

Appraisal District for Chambers County

2016 Annual Report



Amended August 23, 2016

CHAMBERS COUNTY APPRAISAL DISTRICT

2016 ANNUAL REPORT

Total Number of Parcels: The CCAD currently appraised 39,403 total parcels. The total appraised market value of the properties is \$13,221,789,324.

Uses and Types of Property: The following represents a breakdown of the number of parcels in each category of property and the appraised values of each of the categories. Category "A" (Single Family Residential) has 13,372 parcels with an appraised value of \$1,975,505,590. Category "B" (Multi-Family) has 47 parcels with an appraised value of \$14,533,930. Category "C" (Vacant Lots) has 4,706 parcels with an appraised value of \$49,491,210. Category "D" (Acreage and AG-Use) has 6,106 parcels with an appraised value of \$33,173,010. Category "E" (Farm and Ranch Improvements) has 5,453 parcels with an appraised value of \$206,021,520. Category "F" (Commercial and Industrial) has 1,177 parcels with an appraised value \$7,220,896,415. Category "G" has 3,372 parcels with an appraised value of \$162,998,480. Category "J" (Utilities) has 944 parcels with an appraised value of \$234,900,820. Category "L" (Personal Property) has 2,987 parcels with an appraised of \$2,448,967,067. Category "M" (Mobile Homes) has 1,025 parcels with an appraised value of \$12,717,570. Category "O" (Inventory) has 254 parcels with an appraised value of \$4,137,730. Category "S" (Special Inventory) has 28 parcels with an appraised value of \$10,098,730. Additionally there are 2,480 exempt properties that are appraised at \$4,127,363,744.

Exemption Information: There are 7,038 Residential Homestead Exemptions, 2,480 Over 65 Exemptions, and 355 Disabled Person Exemptions. There are 239 Widow exemptions and 4 Over-65 exemptions without the homestead portion. There are 233 Partial Disabled Veteran Exemptions and 47 Total Disabled Veteran Exemptions. The CCAD has 43 Pollution Control Exemptions, 33 Abatements/313 Agreements. The values associated with the exemptions may be found in the 2016 CCAD Assessment Roll Grand Totals Report (Attached).

Appeal Data: Typically the CCAD will process approximately 1,000 appeals. This includes informal meetings and ARB proceedings. In 2016 there were 1,958 total appeals. Those include 987 resolved informal appeals, 92 resolved ARB protest. There were 538 withdrawn protests, and the remainder was no shows.

Ratio Study Analysis: A ratio study is designed to evaluate appraisal performance through a comparison of appraised or assessed values for tax purposes with estimates of market value based on sales prices, and tested by measures of central tendency. The Chambers County Appraisal District will adhere to the IAAO Standards on ratio studies. The statistics include current measures of Central Tendency by CAD and Measures of Dispersion as required by law.

Staff Resources: There are 3 support personnel. CCAD currently employs 7 registered appraisers. There is an Assistant Chief Administrator position.

CCAD appraisers are actively involved in the discovery, listing, and appraisal of all types of property. Properties are grouped by location, type, use, quality, and a variety of other quantitative data elements. A common set of data characteristics on each specific type of property is observed, listed, and collected during field inspection. Each appraiser is trained in the use of the Chambers County Appraisal District's appraisal manual, appraisal techniques, and methodology in the use of this information.

COMPUTER RESOURCES

Data is collected in the field and keypunch entered to the computer. The appraisal records are maintained on Dell Power Edge Servers. The primary storage media: power edge data base servers. The District also employs the tape drive storage media on some projects. The CCAD appraisal software is a CAMA system (computer assisted mass appraisal). This system contains cost and depreciation schedules that utilize common data elements to assist in creating base values.

CCAD contracts with The Pritchard and Abbott Inc. for appraisal administration software. CCAD employs the use of a server based computer network with personal computers to form the CAD computer system. Further, the entire CCAD database is available to the public via the Internet at www.chamberscad.org. This service provides instant access to individual property information including homestead, ownership, address, and some related appraisal data. This information includes square foot of living area, land size, age, construction type, and a variety of other useful information.

MAPPING RESOURCES

CCAD utilizes a Bentley Redline Mapping System to maintain parcel data and maps for all of Chambers County. All map files are stored on the Dell Power Edge Server in RDL format. The digital mapping is currently 80% complete. The District uses Aerial Imagery available on the internet.

INFORMATION SOURCES

CCAD appraisal staff and administration collect data on local and regional economic forces that may affect value. Locational forces are carefully observed as we find location to be the most significant factor in determining the market value of property in our geographic area. General trends in employment, interest rates, availability of vacant land, and new construction trends are closely monitored. CCAD obtains information from local realtors, mail surveys, brokers, appraisers, and a variety of other sources, such as Marshall & Swift.

