on them.
- A taxpayer is not an outsider to our business but a crucial part of it.
- A taxpayer will be treated with honor, respect, courteous behavior, and efficient service.

GOVERNANCE

The appraisal district is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office,
- Adopt the operating budget,
- Contract for necessary services,
- Hire the Chief Appraiser,
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board,
- Approve contracts with appraisal firms selected by the chief appraiser to perform appraisal services for the district,
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property.

To be eligible to serve on the Board of Directors, a person must have resided within the boundaries of the county for at least two years prior to their appointment. Their terms are not

staggered. There are no legal limits to the number of terms a board member can serve. The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the Board of Directors. The Chief Appraiser must be licensed as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing before they can serve in the position. The Chief Appraiser employs and directs the SSCAD staff, managing all aspects of the appraisal district's operations. The Chief performs either directly or through the staff a variety of operations, including:

- Discover, list, and appraise property
- Determine exemptions and special use requests
- Organize periodic reappraisals
- Notify taxpayers, taxing units, and the public about matters that affect property value

The appraisal district office personnel include the chief appraiser, two RPA licensed appraisers, three registered appraisers receiving their RPA state license in 2022, a mapping and deed clerk, business manager and two records clerks. SSCAD contracts with Thomas Y Pickett & Co to appraise complex property such as oil and gas properties, utilities, pipelines, industrial property, and industrial personal property in the district. SSCAD staff appraise residential, commercial, land, and business personal property.

Members and officers of the Appraisal Review Board are appointed by the District Judge. ARB members serve two-year staggered terms. They are limited by law to serving three consecutive two-year terms. They must receive training to be certified by the Texas Comptroller. Their primary responsibility is to settle value disputes between the taxpayer and the chief appraiser. Their decisions regarding value are binding to the Chief Appraiser for the tax years protested.

The Ag Advisory Board is appointed by the Board of Directors at the recommendation of the Chief Appraiser to aide him in determining typical practices and standards for agricultural activities in the district. They serve at the will of the Board of Directors.

BOARD OF DIRECTORS

The Scurry County Appraisal District Board of Directors consist of five voting members appointed by the taxing units that own property in Scurry County. They are nominated and elected by each governing body serving Scurry County with the exception of the Scurry County Hospital District. The Scurry County Tax Assessor-Collector serves as an ex-officio member of the Board.

- Fred Cross
- Jerry Boyd
- Clarence Spieker
- Rod Partain
- Ryan Grady

TAXING JURISDICTIONS

The Scurry County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that are located within Scurry County. The entities and 2022 Certified Parcel count are:

- Snyder ISD 79,672 parcels
- Hermleigh ISD 4,995 parcels
- Ira ISD 16,281 parcels
- Roscoe ISD (overlapping entity) 40 parcels
- Colorado ISD (overlapping entity) 700 parcels
- Scurry County 101,689 parcels
- Western Texas College 101,687 parcels
- Scurry County Hospital District 101,687 parcels
- City of Snyder 8,518 parcels

PROPERTY TYPES APPRAISED The following represents a summary of property types and their certified values for 2022 for the appraisal district from the Scurry County jurisdiction:

Code	Property Type	Parcel Count	Market Value	Percentage of Value
A	Single Family Homes	5,676	486,904,974	10.61%
B	Multi Family Homes	46	14,680,712	0.32%
C	Vacant Lot	2,065	9,244,101	0.20%
D1	Qualified Ag Land	3,456	502,426,276	10.95%
D2	Non- Qualified Land	830	13,753,806	0.30%
E	Farm & Ranch Improvements	1,708	138,245,769	3.01%
F1	Commercial Real Property	846	142,413,137	3.10%
F2	Industrial Real Property	782	822,211,738	17.92%
G1	Oil & Gas	71,354	1,580,518,098	34.44%
J	Utilities	467	362,618,667	7.90%
L1	Commercial Personal Property	571	69,452,458	1.51%
L2	Industrial Personal Property	683	261,472,999	5.70%
M1	Tangible Personal Mobile Home	308	13,278,499	0.29%
O	Residential Inventory	69	352,364	0.01%
S	Special Inventory	13	8,088,542	0.18%
X	Total Exempt	14,930	163,819,795	3.57%
	TOTAL MARKET VALUE \$4,589,481,935			

set in the subsequent tax year.

All homeowners who qualify for the residential homestead exemption are subject to the placement of a homestead cap on their qualifying property which prohibits the increase of taxable value on the homestead property to ten percent per year. However, the market value will be reflective of the local real estate market.

Disabled Veterans-In addition to the residential homestead exemption allowable to disabled veterans with a 100% service-connected disability (as described above), disabled veterans are allowed a general exemption on any property they own based upon the percentage rating as determined by the Department of Veterans Affairs. Current exemptions amounts, based upon these ratings, are:

<i>Disabled Veterans Exemption:</i>		
<i>DV1</i>	<i>10%-29%</i>	<i>An exemption of up to \$5,000 assessed value</i>
<i>DV2</i>	<i>30%-49%</i>	<i>\$7,500</i>
<i>DV3</i>	<i>50%-69%</i>	<i>\$10,000</i>
<i>DV4</i>	<i>70%-99%</i>	<i>\$12,000</i>

SUMMARY OF APPRAISAL DISTRICT APPRAISAL ACTIVITIES

The District's appraisal operations for the 2022 appraisal year were based upon the SSCAD Biennial Reappraisal Plan approved September 2020.

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.

REEVALUATION DECISION

The Scurry County Appraisal District, hereafter named SSCAD, by policy adopted by the Chief Appraiser and Board of Directors reappraises all taxable properties or monitors the market of certain real and personal properties in the district every year with schedule changes being made if necessary. The reappraisal process does not mean that every property is reinspected each year (The re-inspection process is mentioned later in the document). Both tax years 2021 and 2022 were reappraisal years. Although, there may be some exception on certain classifications of property, when there is lack of data, budget constraints, or shortage of staff.

