

ANDREWS COUNTY APPRAISAL DISTRICT

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2024 Summary Appraisal Report

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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 Andrews County Appraisal District (ACAD) in the valuation and revaluation of taxable property within Andrews County. This report attempts to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice, effective January 1, 2024 through December 31, 2024. Andrews CAD maintains a detailed operation manual for appraisal use.

Andrews CAD is a County Appraisal District formed by the Texas Legislature in 1979 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:

Andrews County
Andrews County FMFC
Andrews County Hospital District
Andrews ISD
City of Andrews

Current state law, set out in Section 6.02 (a) of the Texas Property Tax Code, mandates that appraisal district boundaries are the same as the county's boundaries.

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

Andrews County Appraisal District is a small office consisting of the chief appraiser, three field appraisers, a secretary, and a receptionist. The secretary and receptionist assist the chief appraiser in the day-to-day operations of the district office.

The District employs the services of Capitol Appraisal Group for the appraisal of minerals, industrial plants, pipelines, solar and wind projects, industrial personal property and utilities within the boundaries of the appraisal district. Western Valuation and Consulting services cover the appraisal of commercial and exempt properties. Perdue, Brandon, Fielder, Collins & Mott assist with the valuation of agricultural land. In-house appraisers

are responsible for the appraisal of all other taxable property, real and non-industrial personal property. The District uses PACS computer software provided by Harris Govern for its data processing of all appraisal records, records management system. BIS Consulting LLC is our technical support and assists with the maintenance of the digitized mapping system. The chief appraiser conducts ratio studies and building schedules for residential property.

As of July 21, 2024, the 2024 certified appraisal roll for Andrews County Appraisal District indicates a total of 121,540 parcels. The breakdown of these parcels is as follows:

(a.) Category A	(Residential) -	<u>6120</u>
(b.) Category B	(Multi-Family Residential) -	<u>66</u>
(c.) Category C	(Vacant Lots) -	<u>1033</u>
(d.) Category D	(Rural Farm) -	<u>2323</u>
(e.) Category E	(Rural Improvements) -	<u>965</u>
(f.) Category F	(Commercial) -	<u>921</u>
(g.) Category G	(Minerals) -	<u>101568</u>
(h.) Category J	(Industrial) -	<u>515</u>
(i.) Category L	(Personal Property) -	<u>1528</u>
(j.) Category M	(Misc. Improvements) -	<u>590</u>
(k.) Category S	(Residential Inventory) -	<u>8</u>
(l.) Category X	(Exempt Parcels) -	<u>6178</u>

<u>TOTAL PARCELS</u>	<u>121815</u>
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SUMMARY OF APPRAISAL DISTRICT APPRAISAL ACTIVITIES

The District's appraisal operations for the 2024 appraisal year were based upon the reappraisal plan approved August 15, 2022.

The appraisal district is divided into two areas. Each one is appraised at least once every two years. All real property within one of the areas is reappraised or physically inspected, data updated and photographed, regardless of ratio study/report findings. These areas are identified as follows:

Area One: All property categories in all neighborhoods within the City of Andrews, boundary which includes Categories A, C, E, and M1.

Area Two: Categories A, C, E, and M1 involving rural land and improvements outside the Andrews City boundary.

All income producing (Minerals and Commercial), and personal property within Andrews CAD are appraised on an annual basis, regardless of its location. Agricultural special use calculations and appraisal are also conducted annually.

Annual Ratio Reports are performed 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.

For 2024, all property inside the City of Andrews and new improvements were inspected and appraised. Market adjustment factors were applied as needed in the neighborhoods based on sales within the neighborhoods. Changes in rural land associated with agricultural value and reclassing due to modification in use were also completed. The prior year market activity indicates the January 1 market value. The property appraisal date of January 1, 2024 is mandated by the state and the basis in which a market value is derived.

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

AREA ANALYSIS

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

Andrews County is located in the West Region of the State of Texas and covers approximately 1500 square miles or 962,560 acres. The county was created August 21, 1876 organized May 11, 1910. The elevation of the county seat, Andrews is 3,174 feet. It is bordered on the north by Gaines County, on the south by Ector County, Midland County on the southeast, Winkler County on the southwest, on the east by Martin County, and on the west by Lea County, New Mexico. Andrews County is in the extreme southern part of the High Plains area in Texas. The county consists of nearly level to undulating plains. The most common soils in the county are sandy, but the soils are loamy and clayey in some areas. Andrews County has a cool-temperate, dry steppe climate and mild winters. Average yearly rainfall is 13-15 inches.

Andrews County is a rural county with one town and one school district, Andrews. Minerals contribute a large portion of the economic wealth to the county. 293,029 acres is permanent university fund land. The county is dominantly range, and about 5 percent is used for crops such as cotton and grain sorghum. Cattle are the main type of livestock. The city of Andrews is one of the fastest growing micropolitan cities in the nation. The economic impact from the oil and gas industry has created tremendous growth. The location of the Midland area has an impact on the values of Andrews properties.