THE DATABASE

The CCAD database was constructed from property data obtained originally from Chambers County in 1981. Data received was on-site field-inspected and revised to create the foundation for our current database. Since the inception of the CCAD, this data-base has been continually updated to recognize the current status of the property records. A variety of programs designed to discover changes that may occur to data elements are maintained. Property inspections or drive-outs occur as the result of information gathered during various forms of analysis. Building permits, field review, renditions, reports of value, local news publications, tax offices, and the public are but a few of the sources of information

considered by staff analysts during the discovery phase of the appraisal process. Information from building permits is compiled from local taxing units, sorted, and distributed to appraisal staff members for field inspection.

Data collection in the field requires preparation of maps, computer generated appraisal cards, and coordination of staff. Properties are grouped by type, location, and neighborhood prior to the start of the fieldwork. Texas Property Tax Assistance Division (PTAD) property types include Residential, Multi-Family, Commercial, Industrial, Farm and Ranch, Vacant Land and Acreage, Oil, Gas, and Mineral, Utilities, Business Personal Property, and other Special Inventory types.

Properties are also grouped by location within each of our school districts. Within each school district are neighborhoods, defined by the IAAO as the environment of a subject property that has a direct and immediate effect on value. The neighborhood concept is used in the grouping of all taxable property located in CCAD with the exception of some special use properties.

APPROACHES TO VALUE

Value occurs in many different forms. Numerous and varied forces and influences combine to create, sustain, or destroy value. The appraiser must define the type of value sought in order to compile and analyze all relevant data, giving due consideration to all factors which may influence value. The appraisal is simply an opinion of value and the accuracy and validity of the opinion can be measured against the supporting evidence from which it was derived along with its accuracy against the actual behavior of the market. An appraiser must adequately and fully obtain, document, and then interpret the evidence into a final estimate of value.

Appraising real property is an exercise in reasoning. It is a discipline and, like any discipline, it is founded on fundamental economic and social principles. From these principles evolve certain premises which, when applied to the valuation of property, serve to explain the reaction of the market. This section concerns itself with those concepts and principles basic to the property valuation process. One cannot overstate the necessity of having a workable understanding of them.

The processing of data into a conclusion of value generally takes the form of three recognized approaches to value: the Cost, Market, and Income Approaches to Value. Underlying each approach is the principle that the justifiable price of a property is no more than the cost of acquiring and/or reproducing an equally desirable substitute property. The use of one or all three approaches in the valuation of a property is determined by the quantity, quality, and accuracy of the data available to the appraiser.

The Cost Approach to Value

The Cost Approach to Value is an appraisal analysis that is based on the economic principle of substitution that suggests that an informed purchaser would not pay more for a property than the cost of reproducing a substitute property with the same utility. The Cost Approach involves estimating the cost of the improvements new less all forms of depreciation (physical, functional, economic) plus the value of the site. If an improvement has no accrued depreciation, then and only then is cost equal to value.

Steps in the Cost Approach include:

1. Estimate the value of the site as if vacant
2. Estimate reproduction¹ (or replacement²) cost new of the improvements
3. Estimate accrued depreciation
4. Deduct the accrued depreciation from the reproduction (or replacement) cost new to obtain an estimate of the present worth of the improvements
5. Add the present worth to the site value to obtain the indicated value. The significance of the Cost Approach lies in its extent of application - it is the one approach that can be used on all types of properties. The cost approach is a starting point for appraisers and therefore a very effective "yardstick" in any equalization program for ad valorem taxes. Its widest application is in the appraisal of properties where lack of adequate market and income data preclude the reasonable application of the other two approaches to value.

¹ Reproduction cost is the cost to construct an exact duplicate at current prices.

² Replacement cost is the cost to construct a building of equal utility to the building being appraised but with modern materials and according to current standards.

The Market Approach to Value

The Market Approach to Value is an appraisal analysis that involves the compiling of sales and offerings of properties that are comparable to the property being appraised. The sales and listings are then adjusted for differences and a value range obtained. The Market Approach is reliable to the extent that the properties are comparable and the appraiser's judgment of property adjustments is sound. The procedure for utilizing this approach is essentially the same for all types of property with the only difference being the elements of comparison.

The significance of the Market Approach lies in its ability to produce estimates of value that directly reflect the attitude of the market. Application is contingent upon the availability of comparable sales, and therefore finds its widest range in the appraisal of vacant land and residential properties.

The Income Approach to Value

The Income Approach to Value is an appraisal technique that measures the present worth of the future benefits of a property by capitalization of the net income stream over the remaining economic life of the property.

The Income Approach involves making an estimate of "effective gross income" which is derived by deducting vacancy and collection losses from the estimated economic rent, as evidenced by comparable properties. Operating expenses, taxes and insurance, and reserves for replacements are deducted from the effective gross income. The resultant net income is capitalized into an indication of value.