REAPPRAISAL AND NON-REAPPRAISAL YEAR ACTIVITIES

1. Performance Analysis – the equalized values from the previous tax year are analyzed with ratio studies to determine the appraisal accuracy and appraisal uniformity overall and by market area within property reporting categories. Ratio studies are conducted in compliance with the current *Standard on Ratio Studies* of the International Association of Assessing Officers.

2. Available Resources – staffing and budget requirements for tax year 2022 are detailed in the 2022 budget, as adopted by, the board of directors and attached to the written biennial plan by reference. Eagleview Change Finder, an application that compares a previous aerial flight to a new flight for changes. It was used in the 2019 flight comparing back to the 2016 flight and proved very valuable. Eagleview is advanced aerial photography allowing side views (oblique) of property instead of straight down (orthogonal) aerial photo. The West Texas Council of Governments made available to the district, the flight of the city of Snyder in 2010. The Board of Directors approved the budget line item to fly the remaining portion of the county in 2010 and again the whole county in 2015/2016 for the use in the 2016-2017 year. To meet the requirements of measuring the two most complex sides and reappraisal every 3 years, Eagleview was flown again in January 2019 for use in valuation. This photography is available to all government bodies within Scurry County and can be viewed by the public via a computer within the district's office. PACS Mobile, a field capture software used on a tablet computer, made available since the 2017 appraisal year, allows field inspection to be more accurate. The staff has continually improved the procedures for PACS Mobile and has become more efficient in its use.

3. Planning and Organization – a calendar of key events with critical completion dates is prepared for each major work area. This calendar identifies all key events for appraisal, clerical, customer service, and information systems. A calendar is prepared for appraisal years 2022 and 2023. Production standards

for field activities are calculated and incorporated in the planning and scheduling process. According to Chapter 13 of the IAAO's *Property Appraisal and Assessment Administration*, "The second component of a good maintenance program is periodic re-inspection of all properties in the jurisdiction. No matter how good a building permit reporting and monitoring system is, undetected changes will always occur. Therefore, all properties should be routinely re-inspected (at least once every three years). Because the chief function of these inspections is to verify existing information, a drive-by inspection, during which the property and property record are compared, is usually sufficient. Two person teams can review and verify a few hundred records per day. Routine field visits can be supplemented with information obtained from aerial photographs."

Reappraisal and re-inspection can be considered two different processes. as Chapter 13 of IAAO's *Property Appraisal and Assessment Administration* also states the following about reappraisal. "Reappraisal Decision Statutes or administrative rules sometimes impose reappraisal requirements. Some jurisdictions use a cyclical schedule, in which a portion of the jurisdiction is physically reviewed and revalued each year. Other jurisdictions revalue all properties in mass at periodic intervals, for example, every year, in response to ratio study results or external factors. Nevertheless, the resulting improvements in valuation uniformity and related benefits should justify the time and expense."

Re-inspection Cycle Plan

It was the goal and intention of the district to implement Eagleview with supplement field work, so the requirement of inspection and measuring of two complex sides is met. There will be field inspection of certain areas and of new improvements found by Eagleview.

For Years 2020/2021 Eagleview change finder software was used to review the changes compared to the 2016/2017 flight to determine if field inspection will be required to inspect properties throughout the county.

As stated in the 2021-2022 Reappraisal Plan, Year 2022 involved the appraisal of AREA II. 2022 Appraisal Area II will be completed. The IRA ISD and Colorado ISD school districts were physically inspected by aerial photos or personal Inspection to determine changes. The area is located south of Highway 180 and west of Highway 208. This includes the communities of Dunn (west side), Ira, Knapp, and the Lake Thomas area. This area includes all of Ira ISD. 2022 also involved market reappraisal of properties in the City of Snyder with conformity inspections. Special emphasis was given to all residential property of 25 years old in all neighborhoods of the City of Snyder within area I and III. In addition to the above area, commercial properties in all areas were reviewed. All Business Personal Property was appraised. Eagleview change finder software was completed on the 2019 flight to determine if field inspection has been completed throughout the county in the past three years.

4. Mass Appraisal System – Computer Assisted Mass Appraisal (CAMA) system revisions required are specified and scheduled. Harris Govern (True Automation), a division of Harris Computer, PACS software is the current CAMA system of the district. The district considers it to be one of the most advanced systems on the market today. The company is currently pushing out the new generation software at certain intervals, instead of all at once. This allows the company to control the release updates, allows better customer service, lower cost to the end user, and friendlier to the end user as it will not cause a significant learning curve.

5. Data Collection Requirements – field and office procedures are reviewed and revised as required for data collection. Activities scheduled for each appraisal year include new construction, demolition, remodeling, re-inspection of problematic market areas, re-inspection of the universe of properties on a specific cycle (3 years), and field or office verification of sales data and property characteristics.

6. Studies by appraisal year – new and/or revised mass appraisal models are tested each appraisal year. Ratio studies, by market area or by residential classification, are conducted on proposed values each appraisal year. Proposed values on each residential classification are tested for accuracy and reliability in randomly selected market areas.

7. Valuation by appraisal year – using market analysis of comparable sales and locally tested cost data, valuation models are specified and calibrated in compliance with supplemental standards from the International Association of Assessing Officers and the Uniform Standards of Professional Appraisal Practice. The calculated values are tested for accuracy and uniformity using ratio studies.

8. The Mass Appraisal Report – each appraisal year the tax code requires a Mass Appraisal Report to be prepared and certified by the Chief Appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 15th). The Mass Appraisal Report is completed in compliance with STANDARD RULE 6 – 8 of the *Uniform Standards of Professional Appraisal Practice*. The signed certification by the Chief Appraiser is compliant with STANDARD RULE 6 – 9 of *USPAP*. This written reappraisal plan is referenced in this document.