Overview of Types of Properties Appraised

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

- (1.) Real Properties: Residential (both single family and multi-family)
 Commercial
 Vacant Lots (both residential and commercial)
 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
 Pipelines
 Solar and Wind Farms
 Bit Coin Mining
 Misc. Other Utilities

(4.) Minerals: Oil and Gas

The Property Tax 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 Andrews County Appraisal District are as follows:

A	Single Family Residential
B	Multi-family Residential
C	Vacant Lots and Land Tracts
D1	Qualified Open-space Land
D2	Farm and Ranch Improvements on Qualified Open-Space Land
E	Rural Land, Not Qualified for Open-space Appraisal, and Improvements
F1	Real Commercial
F2	Real Industrial and Manufacturing
G1	Oil and Gas
J	Utilities
L1	Commercial Personal Property
L2	Industrial and Manufacturing Personal Property
M1	Mobile homes
O	Residential Property Held as Inventory
S	Special Inventory
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.

Andrews 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 Andrews 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 Appriser*" published by The Texas Association of Appraisal Districts, and the "*Texas Assessor's News*" published by the Texas Association of Assessing Officers. When possible, local sources such as lending institutions, local realtors, the Chamber of Commerce, and articles published in the local and area newspapers are used to obtain financing information, market trends and information, demographics, and labor statistics.

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

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

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

The appraisers performing reappraisal in the field have property record cards that contain specific information regarding the property being appraised. These cards contain 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 COLLECTION AND VALIDATION

Andrews County Appraisal District cost and value schedules include land and residential improvements. Commercial schedules are comprised by using information from Marshall & Swift Valuation Services and local factor adjustments. Personal property schedules are obtained from the Property Tax Division appraisal manual, or "*Field Appraiser's Guide*" and these guides are used in conjunction with personal property renditions and on-site inspections. (Marshall & Swift Valuation Service is a national based cost manual and is generally accepted throughout the nation by the real estate industry. The cost manual is based on cost per square foot and 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.

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

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

Currently, single family dwellings are classified for quality and type of construction, whether frame or brick veneer. The classifications range from a class + to a class 6. Class + is the most basic of structures using the poorest quality materials and lowest workmanship while a class-6 structure is 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 is 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. Examples on economic obsolescence may be proximity to correctional facilities, location of residences outside city limits with no access to city amenities, residences located on farm and ranch land, etc.

Valuation Analysis

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

Residential Schedules:

Residential valuation schedules are cost based tables modified by actual sales data from the county. That is, the cost reflects actual replacement cost new of the subject property. Market research indicates that the common unit of comparison for new residential construction as well as sales of existing housing is the price paid per square foot. The value of 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, the quality of the workmanship as well as the attention paid to detail. The cost and value of residential property will vary greatly depending on the quality of the construction. As stated above, the District’s residential schedules currently class

houses based on quality of construction from + to 6. 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. Andrews County Appraisal District's schedules are graduated in size increments from 100 to 200 square feet, depending on market conditions.
3. Condition of improvements: Andrews 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: Andrews 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: Andrews County Appraisal District values land based on market transactions when possible. As there are not always market transactions available, other recognized methods of land valuation may be used. The two most common methods are the land residual method and the land ratio method. Land schedules are available at the appraisal district office.

Commercial Schedules

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

Personal Property Schedules

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

Business personal property values are derived from several sources. Business owners are required by Texas Law to render their income producing personal property each year. It is the experience of the district that we receive approximately eighty percent (80%) of the business renditions. 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 websites available on the internet. When adverse factors such as high mileage are known, then the appropriate adjustments are made to the value. The Andrews County Appraisal District uses "Just Texas" to identify vehicles registered in Andrews County as commercial vehicles.

Statistical Analysis

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

Andrews 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 photographed. All data listed on the property record card is verified and updated as needed including building classification, building size, 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 that is difficult to value.
9. There are value-related data problems associated with the sale. For example: incorrect land size or square footage of the living area.
10. Property use changes occur after the sale.

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

Performance Tests

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

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

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

Summary of District Operations Report

In this report of the Andrews County Appraisal District Operations for the 2023-2024 fiscal year, I, Susan Brewer, Chief Appraiser of the "District", reports the activities of the District.

A breakdown is provided of the District's performance and the goals established by management for the fiscal year ending August 31, 2024.

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

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

The objectives of the appraisal district are as follows:

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

District Activities

Governance

Chief Appraiser acted as advisor to the Board and updated the Board on the following ACAD operations:

- ❖ The Andrews CAD Board of Directors terminated the interlocal contract agreement with Andrews ISD to oversee operations of the appraisal district on September 1, 2013. Since this time, operations of the District have been developed and the plans initiated by the Chief Appraiser as directed by the Board. Board directives within approved policies and open meeting action items were put into place. The independent appraisal district office has operated under- budget each year since this time. Retention and education of the employees, updating policy and procedures, updating the office equipment, resolving lawsuits, improving efficient appraisal functions and developing clear job descriptions with oversight are some of the achievements of the District.
- ❖ Deadlines were observed and met according to the Property Tax Code Calendar.
- ❖ Litigation is monitored and updates are passed along to the Board.

- ❖ Significant efforts have been made to hire qualified personnel, thus enabling the District to meet and strive to exceed the established goals and standards.

Budget and Financial Management

- ❖ The District's accounting system is updated to include the current version of QuickBooks. Financial reports are utilized to allow improved internal controls and reporting.
- ❖ Financial information is presented in a complete and understandable format.
- ❖ Expenses and anticipated budget changes are noted and explained to the Board and taxing units.
- ❖ Procurement, Capitalization, Fund Balance and Investment policies are in effect.
- ❖ Quarterly Investment Reports are provided to the Board as required by the Investment Policy.
- ❖ The 2023-2024 Financial Audit met Governmental Accounting Standards Board compliance and noted no findings. The required Management Discussion and Analysis Report for the Audit was compiled by the Chief Appraiser.
- ❖ The 2023-2024 ACAD Budget was developed by utilizing prior years' budgets. The budget was adequate to maintain District operations and had \$31,683.75 unexpended due to prudent management.
- ❖ Each budget year allows the District to build a solid foundation of critical information in which to plan for future budget expenditures.
- ❖ Management will continue to focus on the responsible stewardship of district resources.

