

El Paso Central Appraisal District



ANNUAL REPORT 2015





EL PASO CENTRAL APPRAISAL DISTRICT

Dear El Paso County Citizens and Property Owners,

It is my pleasure to present the 2015 Annual Report of the El Paso Central Appraisal District. The annual report provides general information regarding new legislation affecting the District, market value, exemptions, protests and appeals, and statistics that illustrate the results of the appraisal process.

The staff of the El Paso Central Appraisal District and I, are committed to providing timely and accurate appraisal services in a manner that delivers fair and equitable treatment for all of El Paso County citizens and property owners. We are very proud to have received a perfect score of 100 for governance, tax payer assistance, operating procedures, and appraisal standards, procedures and methodology on the Methods and Assistance Program Review conducted by the State of Texas Comptroller of Public Accounts, Property Tax Assistance Division. I acknowledge and thank the entire staff for this achievement.

Their hard work and dedication resulted in the timely certification of our appraised values to the taxing units. The property taxes generated from these appraisals provide an essential source of revenue to support El Paso County, its public schools, cities and special districts.

The El Paso Central Appraisal District endeavors to be the leading government organization in the State of Texas. The goal of the District is to stand by our motto “Professionals Putting People First”. The philosophy of when treated fairly and with professionalism, the public is willing to pay their fair share to support the services provided by local government.

I thank you for taking the time to review the Annual Report and hope that you will be better informed of the laws, exemptions and appraisal results of the El Paso Central Appraisal District.

Sincerely,

A handwritten signature in black ink that reads 'Dinah L. Kilgore'.

Dinah L. Kilgore
Executive Director/Chief Appraiser

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I. INTRODUCTION

The El Paso Central Appraisal District (CAD) has prepared and published this report to provide our citizens and taxpayers with recap of the District's achievements and results.

The CAD is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Tax Code govern the legal, statutory, and administrative requirements of the CAD. The Tax Code and Tax Rules are administered by the Comptroller of Public accounts through the Property Tax Assistance Division.

A nine-member board of directors, appointed by the taxing units with voting entitlement within the boundaries of El Paso County, constitutes the CAD's governing body. The Executive Director/Chief Appraiser, appointed by the board of directors, is the chief administrator and chief executive officer of the CAD.

The CAD is responsible for local property tax appraisal and exemption administration for thirty-seven (37) jurisdictions or taxing units in the county. Each taxing unit, such as the county, city, school district, municipal utility district, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. CAD appraisals allocate the year's tax burden on the basis of each taxable property's January 1st market value. We also determine eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, and charitable and religious organizations.

CAD appraises all taxable property at its "market value" as of January 1st except as otherwise provided by the Tax Code. Under the tax code, "market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the buyer 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;
- both the seller and buyer seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

CAD uses specific information about each property to calculate the appraised value of real estate. We compare that information with the data for similar properties, and with recent market data using computer-assisted appraisal programs, and recognized appraisal methods and techniques. The CAD follows the standards of the International Association of Assessing Officers (IAAO) regarding its mass appraisal practices and procedures, and subscribes to the standards promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable. In cases where the CAD contracts for professional valuation services, the contract that is entered into by each appraisal firm requires adherence to similar professional standards.

In 2012 El Paso Central Appraisal District was awarded the Certificate of Excellence in Appraisal Administration (CEAA) by the International Association of Assessing Officers. As of 2012, only 18 other assessing organizations in the world have received this award. The district now proudly displays the CEAA logo on all communications and publications. The district marked this achievement by revising our motto from “People Helping People” to “Professionals Putting People First”.

In 2010 CAD received the Public Information Award for its system of providing queuing information to property owners as they wait to meet with an appraiser or an ARB panel during the hearings and appeals process. This innovative service has now been shared with the El Paso Consolidated Tax Office, and the El Paso City Animal Service. Other Texas entities have shown an interest in this service and EPCAD will be working with them to implement in 2016.

II. NEW LEGISLATION

The Texas legislature meets biannually in odd numbered years. In 2015, there were some bills that affected the citizens of El Paso, approximately seven bills directly affected the appraisal district.