9. Value defense – evidence to be used by the appraisal district to meet its burden of proof for market value and equity in both informal and formal appraisal review board hearings is specified and tested. A calendar of key events with critical completion dates is prepared for each major work area. This calendar identifies all key events for appraisal, clerical, customer service, and information systems. A separate calendar is prepared for tax years 2021 and 2022. Production standards for field activities are calculated and incorporated in the planning and scheduling process.

2022 TAX YEAR CALENDAR OF KEY EVENTS

September -December 31, 2021

Re-inspection/Reappraisal Process Work on New Residential Schedule

Train new appraiser as soon as hired-replacement Chief Appraiser hired October

Field Card Review and inspection (PACS MOBILE in field)

New Construction inspection and appraisal

Building Permit and Mechanic Lien review and field Appraisal.

Monitor market, analyze sales (Deed processing with letters sent out for sales data)

Develop new Business Personal Property Schedules, adopt, and apply new mass appraisal format for BPP through PACs.

Discovery and preparation of new Business Personal Property located in SSCAD.

Review heavy active areas and determine priorities for the year

Gather Mineral information to send to valuation company

Continue commercial property reappraisal

Prepare to mail renditions to all business and industrial owners including new accounts.

January, 2022- May, 2022

Reappraisal and Re-inspection of Mobile Home Parks and manufacture homes in parks. Gather Apartment Rents.
Hiring and training of new employees
Check remaining Field Cards and New Construction Percent Complete. Check newer Building Permits
Analyze problem areas and reappraise/re-inspect if needed
Continue re-inspections/reappraisal process of Commercial Properties
Mail renditions to all business and industrial owners including new accounts.
Monitor market, analyze sales (Deed processing with letters sent out for sales data)
Order new valuation material for Business Personal Property Valuation.
Begin to Value Business Personal Property. Inspect existing businesses.
Gather Mineral information to send to valuation company
Mail Letters to Operators of New Leases
Mail new/update Homesteads and Open Valuation Forms. (throughout year as needed.)
Gather other income information on commercial properties including Motel/Hotel reports from the Comptroller's office.
Review and reappraise apartment complex units in Snyder
Inspect New Business offering information of requirements.
Determine and confirm which renditions accounts are valued by Industrial Valuation Company and mail renditions to Industrial Valuation Company.
Confirm and update ownership as needed.
Gather Mineral information to send to valuation company
Agricultural Market and Productivity Valuation Gather information from local producers, gins, Ag Advisor Board Meetings, State (capitalization rate), and other agricultural sources.
Reconcile information to calculate productivity value.
Analyze land sales for market study.
Work up remaining residential schedules so they can be tested in April by ratio study.
Gather remaining sales for 2020 ratio study
Train new hires
Continue re-inspections/reappraisal process
1. Inspect and reappraise.
2. Commercial Property Reappraisal
Monitor market, analyze sales (Deed processing letters sent out for sales validation.)
Continue to Value Business Personal Property and communicate with Industrial Valuation Company.
Prepare and write Mass Appraisal Plan on or around May 15th
Prepare and send out 25.19 appraisal notices
Review all existing and discover of billboard, cell towers, wind farm, and other types
Mail new/update Homesteads and Open Valuation Forms. (throughout year as needed.)

May, 2022-July 25, 2022

Informal Hearings (value defense)
Prepare for value defense for formal hearings.
Continue training of new hires
Certify 2020 Values.
Gather Mineral information to send to valuation company

July 26, 2022-October 31, 2022

Review Eagleview Change Finder data for changes and make field cards as needed.

Continue training of new hires

Finalizing and adjusting prior to and after billing statements as needed.

Review heavy active areas and determine priorities for the year

Discovery and preparation of new Business Personal Property located in Scurry SCAD's jurisdiction.

Gather Mineral information to send to valuation company

Agricultural Advisory Board Meeting

VALUATION APPROACH

Market Value

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

The following definition of market value, Section 1.04 of the Texas Property Tax Code, means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

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

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

The purpose of and intended use of the appraisals performed by the Scurry County Appraisal District is to estimate market value for ad valorem tax purposes for the taxing entities located within the boundaries of Scurry County Appraisal District. It is the goal of the staff of the Scurry County Appraisal District to provide the best possible service to the public and the taxing entities. The Scurry County Appraisal District staff promotes and adheres to the professional standards and ethics as set forth by the Texas Department of Licensing and Regulation, Texas Association of Appraisal Districts, the Texas Association of Assessing Officers, and the International Association of Assessing Officers.

AREA ANALYSIS

The universe of properties appraised by Scurry County Appraisal District falls within the physical boundaries of Scurry County.

Scurry County is in the Central West Region of the State of Texas and covers approximately 908 square

miles or 581,120 acres. The county was created in 1876 and organized June 28,1884. It is bordered on the north by Kent County, on the south by Mitchell County, Nolan County on the southeast, Howard County on the southwest, on the east by Fisher County, and on the west by Borden County.

Scurry County is a rural county with one incorporated town, Snyder. Mineral value and the related service industry contribute a large portion of the economic wealth to the county.

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 the highest and best use as if the land were vacant. This estimate ignores the value of, and the restrictions created by 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 the highest and best use, preliminary judgments are made in the field by appraisers. The appraisers are normally aware of zoning regulations within physical boundaries of the city.

Scurry County Appraisal District property appraisal cards contain information regarding lot size and frontage; therefore, appraisers normally make judgments on physical possible use of sites in the field. Economically feasible and most profitable uses are determined by observing surrounding property. However, changes in property use require a more detailed and technical highest and best use analysis.

Market Analysis

National, regional, and local trends affect the universe of properties appraised in Scurry County. An awareness of social, economic, governmental, and environmental conditions is essential in understanding, analyzing, and identifying local trends that affect the real estate market.

Market analysis is performed throughout the year. Both general and specific data is collected and analyzed. An in-house ratio study is conducted at least once a year.