Personnel

- ❖ Duties have been allocated within job descriptions and amended as needed.
- ❖ Policy reviews are conducted. A strong emphasis was placed on developing a cooperative team with appropriate skills and a positive demeanor to work with one another and the public. The staff has proven to wholeheartedly meet project tasks delegated by the Chief.
- ❖ Cross-training is ongoing with essential District functions to promote efficiency and accuracy.
- ❖ Staff is informally evaluated with periodic individual and group meetings to discuss the current and future events of the District.
- ❖ Feedback from employees is encouraged and necessary. As Chief Appraiser, I check in with each employee during the morning to discuss the day's activities and establish any priorities. Each employee is well-suited to their job duties and works well with the group.

Board, Taxing Unit, and Public Communications

- ❖ Communication of necessary information with the ACAD Board, taxing unit administrators and public was delivered as required. I am available to attend the taxing unit board meetings as needed and requested by the administrator.
- ❖ Agenda items are explained with necessary facts to enable appropriate action by the BOD.
- ❖ A meeting is sponsored annually by ACAD to inform the Board and taxing units of the regional mineral value outlook by Capitol Appraisal.
- ❖ The 2023-2024 Proposed Budget, 2023-2024 Approved Budget, 2024 Certified Value Estimates, 2024 Certified Values, Value Comparison Reports by year, and 2023-2024 Quarterly Supplement Total Reports were delivered to the Board and taxing units.
- ❖ Various research and reporting are completed pertaining to Andrews tax abatements and exemption totals. The information is compiled and reported as requested by the taxing units and the state comptroller.
- ❖ Information for the public was provided to the newspaper including dates and required notices for publication with other additional information located on the website.
- ❖ Other publications such as the Business Personal Property rendition insert, Apartment Surveys and Agriculture Special Use Appraisal application letters were provided to the public in an effort to provide helpful information to the taxpayer and the District.

Appraisal

- ❖ The 2022 PTAD Property Value Study review met required standards in the mandatory general areas and exceeded performance levels for CAD activities.
- ❖ The 2022 PTAD Methods and Assistance Program review met required standards in the mandatory general areas and exceeded performance levels for CAD activities.
- ❖ The 2024 Appraisal was completed with physical inspection and appraisal of “outside city boundary” property.
- ❖ Ratio studies were conducted in comparing recent 2023 sales for 2024 values. Values of similar properties were evaluated for equity in appraisal. After review of the consistency of appraised values with the market activity, the mass appraisal residential valuation schedules were modified. The appraisals were retested for accuracy. Annual appraisal of all mineral, industrial and business personal property was also completed.

- ❖ Abatement applications were verified and reported. Exemption and special use appraisal applications are verified and approved.
- ❖ Notices of appraised value were sent to all property owners allowing the required 30-day time period allotted for inquiry and protests.
- ❖ Value defense procedures were conducted on 8113 protested accounts. There were 7482 Mineral protests, 285 Utility protest, 249 Business and Industrial Personal Property protests, 65 Commercial and Industrial Buildings and 32 Real Categories A,C,D,E property protests. The large majority were resolved in informal meetings with appraisers. The remaining value disputes were scheduled to meet with the ARB. Hearing notices were sent to all active protests.
- ❖ A total of 58 Cases were heard by the ARB with numerous scheduled cases not in attendance and therefore considered “no shows”.
- ❖ Certified Values were delivered to the taxing units July 16th. Nine days before the July 25th deadline.
- ❖ The Electronic Appraisal Roll Submission containing Certified Values was delivered to the state. The Electronic Property Transaction Submission and the Operations Survey were also sent by the deadline to the state.
- ❖ Statistics from the 2024 Appraisal Year are below:
 - 60 new Category “A” Residential Accounts with 42 new construction accounts.
 - 12 new Category “F” Commercial Accounts with 14 new construction accounts.
 - 132 less Category “G” Oil and Gas Accounts.
 - 19 more Category “L” Business Personal Property Accounts.
- ❖ 134 City Building Permits for \$21,477,486 issued in 2023.
- ❖ There were 256 Market Total Sales totaling \$23,679,468 in 2023.

Continuing Education

- ❖ The state-licensed appraisers are current in the requirements and individual timeframes associated with recertification. Continuing education for each employee of the appraisal district is a priority. The three state-licensed appraisers are held to required continuing education.
- ❖ The Permian Basin Property Tax Professionals meetings are attended as needed by personnel. The staff also received appropriate training at the True Automation user meeting and other workshops and conferences. Job training, performance, and discussion on District activities for all staff is a continual process.
- ❖ As Chief Appraiser, the state requirements are met by attending: TAAO Conference, Property Tax Institute, Chief Appraiser Ethics, TAAD Conference, State Laws & Rules Update, USPAP refresher course and the PFIA Investment Officer Training.