1. SB 1760 (Effective Date 1/01/2016)
 - a. Approve Agents for Lessees;
 - b. Allow Electronic Signatures;
 - c. Requires taxing entities of all kinds to publish reasons for tax increases.
2. SB 1 & SJR 1- School Homestead Exemption
 - a. Increases the current \$15,000 school homestead exemption to \$25,000 voters approved this on Nov. 3rd 2015.
3. HB 1463 Cancelling an Over-65 Homestead (Effective Date 9/01/2015)
 - a. Requires the appraisal district to send a notice by certified mail before cancelling an over-65 homestead exemption
4. HB 1464 Over-65 Land no longer Agriculture Value is Qualified
 - a. A new notice, sent by certified mail, to landowners who are 65 years of age or older that own qualified agricultural use land before the Chief Appraiser makes a determination of change of use of the qualified land.
5. HB 992, HJR 75 Homestead Exemption for surviving spouse of Disabled Veteran
Effective Date 1/01/2016
 - a. This provision amends 11.131 and the Texas Constitution Article 8 Section 1-b to all qualifying surviving spouses, regardless of when the totally disabled veteran died.
6. HB 394 Posting Over-65 Information Effective Date 6/10/2015
 - a. Restricts EPCAD from posting information that indicates age of property owner
7. SB 849- Binding Arbitration
 - a. A property owner may seek binding arbitration concerning the appraised or market

value of a property if the ARB order is \$3 million or less

III. PROPERTY CATEGORIES

The following property categories are used by the state to provide a standardized system of reporting property types:

State Code	Category Name	Description
A	Real Property Single-family Residential	House, condominiums and mobile homes located on land owned by the occupant.
B	Real Property: Multi-family Residential	Residential structures containing two or more dwelling units belonging to one owner. Includes apartments but not motels or hotels.
C	Real Property: Vacant Lots and Tracts	Unimproved land parcels usually located within or adjacent to cities with no minimum or maximum size requirements.
D1	Real Property: Qualified Agricultural Land	All acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1-dor 1-d-1.
D2	Real Property: Non-qualified Agricultural Land	Acreage that is not qualified for productivity valuation and is rural in nature.
E	Real Property: Farm and Ranch Improvements	Improvements associated with land reported as Category D property, including all houses, barns sheds, silos, garages, other improvements associated with farming or ranching and land separated from a larger tract for residential purposes.
F1	Real Property: Commercial	Land and improvements devoted to sales, entertainment or services to the public, Does not include utility property, which is included in Category J.
F2	Real Property: Industrial	Land and improvements devoted to the development, manufacturing, fabrication, processing or storage of a product, except for utility property included in Category J.
G	Oil, Gas and Other Minerals	Producing and non-producing wells, all other minerals and mineral interests and equipment used to bring the oil and gas to the surface, not including surface rights.
H1	Tangible Personal Property: Non-business Vehicles	Privately owned automobiles, motorcycles and light trucks not used to produce income
J	Real and Personal Property: Utilities	All real and tangible personal property of railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TV companies and other utility companies.

L1	Personal Property: Commercial	All tangible personal property used by a commercial business to produce income, including fixtures, equipment and inventory.
L2	Personal Property: Industrial	All tangible personal property used by an industrial business to produce income, including fixtures, equipment and inventory.
M	Mobile Homes and Other Tangible Personal Property	Taxable personal property not included in other categories, such as mobile homes on land owned by someone else. It also may include privately owned aircraft, boats, travel trailers, motor homes and mobile homes on rented or leased land.
N	Intangible Personal Property	All taxable intangible property not otherwise classified.
O	Real Property: Residential Inventory	Residential real property inventory held for sale and appraised as provided by Tax Code, Section 23.12.
S	Special Inventory	Certain property inventories of businesses that provide items for sale to the public. State law requires the appraisal district to appraise these inventory items based on business' total annual sales in the prior tax year. Category S properties include dealers' motor vehicle inventory, dealers' heavy equipment inventory, dealers' vessel and outboard motor inventory and retail manufactured housing inventory.
X	Fully Exempt	Exempt property must have the qualifications found in law, mainly the Tax Code. Owners of certain exempt properties need not file applications: public property (Section 11.11), implements of husbandry (Section 11.161), family supplies (Section 11.15), and farm products (Section 11.16). Other exemptions have local option provisions for taxation (Sections 11.111, 11.14, 11.24, 11.251, 11.252, 11.253, and 11.32). Yet other exemptions are partial, such as residence homestead exemptions and organizations constructing or rehabilitation low income housing. Businesses operating in a foreign trade zone usually seek tax-exempt status for their inventory (imported goods) through renditions.