Examples of sources of general data include "*Trends*" issued by The Real Estate Center at Texas A&M University, "*The Statement*" published by the State Comptroller's Office, "*The Appraiser*" published by The Texas Association of Appraisal Districts, and the "*Texas Assessor's News*" published by the Texas Association of Assessing Officers. When possible, local sources such as lending institutions, local realtors, the Chamber of Commerce, and articles published in the local and area newspapers are used to obtain financing information, market trends and information, demographics, and labor statistics. Sales information is received from various sources. Asking prices can be gathered from the local paper and realtor listings. Information is also gathered from conversations with local real estate appraisers, agents, and brokers. Sales confirmation letters are mailed to each new owner when a property changes hand.

Scurry County Appraisal District receives all property filings at the County Clerk's office on a regular

basis to track all deed transactions. From this information, sales confirmation letters are mailed to the buyer and seller to obtain information on the sale. This information is not mandatory in the State of Texas and only a small percentage of letters are returned with useful information. This is a problem in some categories of property as there is usually inadequate sales data to perform as thorough an analysis of sales data as USPAP would require. However, every effort is made to use what data is available. The Property Tax Division also sends out sales letters and that data is made available to the appraisal district at least once a year.

Scurry County Appraisal District currently does reappraisals on an annual basis with physical inspections of all property per the biennial plan. The reappraisal includes the cyclical inspection of properties and the updating of all information on the properties. Sales and market analysis are performed each year on residential properties, as information is available. Each year new properties are inspected, measured, and added to the roll. In addition, building permits within the city of Scurry are obtained and changes to accounts are made as indicated. Individual properties are also reappraised with changes to the condition as the property warrants, for example, fire, remodeling, or an addition or demolition of a portion of the improvement. Appraisers will perform detailed field inspections of properties if requested by the owner.

The appraisers performing reappraisal in the field have property record cards that contain specific information regarding the property being appraised. These cards contain a legal description, ownership interests, property use codes, property addresses, land size, sketches of improvements as well as any available detailed information of the improvements. Field inspections require the appraisers to check all information on the property record cards and to update if necessary. If physical inspection of the property indicates changes to improvements, the appraiser notes these changes in the field. Examples of types of changes may be condition or effective age of the improvements as well as additions to the improvements. The classification of residential properties is also reviewed during the revaluation process for consistency to comparable properties. New improvements are also added at this time.

DATA COLLECTION AND VALIDATION

Scurry County Appraisal District cost and value schedules include land and residential improvements. Commercial schedules are comprised by using information from Marshall & Swift Valuation Services and local factor adjustments. Personal property schedules were developed, and the Property Tax Division appraisal manual was considered. The "*Field Appraiser's Guide*" and these guides are used in conjunction with personal property renditions and on-site inspections. (Marshall & Swift Valuation Service is a national based cost manual and is generally accepted throughout the nation by the real estate industry. The cost manual is based on cost per square foot and the unit place method. The unit in place method involves the estimated cost by using actual building components. This national based cost information service provides the base price of buildings as per classification with modifications for equipment and additional items. The schedule is then modified for time and location.) Renditions are confidential sources and cannot be used for specific information. However, data from renditions may be compared with data from cost manuals and used to test for accuracy.

Scurry County Appraisal District schedules are then formulated from a combination of each of these sources. Schedules may also be modified by use of local market data (sales information) to further ensure the accuracy of the cost and valuation schedules.

Data on individual properties is also collected from the field, compiled, and analyzed. Buildings and

other improvements are inspected in the field, measured, and classified. The appraiser estimates the age of improvements and determines the condition of the improvements. This data is used to compile depreciation (loss of value) tables, and any notes pertaining to the improvements are made at this time.

Currently, single family dwellings are classified for quality and type of construction, whether frame or brick veneer. The classifications range from a Class 1 to Class 8 and from HV1 to HV6. Class 1 is the most basic of structures using the poorest quality materials and lowest workmanship while a class 8 structure is of the highest quality using only the best of materials and the highest and best quality workmanship available. For any dwelling that exceeds the general description of the top-most classification, a special class is assigned. HV1 to HV 6 represent higher replacement cost for luxury homes in the district.

Age of building is used to estimate depreciation and based on effective age of the improvements. 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 wear and tear and 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 also estimated by condition of the improvements. Condition ranges from unsound to excellent. Appraisers in the field usually inspect structures from exterior perspectives. The interior condition is assumed to be similar to the exterior. However, if the taxpayer requests, an interior inspection may be made.

Foundation failure may occur in varying degrees and may also result in loss of value. The appraiser makes allowances for foundation problems on a case-by-case basis.

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

Valuation Analysis

Scurry County Appraisal District valuation schedules are divided into three main classifications: residential, commercial, and personal property. These schedules are based on the most appropriate data available. Miscellaneous special categories such as mobile homes, special inventory, and agricultural land are appraised using different techniques, which are addressed later in this report. Depreciation tables/schedules are also included within these schedules. These tables are calibrated from costs as well as sales data and updated as needed. These tables and schedules are included in the “*Appraisal Manual*” maintained by the appraisal district.

Residential Schedules:

Residential valuation schedules are cost based tables modified by actual sales data from the county. That is, the cost reflects 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 site improvements and extra items is based on their contributory value to the property. This value may be estimated by the price per square foot or a value of the item as a whole. This data is extracted from the market by paired sales analysis and conversations with local appraisers and brokers.

