

LYNN COUNTY APPRAISAL DISTRICT  
2020 SUMMARY REPORT

INTRODUCTION

Purpose

The purpose of this report is to better inform the property owners within the boundaries of the Lynn County Appraisal District (LCAD) and to comply with standards Rule 6-7 of Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 1998. Standards Rule 6-7 addresses a written summary report of a mass appraisal for ad valorem taxation. Mass appraisal is the process of valuing a group of properties as of a given date, using standard methods, and employing common data, which allows for statistical testing. The intended use of the appraised values is to establish a tax base upon which a property tax will be levied. Each taxing unit within LCAD boundaries will use the appraised values for ad valorem tax purposes only.

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

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

Responsibilities

The appraisal district is responsible for appraising property in the district for ad valorem tax purposes for each taxing unit that imposes ad valorem taxes on the property in the district. LCAD serves the public and fifteen taxing entities of Lynn County. Taxing entities in Lynn County are composed of four school districts, four cities, the county, and two special districts, Lynn County Hospital District, and High Plains Water District. The appraisal district also has two school districts that extend into two neighboring counties, Dawson and Terry, and four school districts in other counties that have overlapping properties in Lynn County: Dawson ISD, Southland ISD, Post ISD, and Slaton ISD.

The appraisal district certified a total of 9,789 parcels with a total market value of \$1,193,904,350 for 2020. The following are those parcels and values by property type:

|  |              |                        |
|--|--------------|------------------------|
| * Real, residential, single family           | 1,859        | \$ 144,678,800         |
| * Real, residential, multi-family            | 3            | 343,770                |
| * Real, vacant platted lots/tracts           | 467          | 4,665,420              |
| * Real, acreage (land only)                  | 3,343        | 474,518,800            |
| * Real, farm and ranch improvements          | 478          | 15,003,090             |
| * Real, rural residential, single family     | 854          | 93,644,600             |
| * Real, commercial and industrial            | 398          | 671,839,920            |
| * Real, oil, gas, and other mineral reserves | 632          | 19,937,770             |
| * Real & intangible personal, utilities      | 194          | 48,057,670             |
| * Tangible personal, business                | 378          | 16,615,390             |
| * Tangible personal, other                   | 97           | 4,693,010              |
| * Real Property: Residential Inventory       | 104          | 12,298,110             |
| * Special Inventory                          | 2            | 440,600                |
| * Total exempt property                      | 980          | 50,583,150             |
| <b>* Totals</b>                              | <b>9,556</b> | <b>\$1,002,178,800</b> |

#### Organizational Structures

The Lynn County Appraisal District was created by the Texas Legislature. LCAD appraises property for fifteen taxing entities in Lynn County, Texas. LCAD is a political subdivision of the State of Texas. The appraisal district is governed by a five member board of directors, all of which are appointed by the fifteen taxing entities in the County. The board appoints the chief appraiser who serves at the pleasure of the board. The board also approves the budget and sets policy. The chief appraiser is the chief administrator of the appraisal district and may employ and compensate professional, clerical, and other personnel as provided by the budget. The chief appraiser may delegate authority to her employees.

LCAD currently has two full-time employees, the Chief Appraiser, Clerk and two part-time employees. LCAD collects for eleven of the fifteen taxing entities in Lynn County.

The Chief Appraiser is required to be registered with the Texas Department of Licensing & Regulation (TDLR). The TDLR registration requires that each appraiser must successfully complete a five year educational program and pass a required number of course hours within a specified time. Additionally, all appraisers must pass review exams at levels three and four of the certification program. After successfully completing the required curriculum and approval of a demonstration appraisal, an appraiser is awarded the designation of Registered Professional Appraiser (RPA). There is also a requirement of at least fifteen hours of continuing education units every two years in order to recertify the RPA

designation. The continuing education must include: (1) two hours in professional ethics, updated for Chief Appraisers; (2) a state laws and rules update course; and (3) three and one-half hours in USPAP. Currently, the Chief Appraiser of LCAD has met all requirements of certification. LCAD staff stays abreast of current trends affecting property through review of published materials, attendance at conferences, course work, and continuing education.

The Chief Appraiser is responsible for the discovery, listing and appraisal of all types of property within Lynn County.

### Philosophy Statement

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

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

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

### Assumptions and Limiting Conditions

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not required to give testimony or attendance in court by reason of the appraisals, unless directed by, employed by, and provided legal counsel by the Lynn County Appraisal District.

4. All properties are appraised in fee simple interest in accordance with Texas Property Tax Code Section 25.06. (Jurisdictional Exception to Standards Rule 6-4 © and 6-5 © of USPAP)
5. All sketches in the appraisal records are intended to be visual aids with rounded measurements and should not be construed as surveys or engineering reports, etc.
6. All information in the appraisal records has been obtained by members of the appraisal district's staff or other reliable sources.
7. The appraisal staff has inspected, as permitted by observation, the land and the improvements thereon; however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements, therefore, no representations are made as to these matters, unless specifically considered in an individual appraisal.
8. All interior inspections are performed at the property owner's request by appointment. All other inspections performed are external and assume the quality, condition and desirability of the interior are approximately equal to that of the exterior, unless otherwise known.
9. Agricultural land is appraised at market value using a market data model based on market sales information. However, it may also be subject to appraisal using an income model specified in Section 23, Sub-chapters C, D, and E of the Texas Property Tax Code. (Jurisdictional Exception to 6-4 (b) of USPAP)
10. Subsurface rights (minerals and oil) are not considered in making these appraisals.
11. Due to the lack of zoning the highest and best use for a property is normally considered to be its current use.

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

### Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. Ratio studies are performed and are the preferred method for measuring performance. The results of the performance measures used indicate the validity of the appraisal models used. The Chief Appraiser performs ratio studies by school district.

Appraisal results are also tested bi-annually by the Property Tax Division of the Texas Comptroller's Office. Appraisal methods and procedures are also reviewed by the Property Tax Division.

The Lynn County Appraisal District staff does the annual reappraisal of real properties, both improved and unimproved in Lynn County. These properties include Single-Family Residences, Multi-Family Properties, Commercial Properties, and Business Personal Property. The Lynn County Appraisal District staff uses digital photography to enhance the reappraisal process.

The Lynn County Appraisal District contracts with Pritchard & Abbott, Inc. for annual reappraisal of all mineral, industrial, mineral-related personal property, and utilities properties, in Lynn County. Beginning with the 2020 appraisal year the calculation of the agriculture/productivity values are contracted to Eagle Appraisal & Consulting. The District subscribes to Marshall & Swift Residential Cost Handbook and uses the handbook to assist in annual review of schedules for updates when performing ratio studies by school district. The District also works with Eagle Property Tax Appraisal & Consulting, Inc. for consultation on sales ratios, and assistance with ARB hearings.

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Rebecca Norris, Chief Appraiser