IV. PARCEL SUMMARY

The following chart represents the number of accounts in each category and the market value of that category.

2015 PARCEL SUMMARY and MARKET VALUES

STATE CODE	PROPERTY DESCRIPTION	ACTUAL COUNT	MARKET VALUE
A	Real: Single-family Residences	207,713	\$24,441,510,063
B	Real: Multi-family Residences	7,510	\$2,322,473,714
C	Real: Vacant Lots/Tracts	123,544	\$2,574,783,557
D	Ag Parcels: Qualified/Non-Qualified	3,576	\$281,017,183
E	Real, Farm & Ranch Improvements	6,172	\$234,249,995
F1	Real: Commercial	11,627	\$9,339,119,707
F2	Real: Industrial	262	\$935,030,921
G3	Real: Non-producing Minerals	3	\$11,673
H1	Non-Business Use Vehicles	60	\$129,431,668
J	Real & Tangible Personal Use: Utilities	738	\$866,111,343
L1	Personal: Commercial	22,825	\$3,772,667,904
L2	Personal: Industrial	282	\$1,542,282,568
M	Mobile Homes	13,531	\$123,788,031
O	Real Property: Inventory	9,048	\$300,772,299
S	Special Inventory	639	\$168,321,906
	TOTALS	407,530	\$47,031,572,532

V. NEW VALUE

Each year CAD discovers new value in the form of new construction, value from partially completed new construction in the prior year, additions to existing properties and omitted properties. The following is a recap of the new value added to the roll in 2015:

STATE CODE	PROPERTY DESCRIPTION	PARCELS	MARKET VALUE	NET TAXABLE VALUE
A	Real: Single-family Residences	3,321	\$518,814,083	\$296,814,936
B	Real: Multi-family Residences	100	\$85,127,086	\$40,448,921
C	Vacant Lots/Tracts	7	\$678,737	\$514,525
D	Ag Parcels: Qualified/Non-Qualified	10	\$743,954	\$462,854
E	Real, Farm & Ranch Improvements	6	\$1,358,753	\$703,208
F1	Real: Commercial	407	\$644,370,638	\$188,622,884
F2	Real: Industrial	8	\$11,564,830	\$571,634
J	Real & Tangible Personal: Utilities	1	\$107,384,590	\$107,384,590
L1	Personal: Commercial	13	\$4,546,083	\$4,448,213
M	Mobile Homes	616	\$6,980,074	\$6,942,471
O	Real Property: Inventory	1,291	\$150,329,658	\$99,831,192
	TOTALS	5,780	\$1,531,898,486	\$763,833,438

VI. EXEMPTIONS

CAD works very diligently to insure that exemptions are applied according to the Texas Property Tax Code. There are no fees attached to applying for exemptions and our staff is available to assist property owners with their applications. The law mandates some exemptions and allows certain entities to increase those exemptions or in some cases, not offer the exemption at all. The information below details exemption details for El Paso County, followed by a chart summarizing the exemptions by entity.

- 1. GENERAL RESIDENCE HOMESTEAD EXEMPTION** (Tax Code Section 11.13): You may qualify for this exemption if for the current year and, if filing a late application, for the year for which you are seeking an exemption: (1) you owned this property on January 1; (2) you occupied it as your principal residence on January 1; and (3) you and your spouse do not claim a residence homestead exemption on any other property.
- 2. DISABLED PERSON EXEMPTION** (Tax Code Section 11.13(c), (d)): You may qualify for this exemption if you are under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance. You can't receive an age 65 or older exemption if you receive this exemption.
- 3. AGE 65 OR OLDER EXEMPTION** (Tax Code Section 11.13(c), (d)): You may qualify for this exemption if you are 65 years of age or older. You may qualify for the year in which you become age 65. You cannot receive a disability exemption if you receive this exemption.
- 4. SURVIVING SPOUSE OF INDIVIDUAL WHO QUALIFIED FOR AGE 65 OR OLDER EXEMPTION UNDER TAX CODE Section 11.13(d)** (Tax Code Section 11.13(q)): You may qualify for this exemption if: (1) your deceased spouse died in a year in which he or she qualified for the exemption under Tax Code Section 11.13(d); (2) you were 55 years of age or older when your deceased spouse died; and (3) the property was your residence homestead when your deceased spouse died and remains your residence homestead. You can't receive this exemption if you receive an exemption under Tax Code Section 11.13(d).
- 5. 100% DISABLED VETERANS EXEMPTION** (Tax Code Section 11.131): You may qualify for this exemption if you are a disabled veteran who receives from the United States Department of Veterans Affairs or its successor: (1) 100 percent disability compensation due to a service-connected disability; and (2) a rating of 100 percent disabled or individual unemployability.
- 6. SURVIVING SPOUSE OF DISABLED VETERAN WHO QUALIFIED FOR THE 100% DISABLED VETERAN'S EXEMPTION** (Tax Code Section 11.131): You may qualify for this exemption if you were married to a disabled veteran who qualified for an exemption under Tax Code