The residential schedule is based on the size, age, and condition of structure, quality of construction, contributory value of site improvements, extra items, and land value. Each of these variables has a direct impact on the cost as well as the property valuation. The following is an example of each of the variables and how they affect market value:

1. **Quality of construction:** Residential construction may vary greatly in quality of construction. The type of construction affects the quality and cost of material used, the quality of the workmanship as well as the attention paid to detail. The cost and value of residential property will vary greatly depending on the quality of the construction. As stated above, the District's residential schedules currently class houses based on quality of construction from Class 1 to Class 8 and HV1 to HV6. This classification schedule is based on the Property Tax Division's definitions of residential classes of dwellings and Marshall Swift improvement descriptions as the SCAD classification for residential improvements with modification for neighborhood and local market.
2. **Size of structure:** The size of a structure also has a direct impact on its cost as well as value. The larger the structure, the less the cost per square foot. Scurry County Appraisal District's schedules are graduated in size increments from 100 to 200 square feet, depending on market conditions.
3. **Condition of improvements:** Scurry County Appraisal District rates conditions from unsound or unusable to excellent. Effective age and actual age are reconciled with the condition code calculating the percent good of the improvement remaining based on observed condition. Properties that in the opinion of the appraiser are unlivable may be taken off the schedule and given a salvage value.
4. **Age of structure:** Scurry County Appraisal District's residential depreciation schedule groups depreciation factors or percentages together in approximately five-year clusters, until the maximum amount of depreciation is reached. As stated above, effective age and chronological age may be the same or different depending on the condition of the structure. Accrued depreciation is based on market sales given actual age under linear regression analysis.
5. **Site Improvements and Extra items:** As stated above, site improvements and extra items are valued according to their contributory value to the whole. Examples of site improvements and extra items include storage buildings, swimming pools, fireplaces, additional baths, etc.
6. **Land value:** Scurry County Appraisal District values land based on market transactions when possible. As there are not always market transactions available, other recognized methods of land valuation may be used. The two most common methods are the land residual method and the land ratio method. Land schedules are available at the appraisal district office.

Commercial Schedules

Commercial properties are valued using valid market transactions in the area, along with Marshall and Swift Valuation schedules for the cost approach and market rents and expenses in the income approach. Market rents and expenses are based on comparable rental property with capitalization using market return rates. Replacement cost new is determined with adjustment for neighborhood and market location. Depreciation is then applied using physical observation of the property under the age-life method based on analysis of market sales.

Personal Property Schedules

The personal property schedules are utilized to value tangible business assets. Business assets include business furniture, fixtures, and equipment. Business inventory is also taxable by law. Business vehicles located within the appraisal district boundaries are also appraised for ad valorem tax purposes.

Business personal property values are derived from several sources. Business owners are required by Texas Law to render their income producing personal property each year. Many property owners file annual renditions. It is the experience of the district that we receive approximately eighty percent (80%) of the business property renditions. Rendered values are considered on business personal property if the value is reasonable for the type of business and is within acceptable ranges when compared to the PTAD personal property schedules and SCAD personal property schedules for the type of business rendered. Should the rendered values not be acceptable, the PTAD and SCAD schedules are applied to estimate values. Value on all business personal property not rendered is estimated based on PTAD and SCAD schedules for the type of business being valued. Depreciation is determined by the age of the property and the age life method. Schedules are available in the appraisal district office.

Business vehicles are valued based on the NADA Used Car Guide trade-in value for the particular make, model, and age of the vehicle. The trade-in value may also be obtained from websites available on the internet. When adverse factors such as high mileage are known, then the appropriate adjustments can be made to the value. The Scurry County Appraisal District uses "Just Texas" to identify vehicles registered in Scurry County as commercial vehicles.

Statistical Analysis

Statistics are a way to analyze data and study characteristics of a collection of properties. In general, it is not feasible to study the entire population. Therefore, statistics are introduced into the process.

Scurry County Appraisal District's 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 a distribution. The measures of central tendency utilized with the aid of computer-based programs are the mean, median, mode, and the weighted mean.

The measure of dispersion calculated is the co-efficient of dispersion. This analysis is used to indicate the spread from the measure of central tendency. Statistical bias is measured by the price related differential (PRD). The PRD indicates how high price properties are appraised in relation to low price properties.

These statistics are included in the district's ratio study and may be obtained from the appraisal office.

Individual Value Review Procedures

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. Sales data is gathered by sending sale survey letters to the buyer and seller of properties that the district knows changed ownership. Commercial sales are confirmed from the direct parties involved whenever possible. Confirmation of sales from local real estate appraisers is also considered a reliable source.

Sales data is compiled and the improved properties are physically inspected and photographed. All data listed on the property record card is verified and updated as needed including building classification, building size, additions or new outbuildings, condition of structures and any type of change in data or characteristics that would affect the value of the property.

Individual sales are analyzed to meet the test of market value. Only arms-length transactions are considered. Examples of reasons why sales may not be considered are:

1. Properties are acquired through foreclosures or auction.
2. Properties are sold between relatives.
3. The buyer or the seller is under duress and may be compelled to sell or purchase.
4. Financing may be non-typical or below or above prevailing market rates.
5. Considerable improvements or remodeling have been done since the date of the sale and the appraiser is unable to make judgments on the property's condition at the time of the transaction.
6. Sales may be unusually high or low when compared with typical sales located in the market area. Some sales may be due to relocation or through divorce proceedings.
7. The property is purchased through an estate sale.
8. The sale involves personal property that is difficult to value.
9. There are value-related data problems associated with the sale. For example: incorrect land size or square footage of the living area.
10. Property use changes occur after the sale or the sale involves a change since January 1.

Due to the population size of Scurry County, it is very difficult to obtain sufficient sales data in some property categories to meet USPAP standards for analysis of sales and exception is taken to USPAP Standard Six in this area.

Performance Tests

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. Scurry County Appraisal District uses ratio studies not only to aid in the revaluation of properties, but also to test the Comptroller's Property Tax Division annual value study results.

Sales ratio studies are usually performed in the spring of the year to test cost schedules. They may also be performed at any other time deemed appropriate by the chief appraiser. At this time, individual properties which have sold are reviewed for accuracy in their data. Property record cards indicating the results of the field inspections are used to further aid in the analysis and decision making.

Ratio studies are usually done on a countywide base of all residential sales in the county and then by residential classification. The median ratio within each classification is then compared to the desired ratio to determine if schedule adjustments should be made. The coefficient of dispersion is also studied to indicate how tight the ratios are in relation to measures of central tendency ("goodness of fit" statistic). The median and coefficient of dispersion are good indicators of the types of changes, if any, that need to be made. If properties that fall outside of the common parameters (referred to as outliers) are held out or not included in the study, these properties shall be identified and explanations given for their exclusion from the ratio study. It may be necessary to depart from USPAP Standard 6 in this area.

