

Moore County Appraisal District Plan for Periodic Reappraisal

2025 - 2026

Table of Contents

Item:	Page:
Tax Code Requirement	5
Plan for Periodic Reappraisal Requirement	5
Revaluation Decision (Reappraisal Cycle)	6
<i>Tax Year 2025</i>	
<i>Tax Year 2026</i>	
Performance Analysis	6
Analysis of Available Resources	7
Planning and Organization	7
Mass Appraisal System	7
<i>Real Property Valuation</i>	
<i>Personal Property Valuation</i>	
<i>Noticing Process</i>	
<i>Hearing Process</i>	
Data Collection Requirements by Tax Year	8
<i>New Construction/Demolition</i>	
<i>Remodeling</i>	
<i>Re-inspection of Problematic Market Areas</i>	
<i>Re-inspection of Universe of Properties</i>	
<i>Field or Office Verification of Sales Data and Property Characteristics</i>	
Pilot Study by Tax Year	9
<i>Testing of New or Revised Mass Appraisal Methods</i>	
<i>Ratio Studies by Market Areas and Property Category</i>	
<i>Test Accuracy and Reliability in Certain Market Areas</i>	
Valuation by Tax Year	10
Valuation by Property Type	
Vacant Real Property	10
<i>Overview</i>	

Single Family Residences	10
<i>Overview</i>	
<i>Highest and Best Use</i>	
<i>Assumptions and Limiting Conditions</i>	
<i>Data Collection and Validation</i>	
<i>Valuation Approach and Analysis</i>	
<i>Review and Testing</i>	
Multi-Family Properties	13
<i>Overview</i>	
<i>Assumptions and Limiting Conditions</i>	
<i>Data Collection and Validation</i>	
<i>Valuation Approach and Analysis</i>	
<i>Review and Testing</i>	
Commercial Property	16
<i>Overview</i>	
<i>Highest and Best Use</i>	
<i>Assumptions and Limiting Conditions</i>	
<i>Data Collection and Validation</i>	
<i>Valuation Approach and Analysis</i>	
<i>Review and Testing</i>	
Business Personal Property	19
<i>Overview</i>	
<i>Assumptions and Limiting Conditions</i>	
<i>Data Collection and Validation</i>	
<i>Valuation Approach and Analysis</i>	
<i>Review and Testing</i>	
Utilities	21
Mineral Properties	21
Special Valuation Properties	
Agricultural Use Properties	21
<i>Overview</i>	
<i>Data Collection and Validation</i>	
The Mass Appraisal Report by Tax Year	22

Value Defense	22
<i>Communications</i>	
<i>General Informal Review Procedures</i>	
<i>General Formal Review Procedures</i>	
The Written Reappraisal Plan	24
<i>Planning a Reappraisal</i>	
<i>Steps in a Reappraisal</i>	
Moore Co Appraisal District Plan 2025 - 2026	26
<i>Organization</i>	
<i>2025 Reappraisal Schedule</i>	
<i>2026 Reappraisal Schedule</i>	
2024 Summary Report	29
Introduction	
<i>Purpose</i>	
<i>Responsibilities</i>	
<i>Organizational Structure</i>	
<i>Philosophy Statement</i>	
<i>Assumption and Limiting Conditions</i>	
Appraisal Personnel Utilized in Reappraisal Plan	32
Certification	33
Resolution	34
Appendix A: Thomas Y. Pickett. 2025 – 2026 Reappraisal Plan	35

Tax Code Requirement

Passage of Senate Bill 1652 amended Section 6.05 of the Texas Property Tax Code by adding Subsection (i) to read as follows:

- (i) To ensure adherence with generally accepted appraisal practices, the Board of Directors of an Appraisal District shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time, and place of the hearing. Not later than September 15th of each even-numbered year, the board shall complete its hearings, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the Comptroller within 60 days of the approval date.

Plan for Periodic Reappraisal Requirement

Senate Bill 1652 amends Section 25.18, Subsections (a) and (b) 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 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.

Revaluation Decision (Reappraisal Cycle)

The Moore CAD, by policy adopted by the Board of Directors and the Chief Appraiser, reappraises one third (1/3) of all property in the district every year. The reappraisal year is a complete appraisal of all properties in that portion of the district. Tax year 2025 is a reappraisal year and tax year 2026 is a reappraisal year.

Each year new construction is added to the appraisal roll and adjustments are made for changes in individual property characteristics which affect appraisal value. In addition, sales data is reviewed each year, and neighborhood cost factors are modified as necessary in order to adjust property values to local market conditions and to maintain equalization.

In the year of reappraisal, all cost schedules and depreciation schedules are reviewed and adjusted to local market conditions. Calibration to district CAMA and support software is made, and changes to internal appraisal formula, procedures, and techniques are modified and adjusted as needed.

Performance Analysis

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. Mean, median and weighted ratios are calculated for properties in reporting categories to measure the level of appraisal accuracy. The mean ratio is calculated in each reappraised category to indicate the level of appraisal accuracy by property reporting category. In 2025, the reappraisal year, this analysis is used to develop the starting point for establishing the level and accuracy of appraisal performance. Likewise, in 2026, the reappraisal year, this analysis is used to develop a starting point for establishing the level and accuracy of appraisal performance. In 2025 and 2026, any reporting category that may have been excluded from reappraisal due to lack of data to support reappraisal will be tested and analyzed to arrive at an indication of uniformity or equity of existing appraisals.

Analysis of Available Resources

Staffing and budget requirements for tax year 2025 are detailed in the 2025 budget, as adopted by the Board of Directors of the Moore County Appraisal District and attached to the written biennial plan by reference. This reappraisal plan is adjusted to reflect the available staffing in tax year 2025 and anticipated staffing for tax year 2026. Budget restraints can impact the cycle of real property re-inspection and personal property on-site review that can be accomplished in the 2025 – 2026-time period.

Existing appraisal practices, which are continued from year to year, are identified and methods utilized to keep these practices current. In the reappraisal year, real property appraisal depreciation tables are tested against verified sales data to ensure they represent current market data. Personal property density schedules are tested and analyzed based on renditions and prior documentation. Due to lack of sales of personal property in the district, the Comptroller's Guide is utilized to appraise personal property and for testing and analysis purposes.

