

2024 STONEWALL COUNTY APPRAISAL DISTRICT
MASS APPRAISAL REPORT

The purpose of this report is to show the implementation of the scope of work the Stonewall County Appraisal District (CAD) performed for 2024. The Stonewall CAD had 2 appraisers Debra Smith and Hilary McDonald during 2024's reappraisal.

We began the scope of work for 2024 in September 2022 by printing appraisal cards for the eastern half of the county, east of highway 83 and outside the city limits of Aspermont. Stonewall CAD reappraisal plan has a 3 year reappraisal plan implemented. The eastern half of the county, east of Highway 83 and outside the city limits of Aspermont will be reappraised in 2024. The city limits of Aspermont will be reappraised in 2025. The Stonewall CAD has Google Earth to aid in discovery and inspection of property. The CAD also receives electric connects from the Stonewall County Judge's office.

Stonewall CAD employees printed from the CAMA every appraisal card on all property west of highway 83 and outside the city limits of Aspermont. Each appraisal card with an improvement was individually inspected for condition of the improvements. If the parcel contained a new improvement/structure a photograph was obtained, also if the parcel had a house, a photograph was obtained to confirm the condition of the structure. Upon inspection, condition of the structures on the parcel were noted, listing any additions that needed to be added, and depreciation noted from last reappraisal. If the appraiser had no access to the property, Google Earth was used to get measurements and confirmation of condition and number of improvements. All opinions were based on limiting conditions of no interior inspections of the properties reappraised.

If any notable change was made to the main improvement/structure and was not listed on the reappraisal card, measurements were taken and prepared for data entry on the CAMA system after January 1, 2024. Several new structures were added this year including new homes, new shops, barns, and barndominiums. Stonewall CAD staff updated structure schedules, land schedules and depreciation schedules as the market for Stonewall county applied. All appraisals were based on Market Value as of January 1, 2024.

All other parcel data such as ownership changes, surveys etc. are updated/maintained throughout the year. Stonewall CAD employees receive listings of all deeds filed in the Stonewall county clerk's office and also receive reliable data from other sources

such as survey companies, real estate offices, abstract offices, new meter connects, etc. Some changes were made under discovery of property upon driving the Farm to Market Roads, County Roads and highways throughout the county and on Google Earth.

After January 1, 2024, CAMA updates were made to the reappraised property on the east side of highway 83 outside the city limits of Aspermont. All changes were noted and pictures were placed on and letters sent out. Overall, a focus on the depreciation/effective year of structures was implemented.

Also business personal property renditions were mailed to all businesses including any new businesses filed as DBA in the clerk's office or noted through the previous appraisal year. Once renditions were received back in the office, they were sorted as to if they stayed in our office or scanned to the contracted provider, Pritchard & Abbott, to handle. The renditions for in-office were reviewed and placed in the CAMA with any changes and then depreciation would be applied. The Stonewall CAD sent a reminder before the business personal property rendition due date to any business that had not rendered. A penalty was applied to the ones who did not render.

Depreciations schedules were updated for manufactured homes, structures and business personal property. A percent good table has been implemented through the CAMA where an improvements' value changed with age and condition of the structure. All parcels in Stonewall County have been placed on schedules and each structure was appraised based on condition of the year built or effective age.

The Market Value of Open-Space land was reviewed, analyzed and updated. A sales ratio report was ran on sales of the Open-Space land. The data gathered was first analyzed on a per sale per acre basis. Then the data was further analyzed by breaking the sales down into land class and percent each class had in that sale and therefore come up with a different price per individual class acre per sale. Next each class of land was analyzed to get an overall sale per acre. The Market Value schedule was not changed this year. The Ag value schedule was changed due to information/data gathered at the Ag Board meeting and new cap rate from the state.

Next to be reviewed was the House Cost Schedule. A sales ratio report was ran on sales of the different type of houses in the county. After analyzing the sales, a mass refocus on building effective age/depreciation on structures was implemented. Stonewall County's trend of rising market values has slowed and starting to taper off.