The Income Approach obviously has its basic application in the appraisal of properties universally bought and sold for their ability to generate and maintain an income stream. The effectiveness of the approach lies in the appraiser's ability to relate to the changing economic environment and to analyze income yields in terms of their relative quality and durability.

In theory, the market value of a property should be equal to the present value of its future income. The simplest capitalization formula is $V = I/R$ (present value of the property = annual net income expected in the future divided by the rate [interest, risk, or discount rates]). For an asset that declines in value over time, the appropriate capitalization formula is $V = (I/R) [1 - 1/(I + R)^N]$ where N equals the number of years that the asset will be in use. The resultant capitalization rate is the hoped-for or expected rate of return. It is the rate necessary to attract capital to the investment.

Section 23.012 of the Texas Property Tax Code (effective January 1, 2004) requires the chief appraiser, when using the income approach, to:

1. Analyze available comparable rental data or the potential earnings capacity of the property, or both, to estimate the gross income potential of the property;
2. Analyze available comparable operating expense data to estimate the operating expenses of the property;
3. Analyze available comparable data to estimate rates of capitalization or rates of discount; and
4. Base projections of future rent or income potential and expenses on reasonably clear and appropriate evidence.
5. In developing income and expense statements and cash-flow projections, the chief appraiser shall consider: (1) historical information and trends; (2) current supply and demand factors affecting those trends; and (3) anticipated events such as competition from other similar properties under construction.

VALUATION PROCESS

All taxable properties in the District are valued by the aforementioned cost schedule using a comparative unit method. CCAD schedules are constructed based on a schedule developed originally by a private mass appraisal firm, and periodically modified to reflect the current CCAD market place. The cost schedules are tested against commonly accepted sources of building cost information, such as Marshall & Swift, to determine accuracy and cost estimates are also compared to analysis of the local market to determine level of appraisal. A ratio analysis is performed for all types of property to determine the accuracy of schedules and properties that need visual inspection or reappraisal.

RESIDENTIAL MARKET ANALYSIS

Market analysis is performed throughout the year. Both, general and specific data is collected and analyzed. There are a number of economic principles that relate to the market value of property. The principle of supply and demand is an important economic principle that must be considered by appraisers. There are a number of others including economic trends, national, regional, and local trends that affect the value of properties located in our various tax jurisdictions. An awareness of physical, economic, governmental, and social forces is essential in understanding, analyzing, and identifying local trends that affect the real estate market.

DATA COLLECTION

Data collection in the field requires preparation of maps, computer generated appraisal cards, and coordination of appropriate staff members to begin the process. Properties are grouped by type, location, and neighborhood prior to the start of the fieldwork. This process requires coordination and supervision during all phases. Fieldwork is distributed to appraisers based on property type and location. Field appraisers are coordinated to work in areas in which they are experienced and familiar. The appraisers are trained in the techniques of listing, measuring, classifying, and appraising of property. Depreciation is also considered during the field inspection phase of the appraisal process.

BASIC MEASURING PROCEDURES

In any reappraisal the foundation for the initial cost approach is the improvement sketch, appraisers are trained in the following way. Neatly draw an outline in the space provided on your field worksheet. Draw the improvement with the front of the structure toward you, or as it faces the street. Draw the improvement in approximate proportion to its size. Second floor drawings are drawn separate from the main level and noted appropriately.

Appraisers are trained to measure completely around the structure. They are then required to check the sums of overall measurements along the front with those in the rear and side-to-side. Appraisers start measuring at one corner of the structure; they are required to label areas accurately while in the field. Often used residential building terms and roof shapes are shown in the CCAD appraisal manual. The CCAD appraisal manual goes into greater detail in this important training task.

DEPRECIATION

CCAD depreciation tables are based on an extended life theory, which encompasses a remaining life and effective age approach. The effective age approach provides a logical reasoning process by means of which normal age depreciation may be modified according to the appraiser's best determination of the relative loss of value in a structure as compared with the average loss that might be expected.

The extended life expectancy theory explains that the increased life expectancy due to seasoning and proven ability to exist will in fact increase the total life expectancy the longer it continues to exist. Since otherwise similar structures depreciate at lesser or more rapid rates than what is considered to be average, the extended life expectancy provides an accurate means to assign depreciation in a mass appraisal effort. The CCAD depreciation table is based on typical life expectancies and is periodically tested using case studies. Information discovered during the field inspection process is listed on the appraisal card while the appraiser is at the subject property. Once the field inspection is complete, the appraisal cards are returned to the office for quality control inspection, keypunch data entry, and verification.

Once the necessary data has been entered to the CAMA system, a computer driven mass appraisal cost system is activated and a base cost of replacement cost new, less depreciation is calculated. As such, the record is prepared for statistical analysis.