Information Systems (IS) support is detailed and system upgrades are scheduled.

Planning and Organization

A calendar of key events with critical completion dates is prepared for each area of work. This calendar identifies key events for appraisal, clerical, customer service and information systems. A calendar is prepared for tax years 2025 and 2026. Production standards for field activities are calculated and incorporated in the planning and scheduling process.

Mass Appraisal System

Computer Assisted Mass Appraisal (CAMA) system revisions are completed by the Information Systems Software Provider. System revisions and procedures are performed by the Moore County Appraisal District.

Real Property Valuation

Revisions to cost models, income models and market models are specified, updated and tested each tax year.

Cost schedules are tested with market data (sales) to ensure that the Appraisal District is in compliance with Texas Property Tax Code, Section 23.011. Replacement cost new tables as

well as depreciation tables are tested for accuracy and uniformity using ratio study tools and compared with cost data from recognized industry leaders, such as Marshall & Swift.

Land schedules are updated using current market data (sales) and then tested with ratio study tools. Value schedules are developed and tested on a pilot basis with ratio study tools.

Personal Property Valuation

Density schedules are tested using data received during the previous tax year from renditions and hearing documentation. Valuation procedures are reviewed modified as needed and tested.

Noticing Process

25.19 appraisal notice forms are provided by the IS Provider. The Provider reviews and edits for updates and changes required by legislative mandates. The district publishes information about the notices and how to protest in the local newspaper. The district makes available the latest copy of the Comptroller's pamphlet Taxpayer's Rights, Remedies and Responsibilities.

Hearing Process

Protest hearing scheduling for informal and formal Appraisal Review Board hearings is reviewed and updated as required. Standards of documentation are reviewed and amended as required. The Appraisal District hearing documentation is reviewed and updated to reflect the current valuation process and requirements. Compliance with House Bill 201 is insured.

Data Collection Requirements

Field and office procedures are reviewed and revised as required for data collection. Activities for each tax year include new construction, demolition, remodeling, re-inspection of problematic market areas, re-inspection of the universe of properties on a specific cycle, and field or office verification of sales data and property characteristics.

New Construction/Demolition

New Construction field and office review procedures are identified and revised as required. Sources of building permits are confirmed. The City of Dumas and the City of Cactus provide copies of building permits issued through the year.

Remodeling

Properties with extensive improvement remodeling are identified and field inspections are scheduled to update property characteristic data.

Re-inspection of Problematic Market Areas

Real property market areas, by property classification, are tested for low or high ratio sales and/or high coefficients of dispersion. Market areas that fail any or all of these tests are determined to be problematic. Field inspections are scheduled to verify and/or correct property characteristic data. Additional sales data is researched and verified.

Re-inspection of the Universe of Properties

The International Association of Assessing Officers' Standard on Mass Appraisal of Real Property specifies that the universe of properties should be re-inspected on a cycle of 3 years. The re-inspection includes physically viewing the property, photographing, and verifying the accuracy of the existing data. The field appraiser has an appraisal card of each property to be inspected and makes notes of changes, depreciation changes, remodeling, additions, etc. The annual re-inspection requirements for tax years 2025 and 2026 are identified and scheduled in the written reappraisal plan.

Field or Office Verification of Sales Data and Property Characteristics

Sales information must be verified and property characteristic data contemporaneous with the date of sale captured. The sales ratio tools require that the property that sold must equal the property appraisal in order that statistical analysis results will be valid.

Pilot Study by Tax Year

Testing of New or Revised Mass Appraisal Methods

New and/or revised mass appraisal models are tested each tax year. Ratio studies, by market area, are conducted on proposed values each tax year.

Ratio Studies by Market Areas and Property Category

Proposed values on each category are tested for accuracy and reliability. These modeling studies (sales ratio studies) are conducted each tax year. Real and personal property and their associated sub-categories will be ratio tested to ensure district valuation models are designed and calibrated properly.

Test Accuracy and Reliability in Certain Market Areas

Actual test results are compared with anticipated results and those models not performing satisfactorily are refined and retested. The procedures used for model specification and model calibration are in compliance with USPAP, Standard Rule 6.

Valuation by Tax Year

Using market analysis of comparable sales and locally tested cost data, valuation models (Cost per Square Foot Schedules) 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. Performance standards are those as established by the IAAO Standard on Ratio Studies. Property values in all market areas are updated each reappraisal year.

Valuation by Property Type

Vacant Real Property

Overview

A separate estimate of fair market value shall be made for each parcel of non-agricultural land as if it were vacant. The sales data covering fair market sales of vacant non-agricultural land in all property classifications shall be secured from all available sources and shall be compiled, checked, and analyzed for use in the determination of non-agricultural land values and their units of comparison throughout the county. The Moore County Appraisal District shall carefully consider all factors affecting the value of land (such as zoning, location, shape, size, topography, access to railroads, roads, present use, etc.) and will make appropriate adjustments when establishing final values.

The market approach, also known as the sales comparison approach, will be the primary valuation method used for the appraisal of vacant real property. All factors affecting the market value of lots and parcels shall be carefully considered in both the field inspection and final review. All vacant land shall be appraised at its typical or most probable use.

Single Family Residences

Overview

Single family residences consist of all land and real property improvements, which by the nature of their design and/or construction are suitable for single family use only. This includes manufactured homes, which can be classified as either real property or personal property.

Highest and Best Use

The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum potential. The residential appraisal staff will conduct a highest and best use analysis of residential property to ensure the current use of property supports the highest present value as of the date of the appraisal. The highest and best use of residential property is normally its current use. Residential Valuation undertakes reassessment of highest and best use in transition areas and areas of mixed residential and commercial use. Adjustments to the property value is made via changes in land classification or adjustments factors; improvement adjustment factors or classification code; or a combination of land and improvement adjustments are made in order to properly appraise the subject property at market value.