Summary of Goals and Activities

Actions approved by the Board have included 2023-2024:

- ❖ Insurance for the governmental entity has been obtained in the areas of medical, dental, vision, life, AD&D, workman's compensation, unemployment, liability and building contents. Texas County and District Retirement System is utilized for personnel pension benefits. Personnel policies and purchasing systems are approved by the Board.
- ❖ The AISD Board of Trustees, as owner of the office building, and ACAD Board of Directors have an agreement to maintain the appraisal district office in the same building as the Andrews ISD Tax Assessor/Collector's office. The agreement is for five years with a renewal option automatically month to month or renewed for a five year term.
- ❖ A server, work station computers and equipment have been purchased to accommodate the six employees of the District in 2020.
- ❖ Numerous goals exist in striving to achieve the District's mission of *"Providing accurate and uniform appraisals based on the local market, conducted in a fair and professional environment with an emphasis on professional customer service."* This mission statement encompasses not only the legal requirements, but also the local standard of exceptional public service with informed and helpful staff.
- ❖ Management short-term goals include continued compliance and submission of the documents for the Property Value Study and Methods and Assistance Program. All sales within the District are evaluated and adjusted, if needed, to provide appraisal accuracy.
- ❖ Long-term goals include ongoing efforts to educate the public concerning the separate purposes of the tax office and appraisal district by providing user-friendly websites and publications as well as personal service. I am also committed to the future viability of the District by retaining qualified personnel to continue improvement of District operations from year to year.

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

It has been a productive year with experience that will assist in continued improvement for the coming year. Enhancing appraisal performance and service to the entities and taxpayers will remain the top priority.

(Here insert pages 3-7 of new audit)

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, unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the properties that are subject of this report, and I have no personal interest or bias with respect to the parties involved;
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the taxing jurisdiction, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Board of Tax Professional Examiners, and the International Association of Assessing Officers;
- I have made, or caused to be made, a personal inspection of the properties that are the subject of this report;
- significant professional assistance was provided to me, chief appraiser of the appraisal district, by the staff appraisers, various representatives of Capitol Appraisal Group, Inc., Western Valuation Consultants, LLC and Perdue, Brandon, Fielder, Collins & Mott for the 2023-2024 year.

Susan Brewer, RPA, RTA
Chief Appraiser
Andrews County Appraisal District

Supporting Information

Permit Comparison

The following comparison reflects the permit value for 2023. The construction completions typically go into the following year.

2023 Permits		TOTAL
		PERMIT
MONTH		VALUE
JANUARY	6	666,500
FEBRUARY	10	1,297,100
MARCH	17	1,395,100
APRIL	10	168,900
MAY	19	2,889,600
JUNE	12	2,698,675
JULY	8	857,750
AUGUST	13	5,305,050
SEPTEMBER	11	2,752,711
OCTOBER	11	851,600
NOVEMBER	11	1,646,200
DECEMBER	6	948,300
TOTAL	134	21,477,486

Market Sales

Andrews CAD reported 256 sales totaling \$23,679,724 between January 1, 2023 and December 31, 2023. The sales before April 1st 2024 were tested for comparison to the 2023 sales with a slight indicated difference other than extended time on the market.