Section 11.131 at the time of his or her death and: (1) you have not remarried since the death of the disabled veteran and (2) the property was your residence homestead when the disabled veteran died and remains your residence homestead.

- 7. DONATED RESIDENCE HOMESTEAD OF PARTIALLY DISABLED VETERAN** (Tax Code Section 11.132, Version 1): You may qualify for this exemption if you are a disabled veteran with a disability rating of less than 100 percent and your residence homestead was donated to you by a charitable organization at no cost to you. Please attach all documents to support your request.
- 8. SURVIVING SPOUSE OF DISABLED VETERAN WHO QUALIFIED FOR THE DONATED RESIDENCE HOMESTEAD EXEMPTION** (Tax Code Section 11.132, Version 1): You may qualify for this exemption if you were married to a disabled veteran who qualified for an exemption under Tax Code Section 11.132 at the time of his or her death and: (1) you have not remarried since the death of the disabled veteran and (2) the property was your residence homestead when the disabled veteran died and remains your residence homestead. Please attach all documents to support your request.
- 9. SURVIVING SPOUSE OF MEMBER OF ARMED FORCES KILLED IN ACTION** (Tax Code Section 11.132, Version 2): You may qualify for this exemption if you are the surviving spouse of a member of the United States armed services who is killed in action and you have not remarried since the death of the member of the armed services. Please attach all documents to support your request.
- 10. DISABLED VETERAN** You may qualify for this exemption if you are a disabled veteran with a service connected disability, the surviving spouse or child of a qualifying disabled veteran, or the surviving spouse or child of an armed service member who died on active duty pursuant to Tax Code Section 11.22. A qualified individual is entitled to an exemption from taxation of a portion of the assessed value of one property the applicant owns and designates. You qualify for this exemption if you are a veteran of the United States armed forces, the Veteran's Administration (V.A.) or service branch has officially classified you as disabled, you have a service connected disability and are a Texas resident.
- 11. SURVIVING SPOUSE OR CHILD OF DECEASED DISABLED VETERAN** You may qualify for this exemption if you are the surviving spouse or child of a qualifying disabled veteran, and you have not remarried. As the surviving child, you must be under 18 years age, unmarried, and your disabled parent's spouse did not survive your disabled parent; and are a Texas resident.

Under law, all entities collecting a tax must grant disabled veteran's exemptions as follows:

- 10-29% = \$5,000 30-49% = \$7,500 50-69% = \$10,000 70-99% = \$12,000 At least 10% plus over-65 = \$12,000
- Loss or loss of use of one or more limbs, total blindness in one or both eyes, or paraplegia = \$12,000
- Surviving spouse and minor children of a disabled veteran are entitled to an aggregate exemption equal to what the disabled veteran was entitled to when the disabled veteran died.
- Surviving spouse and surviving minor children of a member of the U.S. armed forces who dies while on active duty = \$5,000
- A disabled veteran who receives from the United States Department of Veterans Affairs or its successor 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or of individual unemployability is entitled to an exemption from taxation of the total appraised value of the veteran's residence homestead.
- A surviving spouse of a disabled veteran who qualified for an exemption from taxation under item 5 is entitled to an exemption of the total appraised value of the same property to which the disabled veteran's exemption applied based on qualifications. (Effective for the 2012 tax year)
- Surviving spouse of a disabled veteran who qualified for the 100% disabled veteran's exemption (Tax Code section 11.131): You may qualify for this exemption if you were married to a 100% or totally disabled veteran who died before the law authorizing a residence homestead exemption of such a veteran took effect and (1) you have not remarried since the death of the disabled veteran and (2) the property was the residence homestead of the surviving spouse when the veteran died and remains the homestead of the surviving spouse.