Assumptions and Limiting Conditions

The appraisals completed by MCAD for single family residences are subject to the following assumptions and limited conditions:

1. The Moore County Appraisal District's staff has physically inspected all single-family residences within its jurisdiction and normally re-inspects and/or conducts statistical studies on these properties annually. Interior inspections have not been done on a majority of the properties in the jurisdiction because (1) most residential owners are not at their residence during regular business hours, (2) permission to inspect is not always granted, (3) the safety of the appraiser may be in question, and (4) respect for privacy rights of the property owner should be exercised.
2. The opinion of value for each single-family property applies to land and improvements only. The value of personal property of an owner has not been included with the value of the real estate. The only personal property that is valued as an improvement only is a manufactured home where the owner of the home does not own the land. See Sec 11.14 (a) of the Texas Property Tax Code.
3. Single family qualified properties used to provide affordable housing are appraised in compliance with Section 23.33 of the Texas property Tax code. (Jurisdictional Exception of Standards Rule 6-4 (b) of USPAP)

Data Collection and Validation

Two basic types of data are collected: data which is specific to each property and data which is indicative of a particular class of property that has been predefined by MCAD.

Property specific data is collected as part of the inspection process and through submission by the property owner. As part of the inspection process, the improvements are measured and classified. The appraiser also estimates the effective age and condition of the improvements. Any additional or unusual features are also noted at the time of the inspection. Data on individual properties is maintained on the appraisal card(s) for that property. Data on individual properties is verified through previously existing records, published reports, building permits, analysis of comparable properties and through submission by the property owner. Appraisal cards are available for review at the Appraisal District Office. Data pertaining to a class of properties is grouped together according to the differing quality levels and then used to develop valuation models for each property class. Such data is collected in a variety of ways. Cost information is obtained from nationally recognized sources, local contractors, new construction permits, mechanic's liens, reliable sources of new property sales and from renditions submitted by owners. All local information is used to verify, supplement, or modify costs from these published sources. New models and cost tables are currently under construction and are being used in test areas. Renditions are confidential submissions by property owners and cannot be used for other properties. However, data from renditions may be compared with data obtained from cost manuals to test their accuracy. MCAD currently has a comprehensive appraisal manual for residential property.

Market sales information is collected from a variety of sources including surveys of buyers and sellers, deed records.

Valuation Approach and Analysis

Improvements are appraised using replacement cost new less depreciation models. Replacement costs are estimated from published sources, other publicly available information and comparable properties. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if diminished utility and comparable sales are found to justify such. A market data model based on typical selling prices per unit of area is also used when appropriate sales information is available. The formula is expressed as follow:

Replacement Cost New x Total Percent Good + Depreciated Additive Values + Land Value
(Adjusted by Market Indicators as determined by Sales Data, as available)

Land values are based on selling prices for the appropriate highest and best use of the site and as though it was vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. Ratio studies are performed and are the preferred method for measuring performance. The results of the performance measures used indicate the validity of the appraisal models used. Appraisers perform ratio studies for their assigned areas.

Performance is also measured through comparison with valid single property appraisals submitted for staff review. Appraisal results are also tested annually by the Property Tax Division of the Texas Comptroller's Office. Appraisal methods and procedures are also reviewed by the Property Tax Division.

Multi-Family Properties

Overview

Multi-family properties with situs in this district are appraised at market value as previously defined.

Assumptions and Limiting Conditions

The appraised value derived is subject to the following assumptions and limiting conditions:

1. For multi-family properties only, the market value stated is for land, improvements and the personal property common to the classification and economic area. The business personal property value is insignificant to the overall value.
2. The Moore County Appraisal District's staff has physically inspected all apartment complexes and duplex properties within its jurisdiction and normally re-inspects and/or conducts statistical studies on these properties annually.
3. For a multi-family property that is used to provide affordable housing the property is appraised to comply with Texas Property Tax Code Section 23.33. (Jurisdictional Exception to Standard 6-2 (d) or USPAP)

Data Collection and Validation

Two basic types of data are collected: data which is specific to each property and data which is indicative of a particular property class that has been predefined by MCAD.

The property appraised has multi-family use. This classification of properties includes apartment complexes and duplex properties. Properties of this classification are discovered and their characteristics recorded during field inspections, investigation of building permits issued through political entities and investigation of mechanic's lien recorded with the County Clerk. Geographically, these properties are located throughout the county.

Specific property data is collected at the time of inspection or re-inspection and through submissions by property owners. Characteristics of a specific property's physical improvements and amenities are recorded and stored electronically and may be printed on an appraisal card(s). Appraisal cards are available for review at the district office.

Sales data is taken from deed records, written appraisal reports and telephone contact with principals. Sales are validated with the principals when possible. Sales data for properties is account specific and retained electronically.

General market data is gathered from multiple sources. Environmental, economic, political and social influences vary geographically and by property use. Neighborhoods have been delineated to reflect competing properties within a use and the influences on that use. Apartment properties were assigned a comparative classification in the inspection process. Duplexes are classed in compliance with predefined classing criteria.

Apartment income and occupancy information is gathered by telephone and income surveys. Income data is arrayed by neighborhood and comparative class to seek rent anomalies or outliers. Market rent and occupancy levels are established by neighborhood, comparative class, condition, desirability and age. Historical income and occupancy trends are studied, and those trends are forecast and projected into future years. Also considered are expenses from previous year's data, as supplied by the owner or operator of the property. From this research, expense trends are analyzed and projected.

Investor surveys are reviewed and their requirements and expectations are considered, as are trends from previous surveys. A range of investor yield rates is selected and a gradient scale is used in consideration of the neighborhood characteristics and comparative class of properties. Income and models are built for classes and neighborhoods in which a sufficient amount of quality data exists. Where data is inadequate or inconsistent, models are interpolated.

Valuation Approach and Analysis

Based on the principal of substitution, land values are determined by selling prices for similarly positioned functional tracts. Sites are analyzed for highest and best use as though they were vacant. Highest and best use of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

A value per unit is charted and stratified by neighborhood and comparative class. A sales value per unit is also charted by neighborhood and comparative class for recent sales. Acceptable ranges of value are established for these comparative units. Preliminary property values are adjusted to meet with agreed ranges and then unique property considerations are addressed.

New apartment construction is valued based on actual cost, when available. If actual costs are not available, national cost manuals are compared to the estimated cost on the building permit.

For apartment complexes within the Appraisal District, personal property value is included with the real property estimate. This practice is due to the district's reliance on sales information and the income approach to value. Sales prices reported to the district are for the total property, real and business personal, and the income approach develops a value indication for all property necessary to sustain stabilized income for the total property. The business personal property value is considered an insignificant portion of the overall property value.