HISTORICAL VALUES, TAX RATES AND LEVY														
	ANDREWS COUNTY			ANDREWS ISD			HOSPITAL DISTRICT			CITY OF ANDREWS			TOTAL LEVY	TOTAL
YEAR	NET TAXABLE	TAX RATE	LEVY	NET TAXABLE	TAX RATE	LEVY	NET TAXABLE	TAX RATE	LEVY	NET TAXABLE	TAX RATE	LEVY		TAX RATE
		per \$100			per \$100			per \$100			per \$100			
1999	\$1,116,280,666	0.62500	\$6,969,975	\$1,032,489,442	1.50000	\$15,487,342				\$170,860,772	0.377100	\$644,316	\$23,101,633	2.50
2000	\$1,224,882,257	0.61520	\$7,528,785	\$1,140,536,551	1.50000	\$17,053,159				\$172,500,398	0.375420	\$647,601	\$25,229,545	2.49
2001	\$1,913,857,614	0.42520	\$8,133,065	\$1,801,023,856	1.50000	\$26,963,620	\$1,841,773,924	0.192750	\$3,550,019	\$176,664,372	0.305000	\$538,826	\$39,185,530	2.42
2002	\$1,814,639,197	0.53880	\$9,771,926	\$1,699,624,679	1.71672	\$29,101,893	\$1,741,694,267	0.203850	\$3,550,444	\$184,195,932	0.305000	\$561,798	\$42,986,061	2.76
2003	\$1,860,576,214	0.55540	\$10,327,955	\$1,740,958,378	1.70714	\$29,641,395	\$1,783,523,034	0.259000	\$4,619,325	\$192,922,010	0.301710	\$582,065	\$45,170,740	2.82
2004	\$2,056,343,588	0.53950	\$11,088,502	\$1,927,840,986	1.64860	\$31,715,372	\$1,971,076,208	0.253250	\$4,991,750	\$200,572,960	0.298350	\$598,409	\$48,394,033	2.74
2005	\$2,536,724,427	0.47180	\$11,963,480	\$2,391,382,030	1.65224	\$39,253,218	\$2,435,930,982	0.243250	\$5,925,402	\$212,478,400	0.196610	\$417,754	\$57,559,854	2.56
2006	\$3,185,957,318	0.40430	\$12,876,757	\$3,004,562,948	1.51636	\$45,453,630	\$3,050,325,717	0.238250	\$7,267,401	\$233,815,124	0.196610	\$459,704	\$66,057,492	2.36
2007	\$3,574,466,327	0.38940	\$13,915,064	\$3,373,110,859	1.17188	\$39,307,555	\$3,419,858,226	0.230130	\$7,870,120	\$277,376,589	0.196610	\$545,350	\$61,638,089	1.99
2008	\$4,251,689,147	0.35500	\$15,093,495	\$3,992,166,348	1.17083	\$46,840,239	\$4,064,159,439	0.211700	\$8,600,803	\$367,875,360	0.196610	\$721,112	\$71,255,649	1.93
2009	\$3,369,369,973	0.48430	\$16,312,711	\$3,138,046,521	1.19948	\$37,761,348	\$3,209,558,383	0.290160	\$9,312,405	\$412,080,448	0.189000	\$776,741	\$64,163,205	2.16
2010	\$3,972,788,901	0.44290	\$17,590,699	\$3,700,819,897	1.17835	\$43,763,738	\$3,771,137,820	0.266730	\$10,058,756	\$429,632,019	0.189000	\$812,005	\$72,225,198	2.08
2011	\$4,400,420,409	0.43240	\$19,026,181	\$4,084,411,315	1.16723	\$47,859,046	\$4,154,875,345	0.256730	\$10,668,185	\$466,588,157	0.189000	\$881,734	\$78,435,146	2.05
2012	\$5,420,000,000	0.36850	\$19,972,700	\$5,035,000,000	1.17000	\$58,909,500	\$5,110,000,000	0.319810	\$16,342,291	\$495,000,000	0.189000	\$935,550	\$96,160,041	2.05
2013	\$6,175,341,529	0.36780	\$22,712,906	\$5,704,814,634	1.17000	\$66,746,331	\$5,762,480,946	0.321090	\$18,502,750	\$585,789,799	0.189000	\$1,107,143	\$109,069,130	2.05
2014	\$7,352,474,283	0.34130	\$25,093,995	\$6,827,743,769	1.17000	\$79,884,602	\$6,882,098,171	0.296120	\$20,379,269	\$646,426,803	0.189000	\$1,221,747	\$126,579,613	2.00
2015	\$5,039,536,272	0.51050	\$25,726,833	\$4,607,481,451	1.17000	\$54,176,410	\$4,720,170,790	0.386500	\$18,243,460	\$718,854,342	0.189000	\$1,358,635	\$99,505,338	2.26
2016	\$3,585,606,358	0.56550	\$20,276,604	\$3,251,237,871	1.20000	\$39,014,854	\$3,368,052,950	0.541720	\$18,245,416	\$721,888,358	0.189000	\$1,364,369	\$78,901,244	2.50
2017	\$4,330,418,573	0.51570	\$22,331,969	\$3,899,752,427	1.20000	\$46,797,029	\$4,028,880,561	0.499110	\$20,108,546	\$748,675,396	0.189000	\$1,414,996	\$90,652,540	2.40
2018	\$4,766,777,542	0.51890	\$24,749,258	\$4,290,976,978	1.20000	\$51,921,329	\$4,423,701,011	0.484550	\$21,438,019	\$776,668,125	0.189000	\$1,472,329	\$99,580,935	2.39
2019	\$5,246,853,243	0.50990	\$26,753,705	\$4,729,137,599	1.13000	\$53,439,255	\$4,881,382,302	0.469230	\$22,904,910	\$875,391,989	0.189000	\$1,654,491	\$104,752,361	2.30
2020	\$5,135,556,094	0.50990	\$26,186,201	\$4,621,327,791	1.11640	\$51,592,503	\$4,761,413,078	0.520173	\$24,767,585	\$906,285,927	0.181917	\$1,648,688	\$104,194,977	2.33
2021	\$5,035,970,864	0.51500	\$25,935,250	\$4,693,462,531	1.11340	\$52,257,012	\$4,572,942,126	0.556999	\$25,471,242	\$936,207,318	0.180475	\$1,689,620	\$105,353,124	2.37
2022	\$7,506,886,184	0.42000	\$31,528,922	\$6,753,044,560	1.00460	\$67,841,086	\$6,866,488,455	0.362786	\$24,910,659	\$984,920,701	0.180475	\$1,777,536	\$126,058,202	1.97
2023	\$9,803,035,113	0.33000	\$32,350,016	\$8,677,354,791	0.87920	\$76,291,303	\$8,949,284,831	0.275269	\$24,634,607	\$1,065,883,709	0.180475	\$1,923,654	\$135,199,580	
2024	\$11,235,962,468	0.30420	\$34,179,798	\$9,976,767,357	0.87690	\$87,486,273	\$10,261,609,316	0.262114	\$26,897,115	\$1,164,202,399	0.180475	\$2,101,094	\$150,664,280	1.62
% LEVY CHANGE 2023 - 2024														
			5.66%			14.67%			9.18%			9.22%	11.44%	