The only mandatory exemptions are: disabled veterans for all entities and school homestead & over-65 and disabled freeze for schools. All others are optional and are granted by the governing body of the entity.

Persons receiving a disabled veteran's exemption may also receive the over-65 exemption or the social security/medical disability exemption.

All school districts are required to grant a minimum of \$25,000 homestead exemption and \$10,000 over-65 exemption.

Taxpayers over 65 may receive the over-65 exemption or the Social Security/medical disability exemption, but not both.

No entity in El Paso County currently grants a local option tax limitation (freeze).

ENTITIES	OVER 65	OPTIONAL RESIDENTIAL HOMESTEAD	SCHOOL HOMESTEAD	SOCIAL SECURITY DISABILITY	DISABLED VETERAN	GOODS-IN-TRANSPORT EXEMPTION	FREPORT EXEMPTION
ANTHONY I.S.D.	10,000	0	25,000	10,000	YES	NO	YES
ANTHONY, TOWN OF	3,000	0	0	0	YES	NO	YES
CANUTILLO I.S.D.	10,000	0	25,000	10,000	YES	NO	YES
CLINT I.S.D.	10,000	0	25,000	10,000	YES	NO	YES
CLINT, TOWN OF	0	0	0	0	YES	YES	YES
EL PASO, CITY OF	40,000	5,000	0	40,000	YES	NO	YES
EL PASO COMMUNITY COLLEGE	10,000	0	0	10,000	YES	NO	YES
EL PASO COUNTY	20,000	5,000	0	20,000	YES	NO	YES
E P COUNTY EMERGENCY SERV. DIST 1	0	0	0	0	YES	NO	YES
E P COUNTY EMERGENCY SERV. DIST 2	0	0	0	0	YES	NO	YES
EP COUNTY TORNILLO WATER IMP. DIST.	0	0	0	0	YES	NO	YES
EP COUNTY WC & ID 4	0	0	0	0	YES	NO	YES
EL PASO I.S.D.	10,000	0	25,000	10,000	YES	NO	YES
FABENS I.S.D.	10,000	0	25,000	10,000	YES	NO	YES
HACIENDAS DEL NORTE WATER IMP. DIST.	0	0	0	0	YES	YES	YES
HORIZON. CITY OF	0	0	0	0	YES	YES	YES
HORIZON REGIONAL M.U.D.	0	0	0	0	YES	NO	YES
LOWER VALLEY WATER DIST.	5,000	0	0	5,000	YES	YES	YES
PASEO DEL ESTE M.U.D. 1	0	0	0	0	YES	YES	YES
PASEO DEL ESTE M.U.D. 2	0	0	0	0	YES	YES	YES
PASEO DEL ESTE M.U.D. 3	0	0	0	0	YES	YES	YES
PASEO DEL ESTE M.U.D. 4	0	0	0	0	YES	YES	YES
PASEO DEL ESTE M.U.D. 5	0	0	0	0	YES	YES	YES
PASEO DEL ESTE M.U.D. 6	0	0	0	0	YES	YES	YES
PASEO DEL ESTE M.U.D. 7	0	0	0	0	YES	YES	YES
PASEO DEL ESTE M.U.D. 8	0	0	0	0	YES	YES	YES
PASEO DEL ESTE M.U.D. 9	0	0	0	0	YES	YES	YES
PASEO DEL ESTE M.U.D. 10	0	0	0	0	YES	YES	YES
PASEO DEL ESTE M.U.D. 11	0	0	0	0	YES	YES	YES
SAN ELIZARIO, CITY OF	0	0	0	0	YES	YES	YES
SAN ELIZARIO I.S.D.	10,000	0	25,000	10,000	YES	YES	NO
SOCORRO I.S.D.	10,000	0	25,000	10,000	YES	NO	YES
SOCORRO, CITY OF	5,000	0	0	0	YES	YES	YES
TORNILLO I.S.D.	10,000	0	25,000	10,000	YES	NO	NO
UNIVERSITY MEDICAL CENTER	0	0	0	0	YES	NO	YES
VINTON, VILLAGE OF	3,000	0	0	3,000	YES	YES	YES
YSLETA I.S.D.	10,000	20%	25,000	10,000	YES	NO	YES

VII. FULL EXEMPTIONS

The state allows some properties to be completely exempted if qualified. The following indicates the market value of these full exemptions by property category:

STATE CODE	PROPERTY DESCRIPTION	FULLY EXEMPT	MARKET VALUE
A	Real: Single-family Residences	1,105	\$136,516,261
B	Real: Multi-family Residences	172	\$117,899,839
C	Real: Vacant Lots/Tracts	11,809	\$1,821,115,560
E	Real, Farm & Ranch Improvements	141	\$20,686,146
F1	Real: Commercial	1,265	\$1,847,135,543
F2	Real: Industrial	10	\$26,828,290
G3	Real: Non-producing Minerals	2	\$200
J	Real & Tangible Personal: Utilities	14	\$1,105,984
L1	Personal: Commercial	1,118	\$72,192,317
L2	Personal: Industrial	2	\$20,910,501
M	Mobile Homes	22	\$218,642
O	Real Property: Inventory	45	\$689,577
S	Special Inventory	107	\$3,708
	TOTALS	15,812	\$4,065,302,568

VIII. HEARINGS AND APPEALS

Each year the District mails out Notices of Appraised Value to property owners. Property owners can appeal those values without charge either electronically or in person. They may meet with an appraiser to resolve the difference in opinion of value or they may have a hearing with the Appraisal Review Board (ARB). The ARB Board is a collection of citizens of the County, selected by the district's Board of Directors to serve a two-year term to hear protests by property owners. In a reappraisal year, the number of protests and hearings is higher than a non-reappraisal year. The following are the statistics for the 2015 protest and hearing cycle, a non-reappraisal year:

HEARINGS and APPEALS STATISTICS

Reasons for protest heard by ARB

Value over market	17,197
Value is unequal compared to other properties	13,314
Both over appraisal and market value	13,144
Exemption was denied	4,821
Other	9,061
Number of protests filed	19,119
Number of protests resolved in informal hearings	7,851
Number of protests resolved in informal hearings with value reduction	5,572
Number of protests resolved in informal hearings without a value reduction	2,279
Value of reduction in informal hearings	-\$661,630,635
Average reduction in informal hearings	-\$118,742
Number of protests heard in ARB	4,674
Number of property owners who did not follow up before ARB	5,460
Number of protests heard by ARB receiving a reduction in value	2,849
Total value of reduction by ARB	-\$844,068,987
Average reduction in value	-\$296,269

IX. RATIO STUDY STATISTICAL DEFINITIONS

A ratio study is a study of the relationship between appraised or assessed values and market values. It is the primary tool for measuring mass appraisal performance. The ratios are formed by dividing appraised values by sales price. Of common interest in ratio studies are the level and uniformity of the appraisals or assessments.

Level of appraisal is measured by one of three measures of central tendency:

- a) Median: the middle ratio when ratios are arrayed in order of magnitude
- b) Mean: The average ratio, found by summing the ratios and dividing by the number of ratios.
- c) Weighted mean: found by dividing the sum of all appraised values by the sum of all sales prices.

Uniformity is measured within groups and among groups of properties. It is measured by comparing measures of appraisal level calculated for each group. It is measured by one of six measures:

- a) Range: the difference between the lowest and highest ratios
- b) Average Absolute Deviation: the average difference between each ratio and the median ratio.
- c) Coefficient of Dispersion (COD): the average absolute deviation divided by the median ratio times 100.
- d) Standard Deviation: A statistic calculated by subtracting the mean from each value, squaring the remainders, adding these squares, dividing by the sample size less 1, and taking the square root of the result.
- e) Coefficient of Variation (COV): the standard deviation expressed as a percentage
- f) Price-related differential (PRD): a statistic for measuring assessment regressivity or progressivity and calculated by dividing the mean by the weighted mean.

X. RATIO STUDIES

CAD routinely runs ratio studies to examine performance. The following are the results of ratio studies, first by school district and the second by school district and the six classes of residential properties, from the lowest R01 to the highest R06:

It should be noted that some classes of residential properties in some school districts in the following report, did not have sales or not enough sales to provide reliable data as occurred in the San Elizario ISD for 2014.