FIELD REVIEW

During all phases of the appraisal operation, analysis reveals properties that do not fit the necessary tolerance of the statistical profile. As such, the need arises for additional field inspection. As properties are identified, they are sorted, grouped, and prepared for additional field inspection to check for the accuracy of the data elements currently listed on the records. This process is ongoing throughout the year. At all times during the appraisal phase appraisers review subjective data, such as quality of construction, condition, and all projected forms of obsolescence.

HIGHEST AND BEST USE ANALYSIS

In considering the fair market value of taxable property, CCAD employs the principle of highest and best use analysis. Highest and best use analysis is the first step in the District appraisers' economic analysis. Highest and best use is defined as the most profitable use at a specific time. For the purpose of ad valorem property taxation in Texas, the specific time is January 1 of each calendar year. The highest and best use must be legal, physically possible, and financially feasible. CCAD appraisers generally consider that the current use of the property is most likely its highest and best use. In certain types of property, local zoning and deed restrictions often determine highest and best use. However, in areas of transition, it may be necessary for the analyst to more carefully consider the concept of highest and best use. A senior analyst, the director of appraisal operations, and the deputy chief appraiser generally discuss decisions regarding changes in highest and best use determination. Highest and best use may not be the present use of the property when the agents of production are not in alignment (i.e. land, labor, capital, and management), then highest and best use of the property may not currently exist.

NEIGHBORHOOD ANALYSIS

Initially, property is considered based on its location within particular boundaries. The most common boundary used to define location is the school district boundary. In all types of property, valuation analysis and neighborhood analysis is conducted on school districts. The IAAO defines a neighborhood as the environment of a subject property that has a direct and immediate effect on value. For our purposes, the neighborhood boundary is the environment of the subject property. The neighborhood concept is used in the grouping of all taxable property located in CCAD with the exception of some special use properties.

Requests to segment or redesignate boundaries of neighborhoods must be presented to the Chief Appraiser for consideration by appraisal staff.

LAND ANALYSIS

Land analysis is conducted generally by our senior land appraiser and other experienced analysts. Highest and best use determinations generally occur at this time. Base lot square footage rates, acreage rates, primary and residual price rates, and hard code unit prices are established during this phase of the appraisal operation. A computerized land table containing the necessary information by ISD and neighborhood, and any other pre-specified area, assist the analyst in consistently valuing land based on its location, size, configuration, and topography elements. When possible, the sales comparison approach is used to assist

in the development of unit prices. The land appraisal techniques of allocation by abstraction and allocation by ratio are used to best reflect the value of the land as vacant in areas where build-out has occurred or in areas where vacant land sales are not available.

APPRAISAL OF RURAL LAND

This section provides general guidelines to assist appraisers in the market valuation of rural lands. Appraised values based on market valuation must be established for all taxable land in each taxing jurisdiction, regardless of whether the land qualified, or would qualify, for productivity valuation under either Article VIII, Section I-d of Section I-d-1 of the Texas Constitution. Market values so determined must be submitted to the Appraisal Review Board for determination of protests for all taxable land in each jurisdiction, including land that qualifies for productivity valuation. In addition, appraised values based on market valuation must be retained for land receiving productivity valuation for rollback purposes.

The rural land market can best be understood by dividing it into three distinct types of markets—the production, investment, and consumptive land markets--each based on the principal factor which influences value. Discussion of these market influences and common examples of each are presented below.

The Production Land Market

The principle factor influencing value of rural land in the production land market is the income potential associated with agricultural production. In the production land market, land values will reflect the productive capacity of soils, the availability of irrigation water, and the topographic features which influence the ability of a producer to use the land for agricultural purposes. Most areas of the Texas High Plains are still dominated by production-market influences.

The Investment Land Market

The principal factor influencing the market value of rural land in the investment land market is the appreciation potential of land investments. The investment land market is not composed strictly of speculators who purchase land with the intent to make a quick profit by resale, but also includes individuals who purchase land for conversion into subdivisions or for other types of development. In addition, the investment land market includes individuals who purchase land as a means of preserving their capital for a later use, or as a hedge against inflation. Although investment-market influences exist in all areas of the state, they are the principal market influences in suburban areas.

The Consumptive Land Market

The principal factor influencing the market value of rural land in the consumptive land market is the satisfaction that land ownership provides. The consumptive land market is often characterized by the purchase of small tracts of land to be used for recreational purposes. For instance, an individual who lives in a city or town may purchase a 10-acre tract of land in a rural area to visit on weekends with his family. Generally, the value of land located within 200 miles of major population centers is most heavily affected by consumption-market influences.

The most distinctive features of the rural land market are that all three types of market influences, in combination with supply, establish market values. For this reason, it is important that the appraiser be knowledgeable of the key factors that influence value and of the relative influence each of these factors has upon value when establishing procedures for the valuation of rural land in a jurisdiction.

