

REAPPRAISAL PLAN - KING COUNTY APPRAISAL DISTRICT

Except as otherwise provided by the TEXAS PROPERTY TAX CODE, all taxable property will be appraised at its market value as of January 1. The market value of property shall be determined by the application of generally accepted appraisal techniques, and the same or similar kinds of property. However, each property shall be appraised based upon the individual characteristics that affect the property's market value. (Section 23.01, TEXAS PROPERTY TAX CODE).

As mandated by Section 25.19, TPTC, reappraisal of all real property in the King County Appraisal District shall be done at least once every three years.

Each year, real property is reviewed to locate newly constructed improvements, review work in progress, and delete property that has been removed or damaged beyond repair.

Each year, sales information is compiled and evaluated on each class of real property. Ratio studies are attempted and schedules are adjusted when necessary.

Reappraisals begin in the month of October before January 1 at which time the market area to be reappraised is driven out. Any work in progress is noted and reviewed in early January. The completion target of the reappraisal by the last of March.

Personal property is reviewed each year. Renditions for the use of commercial and industrial property owners are mailed in January. All new businesses are visited by an appraiser. Sources, other than renditions, include the Appraisal on-Site guide furnished by the Property Tax Division and schedules developed from Hunnicutt Personal Property Pricing Guide, Marshall & Swift Valuation Service, and personal interviews.

Producing properties (Oil & Gas) are appraised using the discount cash flow method. Utility and other income producing properties are appraised using the Unit Appraisal Method or Modified Unit Appraisal Method. The appraisal will be done by a firm specializing in that type of property.

SUMMARY REPORT
(To Accompany USPAP)

KING COUNTY APPRAISAL DISTRICT
2020 Mass Appraisal Report

COMPILED BY
KALA BRIGGS
CHIEF APPRAISER

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INTRODUCTION

The purpose of this summary report is to aid the taxpaying public in better understanding the methods and techniques utilized by the King County Appraisal District (KCAD) in the valuation and revaluation of taxable property within King County. This report attempts to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice. KCAD maintains a more detailed operations manual for appraisal use.

KCAD is a Central Appraisal District is a political subdivision of the State of Texas created pursuant to Subchapter A of the Property Tax Code and is charged with the appraisal of all taxable property within the taxing entities within the District boundaries. Currently these taxing entities are as follows:

King County
King County Farm to Market Flood Control
Guthrie Common School District
Crowell Independent School District
Gateway Groundwater Conservation District

MISSION STATEMENT

The mission of the King County Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of the district for ad valorem tax purposes. The district must make sure that each property owner is given the same consideration, information, and assistance. This is accomplished by properly administering the laws under the property tax system and operating under the standards of the following as well as other manuals deemed appropriate by the Texas Comptroller.

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

USPAP

The chief appraiser is the chief administrative and executive officer of the appraisal district. The chief appraiser employs and directs the district's staff, oversees all aspects of the appraisal district's operations and performs either directly or through the district staff a variety of operations.

The chief appraiser's responsibilities are as follows:

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

King County Appraisal District is a small office consisting of the chief appraiser and a part-time office administrator.

The District employs the services of Pritchard & Abbott, an appraisal firm, to appraise all minerals, industrial plants, pipelines, industrial personal property, and utilities within the boundaries of the appraisal district. The District also uses computer software provided by Pritchard & Abbott for its data processing of all appraisal records, records management system, and maintenance of the digitized mapping system. Pritchard & Abbott appraisers may also assist the chief appraiser in conducting ratio studies and building schedules for residential property and/or improvements.