State and Internal Ratio Studies

The Comptroller of Public Accounts' Property Tax Assistance Division (PTAD) conducts the Property Value Study (hereinafter, "PVS") to estimate a school district's taxable property value. The Texas Property Tax Assistance Division completed the last ratio study summary in 2020.

In conducting the PVS, PTAD analyzes certain property categories, according to generally accepted sampling and statistical techniques, to estimate their legally required value, which is usually market value. Certain property, including industrial property, special inventory property, taxable non-business personal property and most property categories with 5 percent or less than a school district's tested categories' value, is excluded from the PVS.

The Comptroller's ratio study determined that the District appraised all property in Scurry County at 100% of the market value, which is within the limits set by the confidence interval of 95% - 105% of market value. The level of appraisal shows whether the SCAD has appraised properties at 100 percent of the legally required level—normally the market value. The uniformity of appraisal indicates how much the percentage of market value varies from property to property.

The coefficient of dispersion (COD) was 8.63. The COD measures how tightly or loosely the individual sample ratios are clustered around the median. The Tax Code requires the Comptroller's office to calculate a COD around the median for each major property category. The COD is one measure of appraisal uniformity.

Technically, the COD expresses, as a percentage of the median, the average absolute deviation of the appraisal ratios in a sample from the sample's median. A high COD indicates high variation- few ratios close to the median and low appraisal uniformity. A low COD indicates low variation- ratios clustered tightly around the median and high appraisal uniformity. The price-related differential (PRD) was .92. The PRD measures another form of inequity that may arise from systematic differences in the appraisal of low-value and high-value properties. The IAAO's 2013 Standard on Ratio Studies states the following:

- When low-value properties are appraised at greater percentages of market value than high-value properties, assessment regressivity is indicated. When low-value properties are appraised at smaller percentages of market value than high-value properties, assessment progressivity is the result. Appraisals made for tax purposes of course should be neither regressive nor progressive. Progressive and regressive appraisals result in an inequity called vertical inequity.

PTAD calculates the PRD, for each property category included in the PVS if the sample contains at least five properties, by dividing a sample's mean ratio by its weighted mean ratio. The IAAO standard for this measure is 0.98 to 1.03, with PRDs below this range indicating progressivity and measures above this range indicating regressivity. A PRD inside this range indicates the SCAD is treating low-value and high-value properties uniformly. In the District case, a PRD of .92 indicates uniformity.

The internal ratio for all categories of property reflects equality and uniformity for all taxpayers within the boundaries of Scurry County.

Property Owner Protests, Appeals and Litigation

During 2022, property owners and professional tax consultants filed 2,576 compared to 1,563 protests in 2021. An increase of 65%. The primary reason for the increase was the increase in mineral value due to the oil price per barrel. Of those filed, 42 final value orders were delivered to taxpayers from the Appraisal Review Board compared to 21 the previous year. The ARB approved all appraisal records on July 20, 2022. The 2022 Certified Value Comparison follows:

Scurry County Appraisal District Value Update						
2021 And 2022 Total as of October 24, 2022						
TAXING UNIT	2021 CERTIFIED SUPP 47 FREEZE ADJ. TAXABLE	2021 CERTIFIED SUPP 70 FREEZE ADJ. TAXABLE	2022 CERTIFIED TOTAL FREEZE ADJ. TAXABLE	2022 CERTIFIED SUPP 24 FREEZE ADJ. TAXABLE	Est. Val Change 2021 TO 2022	% CHANGE
SCURRY COUNTY	2,282,678,440	2,278,915,008	3,168,588,554	3,162,489,102	883,574,094	38.71%
WESTERN TEXAS COLLEGE	2,325,925,694	2,322,253,377	3,216,500,563	3,209,369,387	887,116,010	38.14%
SCURRY COUNTY HOSPITAL DISTRICT	2,293,626,035	2,290,007,201	3,179,272,044	3,176,983,303	886,976,102	38.67%
CITY OF SNYDER	555,356,971	554,811,146	602,433,163	593,644,673	38,833,527	6.99%
SNYDER ISD	1,827,884,670	1,824,177,757	2,485,017,349	2,474,896,824	650,719,067	35.60%
IRA ISD	94,334,960	94,311,198	140,112,487	139,819,652	45,508,454	48.24%
HERMLEIGH ISD	318,207,810	318,219,338	490,656,816	494,677,481	176,458,143	55.45%
COLORADO ISD	106,122,544	106,122,544	90,280,034	90,280,034	(15,842,510)	-14.93%
ROSCOE ISD	13,066,368	13,066,368	12,507,438	12,507,438	(558,930)	-4.28%

Generally, property owners may protest appraised values placed on their property or if their property was equally appraised before the time the appraisal rolls are approved and certified. The protest period is typically conducted from May to August each year. Property owners usually resolve disagreements about their appraised value, exemptions, or other issues in a meeting with a district appraiser. If no agreement is reached informally, the property owner is heard before the three-member Appraisal Review Board. The ARB makes its final determination and mails a certified “order” of action to the taxpayer. If taxpayers are dissatisfied with the ARB’s findings, they have the right to appeal its decision to the state district court in Scurry County. Within 60 days of receiving the ARB's written order, the taxpayer must file a petition for review with the district court.

Taxpayers are also required to make a partial payment of taxes, usually the amount of taxes that are not in dispute before the delinquency date (February 1). They may ask the court to excuse them from prepaying taxes; to do so, they must file an oath attesting to their inability to pay the taxes in question and argue that prepaying the taxes restrains their right to go to court on the protest. The court will hold a hearing and decide the terms or conditions of the payment.

The District’s current litigation report is attached. Property owners may appeal their ARB decision through binding arbitration instead of state district court. The District received four requests for 2022 arbitrations. The Legislative Changes for 2021 and 2022 are attached.