Analysis of the Local Market

From a practical standpoint, using a fee-appraisal approach to appraise each individual tract of land in a jurisdiction is not possible. Fee appraisers make detailed appraisals of individual parcels by obtaining comparable sales of other land in the jurisdiction and adjusting each comparable sale to the subject property to estimate the value of the subject property. In this way, fee appraisers allow market transactions that have occurred regarding other properties to define the market value of the subject property. Common types of adjustments made by fee appraisers to comparables in estimating market values of subject properties include adjustments for date of sale, for size of tract, for productivity factors, for improvement value, and for special amenities.

Central appraisal district appraisers must also use market transactions to define factors that influence rural land values in their jurisdictions. However, unlike fee appraisers, these appraisers can not compare each tract individually to each market transaction identified to make adjustments because of the volume of properties to be appraised. Appraisal office appraisers must, therefore, incorporate the factors indicated by market transactions into general standards or schedules of value. Such schedules are normally comprised of per acre prices that will be multiplied by the number of acres in an individual tract to develop an estimate of the value of the tract. Schedules of this kind should be divided into as many categories or classes as are necessary to reasonably reflect market values when applied to individual tracts of land found in the jurisdiction.

SALES ANALYSIS

The CCAD Appraisal Director and appraisers gather sales information. CCAD receives sales from a variety of sources including, but not limited to, field discovery, local realtors, appraisers, CCAD buyer and seller sales questionnaires, sale price vendors, protest hearings and local builders. Sales are reviewed for validity and field inspected for data accuracy. All sales are keypunched into our computer assisted sales system. The sales are classified to recognize their appropriate status, source, and confirmation codes.

OFFICE AUDIT

The sales ratio analysis and associated individual property value audit or review is conducted in the office on a year around basis. As stated above, properties that do not fit a homogenous statistical profile are set aside for review by a senior appraiser. In all classes of property, a number of different reports are generated on our computer to provide information on statistical measures, i. e. percent of increase, increase from prior year, percent of change to land value, percent of change to improvement value, etc. This type of information along with the other forms of analysis described in this report often helps locate areas or property types in need of reappraisal.

MARKET ADJUSTMENT

The Ratio Study Procedures provide accurate information regarding the level of appraisal of the various classes and categories of properties. For the purpose of valuing residential property, the CAD approach to value is described by the IAAO as a hybrid cost-sales comparison approach. This commonly accepted mass appraisal technique considers local influences not always accounted for in the cost approach. The following equation explains this theory: $MV = MA (RCN - D) + LV$.

Where MV equates to market value, MA equals market adjustment, RCN-D is the replacement cost new of the dwelling, less depreciation, and LV is the estimate of land value based on highest and best use. Market value equals market adjustment times RCNLD + land.

In areas where the sales ratio indicates that the property located within a given neighborhood is not being appraised at the legally permissible level of appraisal, the market adjustment process described in the previous paragraph is conducted. Base cost estimates are compared to sales and a ratio is derived. The ratio is divided into a target ratio, and a neighborhood adjustment factor is determined. Each homogenous parcel in that given neighborhood is programmatically adjusted according to the factor derived from the process. This adjustment factor is keypunched to a computer program and each parcel is adjusted programmatically. Ongoing neighborhood analysis and delineation ensures the accuracy of this process.

COMMERCIAL PROPERTY VALUATION

The CCAD employs all three approaches to value when possible in valuing income-producing property. The primary approach used to initiate the valuation process is the cost approach to value. Each commercial property is listed according to its quantitative data elements. The data elements are keypunched to our computer and an initial cost value is calculated. The depreciation is calculated and assigned during this process so that an RCNLD of the improvements may be derived and this is added to an estimate of the land value.

The income and expense data of these types of properties is gathered and evaluated. When appropriate, one or more forms of the income approach to value are used. Information from a variety of sources is obtained and detailed analysis is undertaken. When possible, the commercial analyst uses the technique of direct capitalization to derive the income approach value. Further, during the establishment of the capitalization rate it is always important to estimate an appropriate amount of risk when building the capitalization rate. CCAD analyst prefer utilizing current market, sales, and income information to develop overall rates by class, use, location, and quality of commercial improvements.

The field inspection, valuation review, and performance analysis described throughout this report, apply to commercial as well as other types of properties. When available, the commercial analyst also uses the sales comparison approach to determine the fair market value of income-producing properties. In using the cost approach, however, it is sometimes necessary for the appraiser to utilize the unit in place, quantity survey, or historical cost method to derive accurate cost estimates.

PERSONAL PROPERTY VALUATION

All income-producing business personal property located within District boundaries is subject to tax. Business use vehicles are also listed in the appraisal records and subject to ad valorem taxation. Personal property schedules are used to value business furniture, fixtures, equipment, and inventory. Additionally, personal property values are obtained by some other sources.