As of July 24, 2020, the 2020 appraisal roll for King County Appraisal District indicates a total of 4,651 parcels. The breakdown of these parcels is as follows:

A	Residence – Single Family	38
C	Vacant Lots, Platted	177
D	Qualified Open-Space Land & Improvements	1736
E	Rural land not qualified as Open-Space and Improvements	106
F	Real – Commercial & Industrial and Manufacturing	14
G	Oil, Gas and Minerals, Sub-Surface Interests	1966
J	Tangible Personal Property Utilities	52
L	Tangible Personal Commercial & Industrial and Manufacturing	65
M	Mobile Homes	8
X	Exempt Properties	489
TOTAL PARCEL COUNT		4651

VALUATION APPROACH

Market Value

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

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

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

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

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

AREA ANALYSIS

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

King County is located in north-central Texas. The total area is 584,948 acres, or about 914 square miles. Guthrie is the county seat of King County. It is located about 90 miles East of Lubbock and about 30 miles south of Paducah. Guthrie is crossed by the East-West U.S. Highway 82 and the North-South U.S. Highway 83. The small farming community of Dumont is located in the Northwest part of the county.

King County is bordered on the North by Cottle and Foard Counties; on the South by Stonewall County; on the East by Knox County; and on the West by Dickens County.

The majority of the county lies within the Central Rolling Red Plains (Western Part) Major Land Resource Area (MLRA). The Southeastern part of the county lies in the Central Rolling Red Plains (Eastern Part) MLRA (USDA, 1981). The main geological formations are of the Permian system, which includes the Whitehorse Formation to the West and the Blaine Formation to the East. Quaternary age outwash of ancient alluvium overlies a small part of these formations. These systems have provided an assortment of parent materials from which soils have formed. These include loamy and sandy alluvial deposits, dolomite, shales and clays, gypsum, and soft sandstones.

There are 35 soils identified in King County. Nearly all of the soils formed under and supported native grasses. The soils range widely in texture, color, depth, natural drainage, and other characteristics. Slope, depth to bedrock, natural fertility, and the hazard of flooding influence agriculture and urban uses.

The elevation ranges from about 1,500 feet to about 2,175 feet above sea level with a general dip to the East. The county has drainage to two major river basins. A small portion of the Southeast corner drains to the Brazos River. The rest of the county is drained by several forks of the Wichita River, all of which flow to the Red River. Nearly all the tributaries of these rivers are deeply entrenched.

The population steadily increased from 1890 to 1930 when the population peaked at 1,193. In 1940, the county had 1,066 residents, and by 1990 the population had decreased to 364, of which 140 lived in Guthrie. The 2010 Census population for Guthrie was 160 residents. In 2014, it was reported 262 people lived in King County.

Productive soils are the most important natural resource in the county. The Quaternary age terrace deposits near the North Fork of the Wichita River provide a source of irrigation water. Also present in the county are small deposits of gravel, which are suitable for road material. The production of cattle, wildlife, cotton, small grains, sorghums, old world bluestem, weeping lovegrass, and native grasses contributes a significant amount to the landowners' livelihood. Gypsum caverns as much as 300 feet below ground level provide a source of water for livestock. This water contains large amounts of dissolved salts and is only marginally suited to this use. Numerous ponds throughout the county provide water for livestock and recreation.

Oil and gas are produced from numerous wells throughout the county. These wells provide an additional source of income to landowners as well as jobs for the people that drill and service the wells. Oil was discovered in the county in 1943. Production was about 2,300 barrels in 1944, 1,084,000 barrels in 1948, 1,293,000 barrels in 1956, 1,221,000 barrels in 1965, 2,545,507 barrels in 1974, 4,271,000 barrels in 1978, and 8,720,652 barrels in 1990. By January 1, 1991, almost 114,403,000 barrels of oil had been pumped from King County lands since 1943. Most recently, in 2019 King County produced 1,814,828 BBLs and 29,732 MCF of gas.

Wildlife produced on the farms and ranches provide recreation and a source of income for many residents. Deer, turkey, quail, dove, and feral hogs are plentiful throughout the county wherever cover is adequate.

The Blaine Formation contains many thick beds of gypsum and dolomite. These deposits are large enough to be worked, but mining is not thought to be economical at present.