2022 Scurry SCAD Chief Appraiser Annual Report

In this report of the Scurry County Appraisal District operations for the 2022 fiscal year, I, Jacqueline Martin, Chief Appraiser of the “District”, discuss and report the activities of the District.

A breakdown is provided the District’s performance and the goals established by management for the fiscal year ending December 31, 2022.

The Chief Appraiser is the chief administrator responsible for daily operations. The chief appraiser reports to a Board of Directors concerning the governance of the appraisal district, including budget, finance, and policy matters.

The Chief Appraiser is responsible for knowledge and application of the principles and practices of the appraisal district. All District processes are under the direction of the Chief Appraiser.

The objectives of the appraisal district are as follows:

- ❖ Texas law requires appraisal districts to appraise all taxable property at 100 percent of its market value. This is the basis for all activities concerning the appraisal district.
- ❖ Appraisal Districts must comply with the requirements of the Appraisal Foundation’s Uniform Standards of Professional Appraisal Practices (USPAP), which govern all aspects of property appraisal. Appraisal districts must also follow the legal requirements defined in the Texas State Property Tax Code while observing all reporting and compliance requirements set forth by the Property Tax Assistance Division of the Texas Comptroller of Public Accounts.
- ❖ Knowledge of the local economic factors and other influences affecting property values are utilized in the accurate appraisal of property.
- ❖ Mathematical and statistical tools are developed for accurate appraisal planning and action.
- ❖ Informing the public concerning property tax valuation and their rights as taxpayer.

District Activities

Governance

Chief Appraiser acted as advisor to the Board and updated the Board on the following SCAD operations. 2022 was more of a normal year due to the COVID-19 global pandemic reducing in severity compared to 2020 and 2021. The District still takes safety measures in allowing public access by keeping distance from others and wearing a mask if the customer prefers it. Employees participate in the CDC recommendations as needed.

- ❖ The Scurry SCAD Board of Directors initially hired the current Chief Appraiser in a regular meeting on October 25, 2018 to oversee operations of the appraisal district beginning January 1, 2019 and has continued since. The Chief Appraiser evaluation is conducted annually. Operations of the District have been developed and the plans initiated by the Chief Appraiser as directed by the Board. Approved policies and open meeting action items have been put into place with appropriate regular review. Personnel education and development have been a top priority due to retirements in 2018 and 2019. One RPA certified employee was replaced in 2021. It is an ongoing goal to retain qualified personnel to enable the District to meet and strive to exceed the

established goals and standards. Policy and procedures have been updated, office equipment and furniture updated, appraisal functions were improved for efficiency and clear job descriptions were developed with staff. New processing practices were developed for renditions, supplements, and value reporting. Litigation has typically been a time-consuming project throughout the year with preparation and completion of a jury trial involving Kinder Morgan in 2020. However, due to Covid protocols, the Eastland Appellate Court chose to overturn the trial decision. A new Kinder Morgan trial is expected in 2023.

- ❖ Deadlines were observed and met according to the Property Tax Code Calendar, including the 2022 Appraisal Roll Certification by the deadline, and required submission of records to the state comptroller.
- ❖ Litigation requests have been met timely, and court hearing dates scheduled and attended, procedures monitored, and updates passed along to the Board.
- ❖ The appraisal district office safety was evaluated. A front door replacement with handicap access is in process and should be completed in 2022.

Budget and Financial Management

- ❖ The District's accounting system is updated to include the current version of WolfePak software.
- ❖ Financial reports are utilized to allow improved internal controls and reporting.
- ❖ Financial information is presented in a complete and understandable format to the Board.
- ❖ Expenses and anticipated budget changes are noted and explained to the Board and taxing units.
- ❖ Procurement, Capitalization, Fund Balance, and Investment policies are in effect.
- ❖ Quarterly Investment Reports are provided to the Board as required by the Investment Policy.
- ❖ The 2021 Year Financial Audit met Governmental Accounting Standards Board compliance and noted no adverse findings.
- ❖ The 2022 Scurry SCAD Budget was developed by utilizing the two prior years' budgets. The budget is structured to be adequate in maintaining District operations.
- ❖ The current 2022 Scurry SCAD Budget is 82.2% expended as of November 10, 2022. A budget amendment was completed in utilizing 2021 Budget surplus for potential litigation costs.
- ❖ Each budget year allows the District to build a solid foundation of critical information in which to plan for future budget expenditures.
- ❖ Management will continue to focus on the responsible stewardship of district resources.

Personnel

- ❖ Employees have participated in training as needed. Three RPA Certifications were obtained.
- ❖ Duties were allocated within job descriptions and amended as needed based on District needs.

- ❖ Regular staff meetings were conducted with policy review. A strong emphasis was placed on developing a cooperative team with appropriate skills and a positive demeanor to work well with one another and the public. The staff has proven to wholeheartedly meet delegated project tasks.
- ❖ Cross-training is ongoing with essential District functions to promote efficiency and accuracy.
- ❖ Staff is informally evaluated with periodic individual and group meetings to discuss the current and future events of the District. An annual written evaluation will be provided.
- ❖ Feedback from employees is encouraged and necessary. Regular communication is conducted with each employee to discuss their current activities and establish any priorities. Each employee is well-suited to their job duties.