Business owners are required by Texas Law to render their business personal property each year. The appraiser considers rendered values during the appropriate phase of valuation analysis. Rendered values are often used as the basis for the CAD value if the value rendered is reasonable for the type of business and within acceptable ranges when compared to the CCAD/PTAD or Marshall & Swift personal property schedules. Should the property owner choose not to render the property, or if the rendered amount does not fit acceptable ranges, then the CCAD/PTD schedule or the Marshall & Swift schedule is used to value the property.

Depreciation of the property is determined by the age of the property and its expected life. Valuation and depreciation schedules are included in the CCAD appraisal manual. Business vehicles are valued based on NADA Used Car Guide trade-in value for the particular make, model, and age of the vehicle. The Appraisal District uses a report obtained from Texas Motor Vehicle Listings to determine ownership, make, model, and vehicle characteristics to determine NADA trade-in value. This report along with the aforementioned renditions and physical observations are used to discover and list vehicles that are taxable. When adverse factors, such as high mileage, are known, appropriate adjustments are made.

The U. S. Coast Guard and the Texas Parks and Wildlife Department provide lists to the CAD regarding taxable watercraft. The ownership, make, name, and type of watercraft are provided on these lists. Fair market value estimate of taxable watercraft is based on the same techniques used to value other business personal property.

PROCEDURES FOR RATIO STUDIES

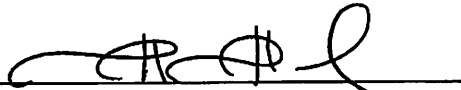
A ratio study is designed to evaluate appraisal performance through a comparison of appraised or assessed values for tax purposes with estimates of market value based on sales prices, and tested by measures of central tendency. The Chambers County Appraisal District will adhere to the IAAO Standards on ratio studies.

Certification:

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 the subject of this report, except for those properties that are personally owned, and I have no personal interest with respect to the parties involved.

- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have not made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.



Mitch McCullough, Chief Appraiser
Chambers County Appraisal District

2016 HISTORY VALUE RECAP

CHAMBERS COUNTY (01)

Category	Value	Items	Exempt Value		
HS Real:	254,452,910	12,444	497,780		
Non-HS Real:	446,114,830	13,091	63,485,190		
Production Market:	308,175,530	5,303	0	Total Land Mkt Value:	1,008,743,270
HS Improvements:	1,672,423,050	12,610	8,572,640		
New HS Improvements:	75,166,340	1,233	2,900		
Non-HS Improvements:	407,257,620	2,834	193,505,280		
New Non-HS Improvements:	34,174,500	248	6,720,120	Total Imps Mkt Value:	2,189,021,510
HS Personal:	9,806,190	775	0		
New Personal:	639,540	94	0		
Non-HS Personal:	94,504,660	2,194	3,716,850		
New Non-HS Personal:	16,379,140	293	1,161,170	Total Pers Mkt Value:	121,329,530
Total Real Market:	3,319,094,310	51,119			
MN Value:	0	0			
MN Inv. Value - Real:	0	0			
MN Inv. Value - Personal:	0	0			
Total Mineral Mkt:	0	0		Total Mineral Mkt:	0
Land Timber Gain:	0	0		Total Market Value:	3,319,094,310
Production Market:	308,175,530	5,303			
Land Ag 1D Value:	0	0			
Land Ag 1D1 Value:	21,345,460	4,529			
Land Ag Tim Value:	2,905,770	820			
Productivity Loss:	283,924,300	5,349		Total Market Taxable:	3,035,170,010
Less Real Exempt Property:	277,661,930	1,554			
Less \$500 Inc. Real Personal:	17,010	93			
Other Freeport:	0	0			
Other Allocation:	0	0			
Other Goods In Transit:	0	0			
Other MultiUse:	0	0			
Less Real/Pers Abatements:	0	0			
Less 10% Cap Loss:	28,712,340	1,543			
Less Min Exempt Property:	0	0			
Less \$500 Inc. Mineral Owner:	0	0			
Less TNRCC:	21,371	1			
Less Min Abatements/VLA:	0	0			
Less Min Freeports/Int State Com:	0	0			
Less Min Unknowns:	0	0			
Less Protest Value:	0	0			
Total Losses:	590,336,951				
Total Appraised:	2,728,757,359			Total Appraised:	2,728,757,359
Reimbursable Exemptions					
Homestead H,S:	0	0			
Senior S:	0	0			
Disable B:	0	0			
DV 100%:	7,272,320	47			
Total Reimbursable:	7,272,320	47			
Local Discount:	334,714,890	10,111			
Disable Veteran:	1,841,850	188			
Optional 65:	143,941,150	2,710			
Local Disable:	17,569,660	352			
State Homestead:	0	0			
Total Exemptions:	505,339,870				
Net Taxable Value:	2,223,417,489			Net Taxable Value	2,223,417,489