Duplex properties are appraised by market adjusted cost models. Property classifications are delineated and each classification's descriptive characteristics will be incorporated in new models and cost tables that are currently under construction. Sales ratio studies are generated for each neighborhood. Neighborhood adjustments are applied as necessary and individual properties are reviewed for reasonableness.

Review and Testing

Field review or appraisals is performed through the regular inspection of subject properties. Ratio studies are reviewed for level of appraisal (measurements of central tendency and dispersions), bias, and appropriateness of neighborhood boundaries. Results of the performance measures used indicate the validity of the appraisal models.

Preliminary values are reviewed in consideration of classification and neighborhood. Value indications are compared to renditions and valid single property appraisals submitted for staff review. The appraiser reviews the submitted appraisal report to confirm and verifying data as would be done with a sale. Final value recommendations are tested for reasonableness by

performing a sales ratio study and individually, during the appeal process. During the appeal process, property specific income and expenses are reviewed for reasonableness and values are adjusted as necessary.

Appraisal results are tested annually by the Property Tax Division of the Comptroller of Public Accounts for the State of Texas. Appraisal methods and procedures are also reviewed by the Property Tax Division.

Commercial Property

Overview

This type of property consists of all land and improvements in Moore County that are classed “commercial” according to the properties highest and best use. The commercial valuation function is divided into five improved property valuation groups and a vacant land group. Summarized as Multi-family (Apartments), Office, Retail, Warehouse and Special Use Commercial (i.e. hotels, hospitals and nursing homes).

Highest and Best Use

The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum potential. The commercial appraisal staff will conduct a highest and best use analysis of commercial property to ensure the current use of property supports the highest present value as of the date of the appraisal. The highest and best use of commercial property is normally its current use. Commercial valuation undertakes reassessment of highest and best use in transition areas and areas of mixed residential and commercial use. Adjustments to the property value is made via changes in land classification or adjustments factors; improvement adjustment factors or classification code; or a combination of land and improvement adjustments are made in order to properly appraise the subject property at market value.

Highest and best use analysis is used to confirm the accuracy of the market value estimate which approximates market price under the following assumptions: (1) no coercion of undue influence over the buyer or seller in an attempt to force the purchase or sale, (2) well-informed buyers and sellers acting in their own best interests, (3) a reasonable time for the transaction to take place, and (4) payment in cash or its equivalent.

Assumptions and Limiting Conditions

The appraisals completed by MCAD are subject to the following assumptions and limiting conditions:

1. The opinion of value for each property applies to land and improvements only. The value of trade fixtures, furnishings and other equipment has not been included with the value of the real estate.
2. The Moore County Appraisal District's staff has physically inspected all properties within its jurisdiction and normally re-inspects and/or conducts statistical studies on these properties annually. Complete interior inspections have not been done on a majority of the properties.

Data Collection and Validation

Two basic types of data are collected: data which is specific to each property and data which is indicative of a particular class of property that has been predefined by MCAD.

Property specific data is collected as part of the inspection process and through submission by the property owner. As part of the inspection process, the improvements are measured and classified. Properties are classified according to construction type and quality. The appraiser also estimates the effective age and condition of the improvements. Any additional or unusual features are also noted at the time of the inspection. Data on individual properties is maintained on the appraisal card(s) for that property. The data includes legal description, situs, owner, address, parcel number and the property specific information such as class, quality, measurements, condition, etc. Data on individual properties is verified through previously existing records, published articles and reports, building permits, mechanic's liens, analysis of comparable properties and though information obtained from the property owner. Appraisal cards are available for review at the Appraisal District office.

Data pertaining to a class of properties is used to develop valuation models for that property class. Such data is collected in a variety of ways. Cost information is obtained from nationally recognized sources, as well as from new construction permits, mechanics liens, local contractors, reliable sources of sales on new property and renditions submitted by the property owners. Cost information on newly constructed improvements is also used to verify and/or modify costs from published sources. MCAD currently has a comprehensive appraisal manual for commercial property. Renditions are confidential submissions by property owners and cannot be used for other properties. However, data from renditions may be compared with data obtained from cost manuals to test their accuracy.

Market sales information is collected through surveys of buyers and sellers in addition to public records.

Valuation Approach and Analysis

Land values are based on selling prices for the appropriate highest and best use of the site analyzed as though vacant. Highest and best use analysis of the improvements is based on the

likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

Improvements are valued using replacement/reproduction cost new less depreciation. Cost tables are constructed using published sources as a guide and adjustments are applied using local market information. Adjustments are also applied for functional and economic obsolescence if utilization, sales and income information warrant. An income approach is also used when economic and/or subject property income information is available. A market data model based on typical selling prices per unit of similar properties is used when sufficient information is available.

The cost approach to value is most accurate and reliable when appraising new construction. In older areas or areas of transition, cost is calculated and considered. However, due to the difficulty of measuring accrued depreciation, more weight is applied to the market and income approaches.

Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. A computer-generated statistical review is also conducted. The statistical report includes appraisal to sales ratio, coefficient of dispersion and other statistical measures. The performance measures used validate the results of the appraisal model.

Although the ratio study is the preferred method of measuring performance, single property appraisals submitted to the appraisal staff are also reviewed for appraisal accuracy. Appraisal results are tested annually by the Property Tax Division of the Texas comptroller's Office. Appraisal methods and procedures are also reviewed by the Property Tax Division.

Moore County Appraisal District contracts with Thomas Y. Pickett. for annual reappraisal of some properties in the commercial and industrial property types. The income approach, cost approach, and sales comparison approach are considered by the contractor in arriving at the final property value when sufficient data is available.

Thomas Y. Pickett. has prepared a separate and distinct reappraisal plan and mass valuation report pertaining to commercial and industrial property on behalf of the appraisal district for the current tax year. The mass commercial and industrial valuation report is made in accordance to current USPAP requirements and standards. The Appraisal District has included a copy of Thomas Y. Pickett's 2025-2026 reappraisal plan in this report.

Business Personal Property

Overview

Business personal property is the tangible personal property owned by a business or by an individual for the purpose of producing income. Other tangible personal property is exempt according to Sec 11.14 (a) of the Texas Property Tax Code.