Board, Taxing Unit, and Public Communications

- ❖ Communication of necessary information with the SCAD Board, taxing unit administrators and public was delivered as required. I am available to attend the taxing unit board meetings as needed per request by the administrator. Numerous calls and emails to community and entity leaders, attendance at community functions, the Scurry County Commissioner's Court presentation, County newspaper ads and participation, community needs assessment participation, the Truth-In-Taxation website for Scurry County, Chamber of Commerce membership, Texas Rural Chief Appraisers Steering Committee member, and President of the regional Big County TAAD association are some local activities.
- ❖ Agenda items are explained with necessary facts to enable appropriate action by the Board.
- ❖ A mineral value outlook presentation was provided by TY Pickett to inform the Board and taxing units of the 2022 mineral value.
- ❖ The 2023 Proposed and Approved Budget, 2022 Budget Amendments, 2022 Certified Value Estimates, 2022 Certified Values, Value Comparison Reports by year, and 2022 Quarterly Supplement Total Reports were delivered to the Board and taxing units.
- ❖ Various research and reporting were completed pertaining to Scurry County tax abatements and exemption totals. The information was compiled and reported as requested by the taxing units and the state comptroller. New safeguards were put in place on TYP account import verifications.
- ❖ Information for the public was provided to the newspaper including dates and required notices for publication with other additional information located on the website.
- ❖ Other publications/website information such as the Business Personal Property Rendition Handout, Agriculture Special Use Appraisal application letters and the periodic Chief Appraiser

newspaper column were provided to the public in an effort to provide helpful information.

- ❖ The office hours include the lunch hour for convenience to the public.

Appraisal

- ❖ The 2021 PTAD MAP Review was finalized. The appraisal district met the standards of the previous 2019 PTAD MAP Review and is currently in the process of the 2022 PTAD Property Value Study.
- ❖ The 2022 Appraisal was completed with physical inspection and appraisal as per the reappraisal plan.
- ❖ Ratio studies were conducted in comparing 2021 sales to determine 2022 values. Values of similar properties were evaluated for equity in appraisal. After review of the consistency of appraised values with the market activity, the mass appraisal residential valuation schedule was modified. The appraisals were retested for accuracy. Annual appraisal of all mineral, industrial and business personal property was also completed.
- ❖ Abatement applications were verified and reported. Exemption and special use appraisal applications are verified and approved.
- ❖ Notices of appraised value were sent to all property owners allowing the required 30-day time period allotted for inquiry and protests.
- ❖ Value defense procedures were conducted on 2576 protested accounts. The large majority were resolved in informal meetings with appraisers. The remaining value disputes were scheduled to meet with the Appraisal Review Board. Hearing notices were sent to all active protests.
- ❖ 42 hearings were conducted by the ARB as of November 14, 2022. Two Arbitrations were completed.
- ❖ Certified Values were delivered to the taxing units on July 25, 2022.
- ❖ The Electronic Appraisal Roll Submission containing Certified Values was delivered to the state. The Electronic Property Transaction Submission was also sent by the deadline to the state.
- ❖ 3 Abatement projects are in development with four others currently under abatement until 2027.

Continuing Education

- ❖ The state-licensed appraisers are current in the requirements and individual timeframes associated with recertification. The three state-licensed appraisers are held to required continuing education. Three additional employees obtained their TDLR licenses in 2022.

- ❖ The Big Country TAAD meetings were conducted by Zoom and in person. The staff has participated in remote training opportunities and some in person training. Harris True Automation, TAAD Conference, BIS Cyber training, Customer Service Training, and the Rural Chief Appraiser Conference will be attended. Job training, performance, and discussion on District activities for all staff is a continual process.
- ❖ As Chief Appraiser, state requirements are met by attending: The Texas Association of Assessing Officers Conference, Property Tax Institute, TAAD Conference, Chief Appraiser Ethics, State Laws & Rules Update, USPAP refresher course and the PFIA Investment Officer Training.

Summary of Goals and Activities

2022 Actions approved by the Board have included:

- ❖ Insurance for the governmental entity in the areas of medical, life, ad&d, workman's compensation, liability and building contents. Texas County and District Retirement System is utilized for personnel pension benefits. Personnel policies and purchasing systems were proposed and approved by the Board.
- ❖ Workstation equipment and furniture have been purchased to accommodate the ten employees.
- ❖ Numerous goals exist in striving to achieve the District's mission of *"Providing accurate and uniform appraisals based on the local market, conducted in a fair and professional environment with an emphasis on professional customer service."* This mission statement encompasses not only the legal requirements, but also the local standard of exceptional public service with an informed and helpful staff.
- ❖ Management short-term goals include continued compliance and submission of the documents for the 2023 MAP Review. All procedures within the District operations continue to be evaluated and modified to provide the finest service, efficiency, and appraisal accuracy within the scope of our work responsibilities.
- ❖ Long-term goals include ongoing efforts to educate the public concerning the purpose of the appraisal district by providing a user-friendly website and publications as well as personal service. I am also committed to the future viability of the District by retaining qualified personnel to continue improvement of District operations from year to year.

State legislators' mandates have increasingly required appraisal districts to raise the standard on services and accuracy of the business. I have implemented and monitored the short and long term strategic goals of the appraisal district. The staff has shown exemplary efforts toward the District's tasks and goals. The Scurry SCAD Board of Directors has been very supportive and helpful this year in providing feedback on Board expectations. Approving the necessary resources to accomplish the work has been instrumental in the District's success.

Projects scheduled to continue through 2023 include improving PACS Mobile productivity and efficiency for photos and appraisal, employee training and education, new oblique imagery flight, sales confirmation services, microfilm conversion, GIS conversion, consultation services utilized for complex appraisals and agricultural inspections on native pasture and expired land in the Conservation Reserve Program.

The District will continue administering the laws under the property tax system and operating under the standards of:

- The Property Tax Assistance Division of the Texas State Comptroller's Office (PTAD),
- The International Association of Assessing Officers (IAAO), and
- The Uniform Standards of Professional Appraisal Practice (USPAP).

It has been a productive year with experience that will assist in continued improvement for the coming year. Enhancing appraisal performance and service to the entities and taxpayers will remain the top priority. I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the properties that are subject of this report, and I have no personal interest or bias with respect to the parties involved;
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the taxing jurisdiction, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Board of Tax Professional Examiners, and the International Association of Assessing Officers;
- I have made, or caused to be made, a personal inspection of the properties that are the subject of this report;
- significant professional assistance was provided to me, chief appraiser of the appraisal district, by the staff appraisers, and various representatives of TY Pickett for the 2022 year.