The mobile/manufactured home schedule is adjusted according to Marshall and Swift valuation comparison for this area. A local factor of .89% was applied to the schedule which is a 2% increase from 2023. The original schedule was developed based on the cost approach to appraising. The market for mobile/manufactured homes in Stonewall County is a fairly balanced market.

Tiny Home schedule is adjusted to Marshall and Swift valuation comparison for this area. A local factor of .89% was applied to the schedule which is a 2% increase from 2023. The original schedule was developed based on the cost approach of a finished and unfinished tiny home. There is not a market for Tiny Homes in Stonewall County but appears to be developing.

The income approach was considered on 2 hotels, on the storage units/mini warehouses at the edge of Aspermont, Multi-family government apartments and lodges within the boundaries of Stonewall County. The CAD sent out income value letters to the hotels, storage units/mini warehouses, the multi-family government apartments and lodges located in Stonewall County. Only 2 businesses returned the income data form. The 2024 Stonewall CAD market schedule for businesses was left as limited data received.

It is the policy of Stonewall CAD to send out letters and new applications for 1-d-1 Open-space land when a deed comes in changing the owner and the land already qualified for the special valuation in previous years. Stonewall CAD will also mail out letters and applications for homestead exemptions to new homeowners. Exemption applications are also made available to the public upon request of wanting to apply. All form 1-d-1 applications plus denials and removal of previously exempted property are being mailed certified with return receipt request. If the applications are returned without being opened, the applications will then be mailed first class mail.

Along with the normal procedures that Stonewall CAD has in place, the office staff is in the process of scanning all records into the CAMA. If a special valuation form or exemption form is not found in the file folder, a request for one is then mailed out.

Once receiving the special appraisal forms and exemption forms back in the office, the property was updated with special appraisals and exemptions that have been approved. The land that qualified as wildlife special valuation was coded on the CAMA as "WDL". A wildlife management report generated by the CAMA was ran in December of 2023 so letter could be mailed to request annual reports and requesting any new wildlife management plans that were put in place in 2023 to have an initial inspection.

Stonewall CAD staff completed initial inspections and re-inspections of Wildlife Management property in Stonewall County in person per appointment.

Stonewall CAD contracts with Pritchard & Abbott to value the mineral, industrial, utility, and personal property used or employed in connection with the exploration and production of mineral property. Pritchard & Abbott also provide an Ag Use Schedule after collecting data and development of historical classification categories for land schedules.

Once everything was entered into the CAMA and all updates completed, the information was compiled and a notice of appraised value was sent out to taxpayers along with Taxpayer's right to protest. The preliminary values for the county were delivered to the entities. Once the records for 2024 were developed, the records were presented to the ARB along with preliminary values. This is in preparation for protests, if any. Protests will be held in June with a second board date in July and certification of the records to roll in July.

I certify that, to the best of 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 property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

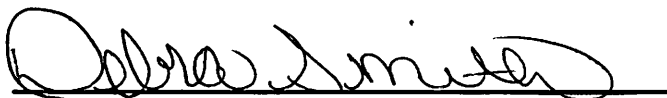
Please note my home is located at 237 South 16th, legal description Aspermont South Central Annex Block 30 Lot 11-12 and analysis statistics were applied to it.

-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 result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

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

-I have made personal inspections of the properties that are subject of this report.

-No one provided significant mass appraisal assistance to the person signing this certification.

A handwritten signature in cursive script, appearing to read "Debra F. Smith", is written over a solid horizontal line.

Debra F Smith, RPA, RTA
Chief Appraiser

I certify that, to the best of knowledge and belief:

-The statements of fact contained in this report are true and correct.

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-I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.


Please note my home is located at 201 FM 610, legal description 0489 H&TC Block D Section 130 and analysis statistics were applied to it.

-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 result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

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

-I have made personal inspections of the properties that are subject of this report.

-No one provided significant mass appraisal assistance to the person signing this certification.



Hilary McDonald
Deputy Appraiser