Assumptions and Limiting Conditions

The appraisals completed by the MCAD are subject to the following assumptions and limiting conditions:

The Moore County Appraisal District's staff has physically inspected all properties within its jurisdiction and normally re-inspects and/or compares renditions and the Comptroller's lists of active businesses report on these properties annually.

Data Collection and Validation

Data on new and existing businesses is collected through personal inspection, newspaper articles, government reports, comparisons to like businesses, renditions and other confidential information supplied by the owner. Due to the multitude of personal property types, there is no standard data collection form or manual.

Valuation Approach and Analysis

Personal property as defined by the Uniform Standards of Professional Appraisal Practice is "identifiable, portable and tangible objects which are considered by the general public to be 'personal', e.g. furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment: all property that is not classified as real estate." The Texas Property Tax Code Section 1.04 (5) defines tangible personal property as "... personal property that can be seen, weighted, measured, felt or otherwise perceived by the senses but does not include a document or other perceptible object that constitutes evidence of a valuable interest, claim, or right and has negligible or no intrinsic value." The Texas Property Tax Code Section 1.04 (4) defines personal property as "... property that is not real property."

The purpose of the appraisals of business personal property is to estimate market value on January 1 of each year as previously defined in the introduction. A separate definition of market value for inventory is found in the Texas Property Tax Code Sec 34.12 (a).

“... the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business.” The Texas Property Tax Code sets forth three ways in which inventory may be valued if the requirements are met:

1. Sec 23.12 (f) allows some inventories to qualify for appraisal as a September 1 of the year before January 1 of the taxable year.
2. Sec 23.121, 23.127, 23.124I, and 23.12D dictate that dealers in new and used vehicles, vessels, outboard motors and trailers, manufactured housing and heavy equipment be valued differently. (Jurisdictional Exception to Standard Rule 6-3 (b) & (c).
3. Sec 23.12 (a) covers the inventories of remaining businesses.

Personal property is appraised using original cost less depreciation models. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if utilization for the subject property justifies such. In the case of some personal property types, such as licensed vehicles and aircraft, market data from published pricing guides is used to construct a market value model. In other cases, models are based on quality and density information available through published sources or through private sources. These models are cost based.

Review and Testing

Field review of appraisals is performed through the inspection of subject properties.

Sales for most types of personal property are infrequent. Furthermore, many market transactions occur for multiple sites and include both real and personal property, tangible and intangible, thereby making analysis difficult, subjective and inadequate to develop a statistical analysis. Performance is measured through comparison of like businesses as well as applying quality and density models to units of comparison. Performance is also measured through comparison with valid single property appraisals submitted for staff review. The appraiser considers the submitted appraisal report by confirming and verifying data as would be done with a sale. MCAD's appraisal methods and procedures and values are subject to review by the Property Tax Division of the Texas Comptroller's Office. The results of this review indicate the validity of the models and calibration techniques employed by MCAD.

Moore County Appraisal District contracts with Thomas Y. Pickett. for annual reappraisal of some properties in the business personal property types. The income approach, cost approach, and sales comparison approach are considered by the contractor in arriving at the final property value when sufficient data is available.

Thomas Y. Pickett. has prepared a separate and distinct reappraisal plan and mass valuation report pertaining to business personal property on behalf of the appraisal district for the current tax year. The mass business personal property valuation report is made in accordance to current USPAP requirements and standards. The Appraisal District has included a copy of Thomas Y. Pickett's 2025-2026 reappraisal plan in this report.

Utilities

Moore County Appraisal District contracts with Thomas Y. Pickett. for annual reappraisal of utility, real, and personal property types. The income approach, cost approach, and sales comparison approach are considered by the contractor in arriving at the final property value when sufficient data is available.

Thomas Y. Pickett. has prepared a separate and distinct reappraisal plan and mass valuation report pertaining to utility property on behalf of the appraisal district for the current tax year. The mass utility valuation report is made in accordance to current USPAP requirements and standards. The Appraisal District has included a copy of Thomas Y. Pickett's 2025-2026 reappraisal plan in this report.

Mineral Properties

Moore County Appraisal District contracts with Thomas Y. Pickett. for annual reappraisal of mineral (oil and gas) real and personal property types. The income approach, cost approach, and sales comparison approach is considered by the contractor in arriving at the final property value when sufficient data is available.

Thomas Y. Pickett. has prepared a separate and distinct reappraisal plan and mass valuation report pertaining to mineral property on behalf of the appraisal district for the current tax year. The mass mineral report is made in accordance to current USPAP requirements and standards. The Appraisal District has included a copy of Thomas Y. Pickett's 2025-2026 reappraisal plan in this report.

Special Valuation Properties

Agricultural Use Properties

Overview

Moore County Appraisal District contracts with Purdue, Brandon, Fielder, Collins & Mott LLP for annual reappraisal of agriculture use property types. The income approach, cost approach, and

sales comparison approach are considered by the contractor in arriving at the final property value when sufficient data is available.

Data Collection and Validation

The district will obtain information regarding agricultural use land from state and federal agencies as available. In addition, information will be collected from agricultural professionals, renditions, trade journals and publications, and other sources considered reliable. Recognized organizational sources for information include:

1. Agricultural Advisory Board
2. The Texas Agricultural Extension Service
3. Agricultural Stabilization and Conservation Service
4. Soil Conservation Service
5. Texas Agricultural Statistical Service
6. Farmers Home Association
7. Production Credit Association
8. Universities and Colleges
9. Property Tax Division of the Texas Comptroller

The Mass Appraisal Report

Each tax year, the required Mass Appraisal Report is 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 attached to the report by reference.

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 developed each year. These items include, but are not limited to: cost schedules, depreciation schedules, land tables, sale and equity comparable adjustment grids, sale data, retail surveys, vacancy information, expense ratios, overall capitalization rates, income & expense data, field cards and photographs. This information is maintained electronically in categorized files by department and utilized throughout the appraisal calendar.

Communications

Authorized staff of the appraisal district will communicate with the owner, property manager, fiduciary agent, or other duly authorized parties in a good faith effort to ascertain and update property information and to resolve valuation and exemption conflicts. Communication methods include but are not limited to: in-person visits, telephone conversations, postal correspondence, and email correspondence. Formal reviews will include all required and adopted official notices, forms, formal letters, affidavits, and personal appearances before the Appraisal Review Board.