**** Freeze Totals: (This is only for Effective Tax Rate Calculation)

Total Ceiling Tax: 806,651.91
 Total Freeze Taxable: - 172,651,830
 New Imp/Pers with Ceiling: + 1,047,610

Freeze Adjusted Taxable: 2,051,813,269 **This number DOES NOT represent any Jurisdiction's Certified Taxable Value

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax
 or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads for

H	S	F	B	D	W	O	DV	DV100
7038	2480	0	355	0	239	4	233	47

H - Homestead	W - Widow
S - Over 65	DV - Disabled Veteran
B - Disabled	O - Over 65 (No IIS)

Total Parcels: 33,864
 Total Owners: 20,400

Special Certified Totals:

Exempt Value of First Time Absolute Exemption:	\$3,881,920
Exempt Value of First Time Partial Exemption:	\$37,964,820
Value Loss Due to New AGT/Timber:	\$49,450
New Imps/New Pers Market Value:	\$118,475,330

Combined Recap

Cat Code	Items	Acres	Total Real	Ag/Timber	Production Mkt	Taxable Land	Total Improvements	Total Personal	Total Mkt Taxable	Total Net Taxable
A1	11,462	9,161.001	239,298,630	0	0	239,298,630	1,681,367,290	0	1,920,665,920	1,422,740,510
A2	1,472	1,242.791	19,077,410	0	0	19,077,410	25,864,510	0	44,941,920	32,158,400
A4	438	518.318	6,652,270	0	0	6,652,270	3,245,480	0	9,897,750	9,764,210
A*	13,372	10,922.110	265,028,310	0	0	265,028,310	1,710,477,280	0	1,975,505,590	1,464,663,120
B1	19	29.602	649,510	0	0	649,510	11,706,870	0	12,356,380	12,356,380
B2	28	2.161	34,270	0	0	34,270	2,143,280	0	2,177,550	2,177,550
B*	47	31.763	683,780	0	0	683,780	13,850,150	0	14,533,930	14,533,930
C1	4,360	3,608.683	44,929,410	0	0	44,929,410	0	0	44,929,410	44,848,110
C1B	74	126.732	2,370,480	0	0	2,370,480	261,250	0	2,631,730	2,631,730
C3	63	54.466	1,930,070	0	0	1,930,070	0	0	1,930,070	1,930,070
C6	209	0.000	0	0	0	0	0	0	0	0
C*	4,706	3,789.881	49,229,960	0	0	49,229,960	261,250	0	49,491,210	49,409,910
D1	4,482	251,776.374	0	21,277,050	271,545,290	21,277,050	0	0	21,277,050	21,276,010
D1C	31	1,905.616	0	262,610	4,285,900	262,610	0	0	262,610	262,610
D1T	790	12,830.114	0	2,711,570	32,344,340	2,711,570	0	0	2,711,570	2,711,570
D2	803	0.000	0	0	0	0	8,921,780	0	8,921,780	8,905,860
D*	6,106	266,512.104	0	24,251,230	308,175,530	24,251,230	8,921,780	0	33,173,010	33,156,050
E	4,743	32,836.584	130,964,480	0	0	130,964,480	2,451,260	0	133,415,740	133,148,670
E1	291	685.097	3,348,630	0	0	3,348,630	5,485,890	0	8,834,520	7,783,210
E11	337	918.297	7,525,950	0	0	7,525,950	45,384,650	0	52,910,600	36,739,880
E12	16	34.148	130,880	0	0	130,880	1,610,110	0	1,740,990	1,142,190
E13	44	127.889	729,800	0	0	729,800	6,960,610	0	7,690,410	5,008,720
E2	1	0.000	75,700	0	0	75,700	5,590	0	81,290	81,290
E21	20	56.426	309,600	0	0	309,600	985,630	0	1,295,230	953,840
E23	1	10.010	47,050	0	0	47,050	5,690	0	52,740	52,740
E*	5,453	34,668.451	143,132,090	0	0	143,132,090	62,889,430	0	206,021,520	184,910,540
F1	745	1,896.196	28,528,030	0	0	28,528,030	179,526,510	0	208,054,540	208,042,540
F2	195	3,755.375	142,829,860	0	0	142,829,860	2,946,330	0	145,776,190	145,776,190
F*	940	5,651.571	171,357,890	0	0	171,357,890	182,472,840	0	353,830,730	353,818,730
J1	30	3.684	69,750	0	0	69,750	0	1,907,860	1,977,610	1,977,610
J3	56	4,657.983	2,779,770	0	0	2,779,770	622,910	0	3,402,680	3,402,680
J4	20	18.696	153,770	0	0	153,770	819,700	0	973,470	973,470
J5	2	27.570	6,900	0	0	6,900	0	0	6,900	6,900
J6	1	2.990	46,870	0	0	46,870	0	0	46,870	46,870
J*	109	4,710.923	3,057,060	0	0	3,057,060	1,442,610	1,907,860	6,407,530	6,407,530
L1	1,890	0.000	0	0	0	0	0	91,658,410	91,658,410	91,637,039
L1M	2	0.000	0	0	0	0	0	52,220	52,220	52,220
L*	1,892	0.000	0	0	0	0	0	91,710,630	91,710,630	91,689,259
M1	1,025	0.000	0	0	0	0	0	12,717,570	12,717,570	10,591,960
M*	1,025	0.000	0	0	0	0	0	12,717,570	12,717,570	10,591,960
O1	249	137.966	4,021,140	0	0	4,021,140	0	0	4,021,140	4,021,140
O2	5	4.051	90,250	0	0	90,250	26,340	0	116,590	116,590
O*	254	142.017	4,111,390	0	0	4,111,390	26,340	0	4,137,730	4,137,730
S1	28	0.000	0	0	0	0	0	10,098,730	10,098,730	10,098,730
S*	28	0.000	0	0	0	0	0	10,098,730	10,098,730	10,098,730
XB	92	0.000	0	0	0	0	0	16,720	16,720	0
XC	2	7.824	1,070	0	0	1,070	0	0	1,070	0
XVA	251	841.386	7,358,670	0	0	7,358,670	109,896,370	0	117,255,040	0
XVC	615	1,296.364	6,367,170	0	0	6,367,170	0	0	6,367,170	0
XVD	499	62,497.057	43,779,240	0	0	43,779,240	95,399,690	0	139,178,930	0
XVF	30	146.463	1,455,860	0	0	1,455,860	3,383,770	0	4,839,630	0
XVJ	23	123.260	382,330	0	0	382,330	0	77,800	460,130	0
XVL	120	0.000	0	0	0	0	0	4,800,220	4,800,220	0
XVU	14	22,854.949	4,622,920	0	0	4,622,920	0	0	4,622,920	0
X*	1,646	87,767.303	63,967,260	0	0	63,967,260	208,679,830	4,894,740	277,541,830	0
Totals:	35,578	414,196.123	700,567,740	24,251,230	308,175,530	724,818,970	2,189,021,510	121,329,530	3,035,170,010	2,223,417,489