King County is agriculturally oriented. Approximately 90 percent of the land area is used as rangeland. Most of the county agricultural income is derived from the sale of livestock. Livestock operations are primarily cow-calf. The 2014 Census of Agriculture inventoried about 7,952 head of cows and calves in the county (USDA, 2014). Some of the ranches use stocker calves to graze rangeland during the warm season and small grain forage during the cool season. Supplemental feeding of range cattle is generally needed from December through mid March. Horses are used to work cattle on most of the ranches. Many prized quarter horses are raised in the county.

At present, approximately 5 percent of the land area in King County is cultivated. Cotton, the main crop, is being replaced by small grains for cool-season grazing. Forage sorghums are commonly grown for hay and supplemental grazing. Most of the cropland that is not presently cultivated has been seeded to introduce pasture grasses or native grasses for use as hayland, rotational grazing, or conservation reserve.

The total number of farms and ranches is decreasing because smaller farms and ranches have consolidated into larger commercial units. The USDA 2014 Census of Agriculture states that there are 59 farms and ranches in King County. The number of farmed acres is also decreasing. Economics, intermittent droughts, highly erosive soils, and occasional hail storms are some of the contributing factors.

In winter, the average temperature is 42 degrees F and the average daily minimum temperature is 27 degrees. The lowest temperature on record, which occurred at Guthrie on December 23, 1989, is -10 degrees. In summer, the average temperature is 81 degrees and the average daily maximum temperature is 95 degrees. The highest temperature, which occurred at Guthrie on June 28, 1994, is 119 degrees.

Growing degree days are equivalent to "heat units." During the month, growing degree days accumulate by the amount that the average temperature each day exceeds a base temperature (50 degrees F). The normal monthly accumulation is used to schedule single or successive plantings of a crop between the last freeze in spring and the first freeze in fall.

The average annual total precipitation is about 21.6 inches. Of this, about 19 inches, or 76 percent, usually falls in April through October. The growing season for most crops falls within this period. The heaviest 1-day rainfall during the period of record was 8.85 inches at Guthrie on July 4, 1986. Thunderstorms occur on about 49 days each year, and most occur in May.

The average seasonal snowfall is 5 inches. The greatest snow depth at any one time during the period of record was 10 inches recorded on March 16, 1969, which was also the heaviest 1-day snowfall (10 inches) on record. On an average, 3 days per year have at least 1 inch of snow on the ground.

The average relative humidity in mid-afternoon is about 51 percent. Humidity is higher at night, and the average at dawn is about 82 percent. The sun shines 82 percent of the time in summer and 64 percent in winter. The prevailing wind is from the south-southeast. Average wind speed is highest, 12.8 miles per hour, in April.

The closest city of any size from King County is Childress, Texas, located 60 miles North of King County and larger urban areas within approximately 100 miles include Lubbock, located West of King County, Wichita Falls, located Northeast of King County, and Abilene, located South of King County. The location of King County has an impact on the values of properties within the county.

Overview of Types of Properties Appraised

There are four major categories of property appraised by the King County Appraisal District. These categories are:

1. Real Properties: Residential
Commercial
Vacant Lots
Vacant rural land and improvements on rural land
2. Personal Properties: Income producing business personal property
Industrial personal properties
3. Utilities: Telephone companies
Cable companies
Electrical companies
Fiber Optics
Miscellaneous Other Utilities
4. Minerals: Oil and Gas

The Property Tax Assistance Division of the State Comptroller's Office requires properties to be identified by type using a standard identification code. The codes currently used by the King County Appraisal District are as follows:

- | | |
|----|---|
| A1 | Residence – Single Family |
| C1 | Vacant Lots and Land Tracts |
| D1 | Qualified Open-Space Land |
| D2 | Farm and Ranch Improvements on Qualified Open-Space Land |
| E1 | Rural Land, not qualified for open-space and Improvements |
| F1 | Real – Commercial |
| F2 | Real – Industrial and Manufacturing |
| G1 | Oil, Gas and Minerals |
| J | Tangible Personal Property Utilities |
| L1 | Tangible Personal Commercial |
| L2 | Tangible Personal Industrial and Manufacturing |
| M1 | Mobile Homes |
| X | Totally Exempt Properties |

Highest and Best Use Analysis

The highest and best use of real estate is defined as the most reasonable and probable use of land that will generate the highest return to the property over a period of time. This use must be legal, physically possible, economically feasible and the most profitable of the potential uses. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

In order to complete the highest and best use analysis of a property, an appraiser must estimate the highest and best use as if the land were vacant. This estimate ignores the value of and the restrictions created by existing improvements. It is the highest value the land could have if it were available for any legal, physically possible and economically feasible kind of development.