General Informal Review Procedures

Moore CAD often conducts informal reviews of an owner/agent's property in order to resolve issues and concerns of the owner/agent. The appraiser assigned to informally review of accounts will comply with authorized communications standards as listed above. The appraiser will confirm the existence and accuracy of property data characteristics and will review any and all evidence submitted by the owner or authorized agent regarding property issues addressable by the appraisal district. Informal valuation reviews will be comprised of data accuracy checks, verification of improvements, review of market adjustment factors, and review of comparable sales information.

The district appraiser will utilize available valuation tools to assist in the market value analysis. Specialized valuation tools may include but is not limited to: sales data ratios, archived value reports and appraisals, data queries from the CAMA system, various district ratios and reports. The district appraiser will physically inspect the subject property at the request of the owner or agent, or if deemed necessary by the appraiser.

Upon reaching an amicable agreement, the appraiser is authorized to sign the district's Value Change Form. The owner/agent will be required to sign same form in order to accept the agreed upon settlement terms for the current year.

General Formal Review Procedures

The Moore County Appraisal District will present all formal taxpayer protests to the Appraisal Review Board (ARB). An ARB is a group of citizens authorized to resolve disputes between taxpayers and the appraisal district. The ARB will determine taxpayer protests. In taxpayer protests, the ARB will listen to both the taxpayer and the chief appraiser.

ARB decisions are binding for the year in question and all meetings are open to the public. Notices of the date, time and place of each meeting will be posted at least 72 hours in advance at the appraisal district office and the county clerk's office in accordance with the Texas Open Meetings Act. The ARB's hearing procedures will be posted in a prominent place in the room in

which hearings are held.

At least 14 days prior to a taxpayer's protest hearing, the appraisal district will provide the taxpayer a copy of the ARB procedures and a statement affirming the taxpayer may inspect and obtain a copy of the data, schedules, formulas and any other information the chief appraiser plans to introduce at the hearing as requested. The taxpayer or authorized agent will be required to appear in person; by phone; send a person duly authorize in writing to appear on behalf of the owner; or send a sworn affidavit to the ARB with supporting evidence.

The district will prepare evidence to be presented to the ARB in accordance with the rules and procedures established by the Texas Property Tax Code. The Chief Appraiser or his authorized staff member will present the district's case in ARB hearings, allowing for review of evidence, questioning, and cross examination from ARB members. Once the ARB board rules concerning a protest appeal, the ARB will direct a written order to be sent by certified mail.

The taxpayer will have the right to appeal the ARB's decision to state district court in the county in which the property is located. The taxpayer may also be able to appeal the ARB decision to binding arbitration as detailed in the provisions of the Texas Property Tax Code. A petition for review with the district court must be filed within 60 days of receiving the ARB's order, and not later than the 45th day after receiving notice of the ARB order for binding arbitration.

The Written Reappraisal Plan For Moore County Appraisal District

Planning a Reappraisal

Variation in reappraisal requirements requires Moore County Appraisal District to carefully plan its work before beginning any reappraisal. Although the planning process may vary in specifics, it should involve five (5) basic steps:

1. Assess current performance.
2. Set reappraisal goals.
3. Assess available resources and determine needs.
4. Re-evaluate goals and adjust as necessary.
5. Develop a work plan.

Steps in a Reappraisal

The International Association of Assessing Officers (IAAO) textbook, Property Appraisal and Assessment Administration, lists ten steps in a reappraisal. These steps outline those activities performed by Moore County Appraisal District for the completion of periodic reappraisals. Activities are listed below in the order in which they occur:

1. Performance Analysis:
 - Ratio study
 - Equity of existing values
 - Consistency of values with market activity
2. Revaluation Decision:
 - Statutory – at least once every three years
 - Administrative policy
3. Analysis of Available Resources:
 - Staffing
 - Budget
 - Existing practices
 - Information system support
 - Existing data and maps
4. Planning and Organization
 - Target completion dates
 - Identify performance objectives
 - Specific action plans and schedules
 - Identify critical activities with completion dates
 - Set production standards for field activities
5. Mass Appraisal System:
 - Forms and procedures revised as necessary
 - CAMA (Computer Assisted Mass Appraisal) system revisions as required
6. Conduct Pilot Study
 - Test new/revised appraisal methods as applicable
 - Conduct ratio studies
 - Determine if values are accurate and reliable
7. Data Collection
 - Building permits and other sources of new construction
 - Check properties that have undergone remodeling
 - Re-inspection of problematic properties
 - Re-inspection of universe of properties on a cyclic basis
8. Valuation
 - Market analysis (based on ratio studies)
 - Schedules development
 - Application of revised schedules
 - Calculation of preliminary values
 - Tests of values for accuracy and uniformity
9. The Mass Appraisal Report
 - Establish scope of work
 - Compliance with Standards Rule 6 – 7 of USPAP
 - Signed certification by the Chief Appraiser as required by Standards Rule 6 – 8 of USPAP

10. Value Defense:

- Prepare and deliver notices of value to property owners
- Hold informal hearings
- Schedule and hold formal appeal hearings

***** Note: The burden of proof (evidence) of market values and equity falls on the Appraisal District. *****

Moore County Appraisal District Residential, Commercial, Rural and Personal Property 2025 - 2026 Reappraisal Plan

Pursuant to Section 25.18 of the Texas property Tax Code, the Moore County Appraisal District has established the following reappraisal plan to provide for the reappraisal of all property within the district at least once every three (3) years. The plan establishes a two-fold approach:

1. Three Year Cycle: The CAD is divided into three market areas. Each year, all real residential and commercial property within one of the areas will be reappraised, regardless of any ratio study/report findings. These areas are identified as follows:
 - a. Area One: City of Dumas (to be completed 2027)
 - b. Area Two: City of Sunray, City of Cactus and Double Diamond Estates (2026)
 - c. Area Three: Moore County Rural (2025)

As mentioned prior, these yearly plans are designed to be flexible within the overall reappraisal plan. The specific workload within and between plan years may need to be adjusted to provide for complete and accurate reappraisals. Each of the cycle years will include those properties needing an inspection based on other methods of identification, such as new construction, new ownership, changing market areas, new development, etc. as discussed in the section concerning data collection requirements.