ANDREWS COUNTY									
2024 MARKET AND TAXABLE VALUE COMPARISON									
Jul 16, 2024									
CATEGORY	DESCRIPTION	2022 CERTIFIED		2023 CERTIFIED		2024 CERTIFIED		\$ CHANGE FROM	%
		PARCELS	MARKET VALUE	PARCELS	MARKET VALUE	PARCELS	MARKET VALUE	2023 to 2024	CHANGE
A	REAL RESIDENTIAL	6,001	952,593,015	6,060	1,022,251,505	6,120	1,068,310,549	46,059,044	4.51%
B	REAL MULTIFAMILY	66	26,959,755	66	26,554,656	66	26,397,411	(157,245)	-0.59%
C	REAL VACANT	1,027	13,974,329	1,064	14,651,491	1,033	15,310,460	658,969	4.50%
D	AG ACREAGE & IMPROVEMENTS	2,434	219,303,153	2,448	219,617,185	2,323	215,825,405	(3,791,780)	-1.73%
E	NON-QUALIFIED ACREAGE	863	45,527,764	856	47,176,233	965	54,962,797	7,786,564	16.51%
F	REAL COMMERCIAL/INDUSTRIAL	899	1,164,027,902	909	1,117,133,317	921	1,077,438,908	(39,694,409)	-3.55%
G	MINERALS	97,267	5,546,718,235	101,700	7,729,954,942	101,568	9,104,337,814	1,374,382,872	17.78%
J	REAL & TANGIBLE PERSONAL UTILITIES	591	400,982,461	600	378,665,136	515	451,211,712	72,546,576	19.16%
L	TANGIBLE PERSONAL BUSINESS	1,566	367,043,326	1,509	426,174,181	1,528	513,457,008	87,282,827	20.48%
M	TANGIBLE PERSONAL MOBILE HOMES	538	26,155,567	575	27,944,803	590	29,210,307	1,265,504	4.53%
O	RESIDENTIAL INVENTORY								
S	SPECIAL INVENTORY TAX	5	8,465,695	7	10,071,534	8	11,894,742	1,823,208	18.10%
X	EXEMPT PROPERTY	5,842	234,565,568	5,683	235,652,576	6,178	246,589,704	10,937,128	4.64%
Other	ALL OTHER CATEGORIES								
	TOTAL MARKET VALUE	117,099	9,006,316,770	121,477	11,255,847,559	121,815	12,814,946,817	1,559,099,258	13.85%
	EXEMPTIONS								
	HOMESTEAD	3,938	144,526,170	4,060	157,457,923	4,095	164,317,797	6,859,874	4.36%
	OVER 65	1,213	45,370,557	1,273	47,611,358	1,249	46,687,304	(924,054)	-1.94%
	DISABILITY	77	2,656,861	79	2,730,291	81	2,813,942	83,651	
	DISABLED VETERANS	83	4,935,006	90	5,471,736	99	6,715,487	1,243,751	22.73%
	CONSTITUTIONAL EXEMPT	504	233,929,500	499	234,987,637	716	243,815,660	8,828,023	3.76%
	LESS THAN \$500 VALUE	5,339	636,068	5,184	664,939	5,462	667,313	2,374	0.36%
	ABATEMENTS	34	851,051,548	18	789,924,870	12	741,847,397	(48,077,473)	-6.09%
	CHILD CARE FACILITY					1	286,555		NEW
	POLLUTION CONTROL	47	6,498,505	37	2,463,910	48	6,410,104	3,946,194	160.16%
	SOLAR					3	140,045		NEW
	AMOUNT LOST TO AG USE	2,344	201,611,875	2,360	202,248,815	2,238	200,186,029	(2,062,786)	-1.02%
	HOMESTEAD CAP LOSS		8,214,496		9,250,967		7,064,062	(2,186,905)	-23.64%
	CIRCUIT BREAKER 23.231 CAP						158,032,654	158,032,654	NEW
	TOTAL VALUE LOSSES	13,579	1,499,430,586	13,600	1,452,812,446	14,004	1,578,984,349	126,171,903	8.68%
	TOTAL NET TAXABLE VALUE		7,506,886,184		9,803,035,113		11,235,962,468	1,432,927,355	14.62%
Percentage change from year to year				30.59%		14.62%			
Oil & Gas Percentage of Total Value			74%		79%		81%		