In determining the highest and best use, preliminary judgments are made in the field by appraisers. The appraisers are normally aware of zoning regulations within physical boundaries of the city.

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

Market Analysis

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

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

Examples of sources of general data include "Trends" issued by The Real Estate Center at Texas A&M University, "The Statement" published by the State Comptroller's Office, "The Appraiser" published by The Texas Association of Appraisal Districts, and the "Texas Assessor's News" published by the Texas Association of Assessing Officers. When possible, sources in surrounding counties such as lending institutions, realtors, Chambers of Commerce, and articles published in the area newspapers are used to obtain financing information, market trends and information, demographics, and labor statistics.

Sales information is received from various sources. Asking prices can be gathered from the area paper and realtor listings. Information is also gathered from conversations real estate appraisers located in surrounding counties, agents and brokers. Sales confirmation letters are mailed to each new owner when a property changes hands.

King County Appraisal District employees retrieve records from the King County Clerk's Office located in the Courthouse on a regular basis to track all deed transactions. From this information, sales confirmation letters are mailed to the buyer to obtain information on the sale. This information is not mandatory in the State of Texas and only a small percentage of letters are returned with useful information. This is a serious problem in that there is usually inadequate sales data to perform as thorough an analysis of sales data as USPAP would require. However, every effort is made to use what data is available. The Property Tax Division also sends out sales letters.

King County Appraisal District currently does reappraisals on a three-year basis. The reappraisal includes the inspection of properties and the updating of all information on the properties. Sales and market analysis are performed each year on residential properties, as information is available. Each year new properties are inspected, measured and added to the roll. Individual properties are also reappraised with changes to the condition as the property warrants; for example, fire, remodeling, or an addition or demolition of a portion of the improvement. Appraisers will perform detailed field inspections of properties if requested by the owner. **PLEASE REFER TO THE KING COUNTY APPRAISAL DISTRICT "WRITTEN PLAN FOR REAPPRAISAL" FOR MORE INFORMATION ON REAPPRAISAL, REQUIREMENTS FOR REAPPRAISAL, AND THE CYCLES OF REAPPRAISAL.**

The appraisers performing reappraisal in the field have property record cards that contain specific information regarding the property being appraised. These cards contain brief legal descriptions, ownership interests, property use codes, property addresses, land size, sketches of improvements as well as any available detailed information of the improvements. A copy of a property record card may be obtained at the appraisal office.

Field inspections require the appraisers to check all information on the property record cards and to update if necessary. If physical inspection of the property indicates changes to improvements, the appraiser notes these changes in the field. Examples of types of changes may be condition or effective age of the improvements as well as additions to the improvements. The classification of residential properties is also reviewed during the revaluation process. New improvements are also added at this time.

DATA COLLECTIONS AND VALIDATION

Data Collection and Sources

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

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

Data on individual properties is also collected from the field, compiled and analyzed. Buildings and other improvements are inspected in the field, measured and classified. The appraiser estimates the age of improvements and determines the condition of the improvements. This data is used to compile depreciation (loss of value) tables, and any notes pertaining to the improvements are made at this time.

Currently, single family dwellings are classified for quality and type of construction and whether frame or brick veneer. The classifications range from the most basic of structures using the poorest quality materials and lowest workmanship to structures of the highest possible quality using only the best of materials and the highest and best quality workmanship available. For any dwelling that exceeds the general description of the top-most classification, a special class may be assigned.

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

Depreciation is also estimated by condition of the improvements. Condition ranges from unsound to excellent. Appraisers in the field usually inspect structures from exterior perspectives. The interior condition is assumed to be similar to the exterior. However, if the taxpayer requests, an interior inspection may be made.