*****Note: All mobile homes, income producing, personal property and mineral interests within the CAD are appraised on an annual basis, regardless of location. *****

*****Note: All above areas and target dates may be changed due to weather, availability of staff, and/or other unforeseen circumstances. *****

2. Annual Ratio Reports: In addition to the three-year cycle stated above, ratio studies shall be performed annually to determine areas or categories of properties within the CAD which need to be reappraised within the current year based on sales ratios. Any areas or categories whose ratios are above or below statutory requirements shall be reappraised in the current year regardless of the area in which they are located.

This two-fold approach will insure not only that all residential and commercial property within the CAD is reappraised at least once every three years, but also that all other categories within

the CAD are reviewed annually so that the appraisal district stays current with respect to market value in those areas where residential and/or commercial property values appear to be changing rapidly.

Organization

Field inspections are carried out by the field appraiser as directed by the Chief Appraiser. The field appraiser physically inspects areas required by the reappraisal cycle, checks all existing data, works building permits, takes photographs of improvements, draws plans of new improvements for entry into computer, rechecks any property on which a question or problem has arisen. Other duties may be required and will be executed upon direction of the Chief Appraiser.

Data entry of field work notes and sketches is performed by Appraisal District staff.

The property appraisers perform market analysis. Sales data is gathered throughout the year from deed records, sales confirmation letters from property owners and other sources. The market data is analyzed, sales data is confirmed, outliers are identified, existing classification system is reviewed, market schedules are reviewed and updated as necessary and final market schedules are applied to the universe of properties.

2025 Reappraisal Schedule

September 1, 2024 - Appraisers will begin and complete field inspections of all real property.
March 31, 2025

September 1, 2024 - Complete work for city permits and inspection report for tax year 2025.
May 20, 2025

October 1, 2024 - Appraisers modify cost schedules and depreciation tables to reflect current market conditions.
May 1, 2025 Conduct and complete sales ratio studies.
Conduct and complete CAD Value vs. Sales Information using ratio study.
Identify necessary schedule adjustments.

December 1, 2024 - Gather current sales data from sales survey letters, deed records and other sources.
May 1, 2025

January 1, 2025 Statutory appraisal date for most categories of taxable property.

January 1, 2025 Appraisers modifies personal property schedules for 2025.

January 1, 2025 - May 20, 2025	<p>Receive and process property owners submitted property renditions.</p> <p>Receive and process applications for exemptions and special appraisal.</p> <p>Refine sales analysis and mass appraisal schedules.</p> <p>Statistically test schedules.</p> <p>Complete data entry of all reappraisal and maintenance changes.</p> <p>Finalize all field work and data collection activities.</p> <p>Complete specifications of all valuation models.</p>
January 15, 2025 - March 15, 2025	Work commercial vehicle registration list.
January 1, 2025 - May 31, 2025	Work personal property renditions.
April 1, 2025	(or soon thereafter); Mail written appraisal notices.
April 1, 2025 - June 15, 2025	<p>Informal meetings with taxpayers and/or agents.</p> <p>Respond to property owners' inquiries.</p>
May 2025	<p>Mail remaining written appraisal notices. May 25th deadline to mail notices for personal property.</p> <p>ARB Organizational Meeting.</p>
July 2025	<p>Formal protest hearings with ARB.</p> <p>Enter into computer all changes as ordered by ARB.</p> <p>ARB approval of appraisal records by July 20th.</p>
July 25, 2025	Target date for Chief Appraiser to certify the appraisal roll to each taxing entity in Moore County.
As Needed:	Handle any outstanding protests by scheduling ARB hearings.

2026 Reappraisal Schedule

The same timetable and duties apply in each year. The field appraisers shall physically inspect all property as described in area one (1). The Chief Appraiser and CAD staff shall continue to complete the same duties and reappraisal steps as outlined for 2025.

Moore County Appraisal District

2024 Summary Report

Introduction

Purpose

The purpose of this report is to better inform the property owners within the boundaries of the Moore County Appraisal District (MCAD) and to comply with Standards Rule 6 – 7 of the Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2002 – December 31, 2002. Standards Rule 6 – 7 addresses a written summary report of a mass appraisal for ad valorem taxation. Mass Appraisal is the process of valuing a group of properties as of a given date. Using standard methods, and employing common data, which allows for statistical testing. The intended use of the appraised values is to establish a tax base upon which a property tax will be levied. Each taxing unit within MCAD boundaries will use the appraised values for ad valorem tax purposes only.

The purpose of the appraisals performed by MCAD is to estimate market value on January 1 of each year as defined by the Texas Property Tax Code (Sec 1.04) on all taxable property within the boundaries of MCAD. “Market Value” is defined by Sec 1.04 as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

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

Responsibilities

The Appraisal District is responsible for appraising property in the district for ad valorem tax purposes for each taxing unit that imposes ad valorem taxes on the property in the district. MCAD serves the public and twelve taxing entities of Moore County. Taxing entities in Moore County are composed of three school districts, four cities, the county, two water districts and one hospital district. The appraisal district also has one school district that extends into Sherman County. Hutchinson County has one school district that overlaps into Moore County. The Appraisal District certified a total of 55,277 parcels with a total market value of \$3,656,820,192 for 2024. The following are those parcels and values by property type:

A. Real, residential, single family	6,389	\$911,445,174
B. Real, residential, multifamily	204	\$48,135,307
C1. Real, vacant platted lots/tracts	2,716	\$21,381,071
D1 & E. Real, acreage (land only)	2,883	\$94,834,197
D2. Real, farm and ranch improvements	239	\$13,584,053
F1&2. Real, commercial, and industrial	868	\$978,324,904
G1. Real, oil & gas, mineral reserves	33,241	\$159,703,631
J. Real & intangible personal, utilities	139	\$257,177,560
L1 & 2. Tangible personal, business	1,666	\$750,580,779
M1. Tangible personal, other	1,364	\$45,632,930
S. Special Inventory Tax	20	\$7,408,190
X. Total exempt property	7,488	\$75,378,535
Totals	57,217	\$3,363,643,548

Organizational Structure

The Moore County Appraisal District was created by the Texas legislature. MCAD appraises property for twelve entities in Moore County, Texas. MCAD is a political subdivision of the State of Texas. The Appraisal District is governed by a six-member Board of Directors, five of which are appointed by the twelve taxing entities in the County and one nonvoting member (Moore County Assessor/Collector) created by the 75th Texas Legislature. The Board appoints the Chief Appraiser who serves at the pleasure of the Board. The Board also approves the budget and sets policies. The Chief Appraiser is the chief administrator of the Appraiser District and may employ and compensate professional, clerical and other personnel as provided by the budget. The Chief Appraiser may delegate authority to his/her employees.