ANDREWS INDEPENDENT SCHOOL DISTRICT

2024 MARKET AND TAXABLE VALUE COMPARISO

Jul 16, 2024

CATEGORY	DESCRIPTION	2022 CERTIFIED		2023 CERTIFIED		2024 CERTIFIED		\$ CHANGE FROM	%
		PARCELS	MARKET VALUE	PARCELS	MARKET VALUE	PARCELS	MARKET VALUE	2023 to 2024	CHANGE
A	REAL RESIDENTIAL	5,999	952,588,170	6,058	1,022,246,460	6,119	1,068,307,904	46,061,444	4.51%
B	REAL MULTIFAMILY	66	26,959,755	66	26,554,656	66	26,397,411	(157,245)	-0.59%
C	REAL VACANT	1,027	13,974,329	1,064	14,651,491	1,033	15,310,460	658,969	4.50%
D	AG ACREAGE & IMPROVEMENTS	1,967	152,479,091	1,981	152,792,428	1,856	149,000,648	(3,791,780)	-2.48%
E	NON-QUALIFIED ACREAGE	815	44,628,337	808	46,270,549	917	54,055,030	7,784,481	16.82%
F	REAL COMMERCIAL/INDUSTRIAL	899	1,164,027,902	909	1,117,133,317	921	1,077,438,908	(39,694,409)	-3.55%
G	MINERALS	96,155	4,877,422,383	100,565	6,846,415,934	100,371	8,084,502,160	1,238,086,226	18.08%
J	REAL & TANGIBLE PERSONAL UTILITIES	591	400,982,461	600	378,665,136	515	451,211,712	72,546,576	19.16%
L	TANGIBLE PERSONAL BUSINESS	1,566	367,043,326	1,509	426,174,181	1,528	513,457,008	87,282,827	20.48%
M	TANGIBLE PERSONAL MOBILE HOMES	538	26,155,567	575	27,944,803	590	29,210,307	1,265,504	4.53%
O	RESIDENTIAL INVENTORY								
S	SPECIAL INVENTORY TAX	5	8,465,695	7	10,071,534	8	11,894,742	1,823,208	18.10%
X	EXEMPT PROPERTY	5,842	234,565,568	5,683	235,652,576	6,178	246,589,704	10,937,128	4.64%
	TOTAL MARKET VALUE	115,470	8,269,292,584	119,825	10,304,573,065	120,102	11,727,375,994	1,422,802,929	13.81%
	EXEMPTIONS								
	HOMESTEAD	3,938	291,466,553	4,060	492,759,417	4,095	506,234,844	13,475,427	2.73%
	OVER 65	1,213	18,709,030	1,273	14,040,617	1,249	13,960,301	(80,316)	-0.57%
	DISABILITY	77	535,428	79	341,490	81	379,243	37,753	7.05%
	DISABLED VETERANS	83	4,113,866	90	3,638,548	99	4,551,585	913,037	25.09%
	CONSTITUTIONAL EXEMPT	503	233,929,500	499	234,987,637	716	243,815,660	8,828,023	3.76%
	LESS THAN \$500 VALUE	5,339	636,068	5,184	664,939	5,462	667,313	2,374	0.36%
	313 M&O EXEMPTION	5	725,339,058	5	677,708,228	5	631,083,054	(46,625,174)	-6.88%
	POLLUTION CONTROL	47	6,498,505	37	2,463,910	48	6,410,104	3,946,194	160.16%
	SOLAR					1	140,045		NEW
	AMOUNT LOST TO AG USE	1,878	137,228,528	1,894	137,737,730	1,772	135,375,201	(2,362,529)	-1.72%
	HOMESTEAD CAP LOSS		8,214,496		9,250,967		7,064,062	(2,186,905)	-23.64%
	CIRCUIT BREAKER 23.231 CAP						143,301,523	143,301,523	NEW
	FREEZE LOSS/TRANSFER ADJUSTMENT	1,213	89,576,992	1,270	53,624,791	1,311	57,625,702	4,000,911	4.47%
	TOTAL VALUE LOSSES	14,296	1,516,248,024	14,391	1,627,218,274	14,839	1,750,608,637	123,390,363	7.58%
	TOTAL NET TAXABLE VALUE		6,753,044,560		8,677,354,791		9,976,767,357	1,299,412,566	14.97%
Percentage change from year to year				28.50%		14.97%			
Oil & Gas Percentage of Total Value			72%		79%		81%		

CITY OF ANDREWS									
2024 MARKET AND TAXABLE VALUE COMPARISO						Jul 16, 2024			
CATEGORY	DESCRIPTION	2022 CERTIFIED		2023 CERTIFIED		2024 CERTIFIED		\$ CHANGE FROM	%
		PARCELS	MARKET VALUE	PARCELS	MARKET VALUE	PARCELS	MARKET VALUE	2023 to 2024	CHANGE
A	REAL RESIDENTIAL	4,409	666,058,361	4,437	708,314,782	4,456	739,304,978	30,990,196	4.38%
B	REAL MULTIFAMILY	63	26,433,894	63	26,008,020	63	25,850,796	(157,224)	-0.60%
C	REAL VACANT	558	6,652,460	553	6,381,847	532	6,258,044	(123,803)	-1.94%
D	AG ACREAGE & IMPROVEMENTS	1	38,726	1	38,726	1	38,726	-	0.00%
E	NON-QUALIFIED ACREAGE	10	189,682	11	217,120	11	217,120	-	0.00%
F	REAL COMMERCIAL/INDUSTRIAL	578	135,901,128	585	139,440,411	594	152,910,091	13,469,680	9.66%
G	MINERALS	216	5,153,948	201	5,561,283	195	6,507,653	946,370	17.02%
J	REAL & TANGIBLE PERSONAL UTILITIES	12	13,140,748	12	12,725,143	13	13,204,639	479,496	3.77%
L	TANGIBLE PERSONAL BUSINESS	627	151,619,923	608	169,367,929	607	220,608,499	51,240,570	30.25%
M	TANGIBLE PERSONAL MOBILE HOMES	209	7,816,248	223	8,089,512	228	8,451,905	362,393	4.48%
O	RESIDENTIAL INVENTORY								
S	SPECIAL INVENTORY TAX	4	8,191,078	5	9,500,901	6	11,432,658	1,931,757	20.33%
X	EXEMPT PROPERTY	433	213,631,669	456	213,851,504	466	220,860,335	7,008,831	3.28%
	TOTAL MARKET VALUE	7,120	1,234,827,865	7,155	1,299,497,178	7,172	1,405,645,444	106,148,266	8.17%
	EXEMPTIONS								
	HOMESTEAD								
	OVER 65	879	5,147,276	920	5,369,804	898	5,228,859	(140,945)	-2.62%
	DISABILITY							-	
	DISABLED VETERANS	60	2,370,858	63	2,495,574	66	3,483,131	987,557	39.57%
	CONSTITUTIONAL EXEMPT	263	213,516,488	266	213,703,806	274	219,101,818	5,398,012	2.53%
	LESS THAN \$500 VALUE	170	115,181	190	147,698	192	142,622	(5,076)	-3.44%
	ABATEMENTS	29	23,540,530	13	5,783,802	7	3,091,368	(2,692,434)	-46.55%
	POLLUTION CONTROL					1	669,193	669,193	0.00%
	SOLAR					2	91,194		NEW
	AMOUNT LOST TO AG USE	1	37,882	1	37,931	1	38,043	112	0.30%
	HOMESTEAD CAP LOSS		5,178,949		6,074,854		4,582,173	(1,492,681)	-24.57%
	CIRCUIT BREAKER 23.231 CAP						5,014,644		NEW
	TOTAL VALUE LOSSES	1,402	249,907,164	1,453	233,613,469	1,441	241,443,045	7,829,576	3.35%
	TOTAL NET TAXABLE VALUE		984,920,701		1,065,883,709		1,164,202,399	98,318,690	9.22%
Percentage change from year to year				8.22%		9.22%			
Oil & Gas Percentage of Total Value			1%		1%		1%		