2016 Jurisdiction Summary Chambers County Appraisal District

CHAMBERS COUNTY (CC)

Propety Type: MINERAL & INDUSTRIAL

Values	Assessed	Count	Withheld	Count	Certifiable	Count
Real/Land						
Improvements	6,806,247,877	232			6,806,247,877	232
Personal	2,646,567,535	1,935			2,646,567,535	1,935
Mineral	162,998,480	3,372			162,998,480	3,372
Total Market	9,615,813,892	5,539			9,615,813,892	5,539
Exemptions	Assessed	Count	Withheld	Count	Certifiable	Count
Abatement	3,341,634,055	33			3,341,634,055	33
Absolute	1,286,209	29			1,286,209	29
Foreign Trade						
Freeport						
Goods in Transit						
Historical						
Interstate Commerce	230,493,883	37			230,493,883	37
Minimum \$500	158,205	693			158,205	693
Miscellaneous						
Solar/Wind						
TCEQ	276,249,562	42			276,249,562	42
Water Conservation						
Total Exemptions	3,849,821,914	834			3,849,821,914	834
Total Taxable	5,765,991,978	4,729			5,765,991,978	4,729
New Improvements	24,206,426	5			24,206,426	5
New Absolute	1,396,215	473			1,396,215	473

5,539 Items Considered, 0.00% Withheld

PTAD Use Code	Assessed	Taxable	Count	Certifiable	Taxable	Count
G1 MINERAL	162,998,480	161,554,287	3,372	162,998,480	161,554,287	2653
F2 IND REAL	6,867,065,685	3,354,084,119	237	6,867,065,685	3,354,084,119	185
L2 IND PERS	2,357,256,437	2,021,860,282	1,095	2,357,256,437	2,021,860,282	1056
J1 WATER SYS						
J2 GAS DIST	2,021,926	2,021,926	7	2,021,926	2,021,926	7
J3 ELECTRIC	60,302,970	60,302,970	39	60,302,970	60,302,970	39
J4 TELEPHONE	10,142,155	10,142,155	29	10,142,155	10,142,155	29
J5 RAILROAD	4,612,865	4,612,865	9	4,612,865	4,612,865	9
J6 PIPE	149,300,197	149,300,197	739	149,300,197	149,300,197	739
J7 CABLE TV	2,113,177	2,113,177	12	2,113,177	2,113,177	12
J8 OTHER UTIL						
J9 RLNG STOCK						
OTHER						
Total by Use Code	9,615,813,892	5,765,991,978	5,539	9,615,813,892	5,765,991,978	4,729