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

Additional depreciation may be estimated for a variety of reasons including functional obsolescence resulting from bad floor plans or out of date construction methods. Economic obsolescence results from a loss of value to a property due to adverse influences from outside the physical boundaries of the property.

Valuation Analysis

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

Residential Schedules

Residential valuation schedules are cost based tables modified by actual sales data from the county. That is, the cost reflects actual replacement cost new of the subject property. Market research indicates that the common unit of comparison for new residential construction as well as sales of existing housing is the price paid per square foot. The value of extra items is based on their contributory value to the property. This value may be estimated by the price per square foot or a value of the item as a whole. This data is extracted from the market by paired sales analysis and conversations with local appraisers and brokers.

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

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

A residential depreciation schedule may be obtained from the appraisal district office.

Commercial Schedules

Commercial properties are valued using valid market transactions in the area, along with Marshall and Swift Valuation schedules for commercial property. Replacement cost new is determined and then adjusted for location. Depreciation is then applied using physical observation of the property.

Business Personal Property Schedules

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

Business personal property values are derived from several sources. Business owners are required by Texas Law to render their income producing personal property each year. It is the experience of the district that we receive approximately ninety percent (90%) of the business renditions each year. Rendered values are used on business personal property if the value is reasonable for the type of business and is within acceptable ranges when compared to the PTD personal property schedules for the type of business rendered. Should the rendered values not be acceptable, the PTD schedules are applied to establish values. Value on all business personal property not rendered is established using PTD schedules for the type of business being valued. Depreciation is determined by the age of the property and its expected life. Schedules are available in the appraisal district office.

Business vehicles are valued based on the NADA Used Car Guide trade-in value for the particular make, model, and age of the vehicle. The trade-in value may also be obtained from "Car-Point" or other web-sites available on the internet. When adverse factors such as high mileage are known, then the appropriate adjustments are made to the value.

Statistical Analysis

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

King County Appraisal District's statistical analysis for real estate is based on measures of central tendency and measures of dispersion. The measure of central tendency determines the center of a distribution. The measures of central tendency utilized with the aid of computer based programs are the mean, median, mode, and the weighted mean.

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

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

Individual Value Review Procedures

In order for comparable sales data to be considered reliable it must contain a sales date, sales price, financing information, tract size and details of the improvements. Sales data is gathered by sending sales letters to the buyer of properties that the district knows changed ownership. Commercial sales are confirmed from the direct parties involved whenever possible. Confirmation of sales from local real estate appraisers is also considered a reliable source.

Sales data is compiled and the improved properties are physically inspected (and most are photographed). All data listed on the property record card is verified and updated as needed including building classification, building

size, and additions or new out buildings, condition of structures and any type of change in data or characteristics that would affect the value of the property.

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

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

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

Performance Tests

Sales ratio studies are used to evaluate the district's mass appraisal performance. These studies not only provide a measure of performance but also are an excellent means of improving mass appraisal performance. King County Appraisal District uses ratio studies not only to aid in the revaluation of properties, but also to test the Comptroller's Property Tax Division value study results.

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

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

CERTIFICATION STATEMENT

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, impartial, and unbiased professional analyses, opinions, and conclusions.
- _____ I have no present or prospective interest in the properties that are the subject of this report, 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 misreport or 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 taxing jurisdiction, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- _____ my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Texas Department of Licensing and Regulation, and the International Association of Assessing Officers.
- _____ I have made, or caused to be made, a personal inspection of the properties that are the subject of this report.
- _____ no one provided significant mass appraisal assistance to the person signing this certification; or
- _____ significant professional assistance was provided to me, Chief Appraiser of King CAD, by various representatives of Pritchard & Abbott, Inc.

KALA BRIGGS
CHIEF APPRAISER
KING COUNTY APPRAISAL DISTRICT

THIS DOCUMENT IS ATTACHED, BY REFERENCE, TO THE KING COUNTY APPRAISAL DISTRICT WRITTEN PLAN FOR REAPPRAISAL.