ANDREWS COUNTY HOSPITAL DISTRICT

2024 MARKET AND TAXABLE VALUE COMPARISON

Jul 16, 2024

CATEGORY	DESCRIPTION	2022 CERTIFIED		2023 CERTIFIED		2024 CERTIFIED		\$ CHANGE FROM	%
		PARCELS	MARKET VALUE	PARCELS	MARKET VALUE	PARCELS	MARKET VALUE	2023 to 2024	CHANGE
A	REAL RESIDENTIAL	5,999	952,588,170	6,058	1,022,246,460	6,119	1,068,307,904	46,061,444	4.51%
B	REAL MULTIFAMILY	66	26,959,755	66	26,554,656	66	26,397,411	(157,245)	-0.59%
C	REAL VACANT	1,027	13,974,329	1,064	14,651,491	1,033	15,310,460	658,969	4.50%
D	AG ACREAGE & IMPROVEMENTS	1,967	152,479,091	1,981	152,792,428	1,856	149,000,648	(3,791,780)	-2.48%
E	NON-QUALIFIED ACREAGE	815	44,628,337	808	46,270,549	917	54,055,030	7,784,481	16.82%
F	REAL COMMERCIAL/INDUSTRIAL	899	1,164,027,902	909	1,117,133,317	921	1,077,438,908	(39,694,409)	-3.55%
G	MINERALS	96,155	4,877,422,383	100,565	6,846,415,934	100,371	8,084,502,160	1,238,086,226	18.08%
J	REAL & TANGIBLE PERSONAL UTILITIES	591	400,982,461	600	378,665,136	515	451,211,712	72,546,576	19.16%
L	TANGIBLE PERSONAL BUSINESS	1,566	367,043,326	1,509	426,174,181	1,528	513,457,008	87,282,827	20.48%
M	TANGIBLE PERSONAL MOBILE HOMES	538	26,155,567	575	27,944,803	590	29,210,307	1,265,504	4.53%
O	RESIDENTIAL INVENTORY								
S	SPECIAL INVENTORY TAX	5	8,465,695	7	10,071,534	8	11,894,742	1,823,208	18.10%
X	EXEMPT PROPERTY	5,842	234,565,568	5,683	235,652,576	6,178	246,589,704	10,937,128	4.64%
	TOTAL MARKET VALUE	115,470	8,269,292,584	119,825	10,304,573,065	120,102	11,727,375,994	1,422,802,929	13.81%
	EXEMPTIONS								
	HOMESTEAD	3,938	145,513,807	4,060	158,359,413	4,095	165,106,957	6,747,544	4.26%
	OVER 65	1,213	13,974,477	1,273	14,628,530	1,249	14,325,338	(303,192)	-2.07%
	DISABILITY								
	DISABLED VETERANS	83	4,935,006	90	5,471,736	99	6,715,487	1,243,751	22.73%
	CONSTITUTIONAL EXEMPT	503	233,929,500	499	234,987,637	716	243,815,660	8,828,023	3.76%
	LESS THAN \$500 VALUE	5,339	636,068	5,184	664,939	5,462	667,313	2,374	0.36%
	ABATEMENTS	34	851,051,548	18	789,924,870	12	741,847,397	(48,077,473)	-6.09%
	FREEPORT	5	822,194	6	1,798,502	5	997,591	(800,911)	-44.53%
	POLLUTION CONTROL	47	6,498,505	37	2,463,910	48	6,410,104	3,946,194	160.16%
	SOLAR					1	140,045	140,045	NEW
	AMOUNT LOST TO AG USE	1,878	137,228,528	1,894	137,737,730	1,772	135,375,201	(2,362,529)	-1.72%
	HOMESTEAD CAP LOSS		8,214,496		9,250,967		7,064,062	(2,186,905)	-23.64%
	CIRCUIT BREAKER 23.231 CAP						143,301,523		NEW
	TOTAL VALUE LOSS	13,040	1,402,804,129	13,061	1,355,288,234	13,459	1,465,766,678	110,478,444	8.15%
	TOTAL NET TAXABLE VALUE		6,866,488,455		8,949,284,831		10,261,609,316	1,312,324,485	14.66%
Percentage change from year to year				30.33%		14.66%			
Oil & Gas Percentage of Total Value			71%		77%		79%		