MCAD currently has six employees divided into three areas, Chief Appraiser & Deputy Chief Appraiser, appraisers, and appraisal support staff.

All appraisers are required to be registered with the Texas Department of Licensing and Regulation (TDLR). The TDLR registration requires that each appraiser must successfully complete a five-year educational program and pass a required number of course hours within a specified time. Additionally, all appraisers must pass review exams at levels three and four of the certification program. After successfully completing the required curriculum, an appraiser is awarded the designation of Registered Professional Appraiser (RPA). There is also a requirement of at least thirty hours of continuing education units every two years in order to recertify the RPA designation. MCAD currently has two RPAs on staff. The MCAD appraisal staff stays abreast of current trends affecting property through review of published materials, attendance at conferences, course work and continuing education.

Each appraiser is assigned a category of property within the boundaries of MCAD. Appraisers are responsible for the discovery, listing and appraisal of all types of property within their assigned area, unless specific types of property have previously been assigned to another appraiser.

Philosophy Statement

The Moore County Appraisal District believes that the most important asset of the District is its people. Every employee is important and deserves to be treated fairly with consideration and respect. MCAD believes in providing good working conditions, a safe, clean and friendly work place to help each employee do his or her job effectively. We also believe that every employee has an obligation to develop his or her talents to the fullest.

The Moore County Appraisal District exists for the purpose of providing services to the property owners and taxing units within our jurisdiction. It is important that we recognize our responsibility to provide quality services on a cost-effective basis. Every property owner should be approached in a respectful, positive and friendly manner. Property owners should be assisted in a timely and courteous fashion. MCAD employees have an obligation as public servants to promote goodwill toward all property owners; not only in manner but also by example.

Because of the nature of our work, not every property owner will be pleased with the outcome of his or her contact with MCAD. What is important is that everyone who comes in contact with our office should have reason to feel that a knowledgeable and qualified person handled his or her matter in a fair and equitable manner.

Assumptions and Limiting Conditions

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not required to give testimony or attendance in court by reason of the appraisals, unless directed by, employed by and provided legal counsel by the Moore County Appraisal District.
4. All properties are appraised in fee simple interest in accordance with Texas Property Tax Code Section 25.06. (Jurisdictional Exception to Standards Rule 6-4 (c) and 6-5 (c) or USPAP).
5. All sketches in the appraisal records are intended to be visual aids with rounded measurements and should not be construed as surveys or engineering reports, etc.

6. Members of the Appraisal District's staff or other reliable sources have obtained all information in the appraisal records.
7. The appraisal staff has inspected, as permitted, by observation, the land and the improvements thereon; however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made as to these matters, unless specifically considered in an individual appraisal.
8. All interior inspections are performed at the property owner's request by appointment. All other inspections performed are external and assume the quality; condition and desirability of the interior are approximately equal to that of the exterior, unless otherwise known.
9. Agricultural land is appraised at market value using a market data model based on market sales information. However, it may also be subject to appraisal using an income model specified in Section 23, Sub-chapters C, D and E of the Texas property Tax Code. (Jurisdictional Exception to 6-4 (b) of USPAP).
10. Subsurface rights (oil, gas and other minerals) are not considered in making these appraisals.
11. Due to the lack of zoning the highest and best use for a property is normally considered to be its current use.

The following summary reports are presented to be more specific about the appraisal of various property types within Moore County Appraisal District.

Appraisal Personnel Utilized in Reappraisal Plan

Administration

Samantha Venegas Chief Appraiser
 Janie Starkey Deputy Chief Appraiser

Residential

Samantha Venegas Chief Appraiser
 Janie Starkey Appraiser
 Guillermina Ramirez Appraiser

Ag / Rural Land

Samantha Venegas Chief Appraiser

Commercial

Samantha Venegas Chief Appraiser
 Guillermina Ramirez Appraiser

Personal Property

Kenley Elliot Appraiser

Support

Carla Coker Mapping, Deed, Exemptions
 Janie Starkey Deed / Exemption

RESOLUTION

On this 19th day of August, 2024 at a regular meeting of the Board of Directors of Moore County Appraisal District there came on for consideration a Resolution to adopt a biennial re-appraisal plan, including those plans submitted by contractors of the district, for the tax year 2025 and 2026. After conducting a public hearing to consider the plan, motion was made by, Chris Rivera, seconded by Ben Maples to authorize the adoption of said plan. Said motion being put to vote, it carried by a vote of 6 to 0.

Those voting "Aye" were:

R. Benton Maples
Chris Rivera
Ben Maples
D. J. Sykes
Dan Stalowitz

Those voting "No" were:

Present and not voting:

Those absent were:

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

D. J. Sykes
Chairman of Board of Directors
Moore County Appraisal District

STATE OF TEXAS COUNTY OF MOORE

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

Witness my official hand this 19th day of August, 2024

Scott Lee
Secretary of Board of Directors
Moore County Appraisal District

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 the appraisal staff's personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, save and except the ownership of my personal residence and personal auto and I have no personal interest or bias with respect to the parties involved.

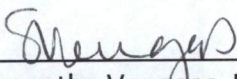
My compensation is not contingent on the reporting of a predetermined value, or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated results, or the occurrence of a subsequent event.

My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

Personal inspections are made by the MCAD appraisal staff.

Persons providing significant professional assistance to the person signing this report are listed below:

Samantha Venegas, RPA, Chief Appraiser, MCAD
Stephen Campbell, RPA, Thomas Y. Pickett.


Samantha Venegas, RPA
Chief Appraiser

Appendix: A

Thomas Y. Pickett. 2025 – 2026 Reappraisal Plan