RATIO STUDIES SUMMARIES
AFTER CERTIFICATION for IMPROVED PROPERTIES
SALES DATES 01/01/2014 TO 02/28/2015

	COUNT	AVG. ABSOLUTE DEV	MEDIAN	COEFFICIENT OF DISPERSION	POP VARIANCE	STANDARD DEVIATION	PRD	WT MEAN	AVG MEAN	MAX RATIO	MIN RATIO
ALL ISDs	1553	0.0719	1.0111	7.1084	0.0085	0.0923	1.0123	1.0119	1.0244	1.3525	0.6861
ANTHONY ISD											
ALL CLASSES	10	0.0461	1.0371	4.4471	0.0036	0.0597	0.9971	1.0391	1.0361	1.1082	0.9049
R03	9	0.0345	1.0560	3.2622	0.0016	0.0402	1.0007	1.0499	1.0507	1.1082	0.9999
CANUTILLO ISD											
ALL	87	0.0591	1.0140	5.8265	0.0065	0.0806	1.0041	1.0205	1.0247	1.2857	0.7956
R03	41	0.0450	1.0049	4.4762	0.0039	0.0621	1.0042	1.0090	1.0132	1.1895	0.8882
R05	8	0.0938	0.9886	9.4876	0.0197	0.1402	1.0037	1.0045	1.0082	1.2857	0.7956
CLINT ISD											
ALL	74	0.0743	1.0378	7.1572	0.0095	0.0975	1.0246	1.0173	1.0424	1.3010	0.7531
R01	6	0.0724	1.1237	6.4438	0.0084	0.0916	1.0100	1.1091	1.1202	1.2498	0.9957
R02	19	0.0690	1.0443	6.6102	0.0083	1.0913	1.0045	1.0655	1.0703	1.3010	0.9524
R03	46	0.0662	1.0378	6.3757	0.0074	0.0859	1.0073	1.0278	1.0353	1.1998	0.8478
EL PASO ISD											
ALL CLASSES	667	0.0702	1.0084	6.9604	0.0082	0.0906	1.0130	1.0068	1.0199	1.3525	0.6861
R01	6	0.0500	0.9224	5.4175	0.0071	0.0839	1.0136	0.9345	0.9472	1.1077	0.8685
R02	62	0.0660	0.9985	6.6087	0.0069	0.0833	1.0045	1.0069	1.0114	1.2237	0.8711
R03	350	0.0721	1.0120	7.1274	0.0086	0.0928	1.0100	1.0187	1.0288	1.3525	0.6861
R04	156	0.0686	1.0136	6.7691	0.0082	0.0905	1.0121	1.0039	1.0161	1.2626	0.7149
R05	81	0.0674	0.9970	6.7624	0.0074	0.0859	1.0045	1.0002	1.0046	1.2371	0.8652
R06	12	0.0483	1.0001	4.8336	0.0041	0.0643	1.0099	0.9808	0.9904	1.0713	0.8694

AFTER CERTIFICATION for IMPROVED PROPERTIES

SALES DATES 01/01/2014 TO 02/28/2015

	COUNT	AVG. ABSOLUTE DEV	MEDIAN	COEFFICIENT OF DISPERSION	POP VARIANCE	STANDARD DEVIATION	PRD	WT MEAN	AVG MEAN	MAX RATIO	MIN RATIO
SAN ELIZARIO ISD											
ALL	7	0.0393	1.1378	3.4566	0.0034	0.0582	1.0076	1.1224	1.1309	1.1906	1.0185
SOCORRO ISD											
ALL	456	0.0750	1.0086	7.4371	0.0092	0.0961	1.0129	1.0136	1.0266	1.3326	0.7765
R02	49	0.0960	0.9744	9.8511	0.0146	0.1209	1.0115	1.0040	1.0155	1.2812	0.7765
R03	300	0.0711	1.0176	6.9881	0.0082	0.0905	1.0085	1.0260	1.0347	1.3326	0.8053
R04	88	0.0694	0.9998	6.9456	0.0085	0.0921	1.0104	1.0000	1.0104	1.2789	0.8183
R05	16	0.0770	0.9884	7.7852	0.0106	0.1029	0.9911	1.0014	0.9924	1.2528	0.8255
YSLETA ISD											
ALL	250	0.0729	1.0083	7.2254	0.0085	0.0923	1.0044	1.0193	1.0237	1.2949	0.7923
R02	41	0.0718	0.9900	7.2489	0.0082	0.0907	1.0065	0.9982	1.0047	1.2593	0.8676
R03	199	0.0723	1.0086	7.1711	0.0085	0.0921	1.0046	1.0231	1.0278	1.2949	0.7923
R04	6	0.0807	1.0750	7.5061	0.0098	0.0992	0.9915	1.0678	1.0587	1.1765	0.9119

XI. NEIGHBORHOOD RATIO STUDIES

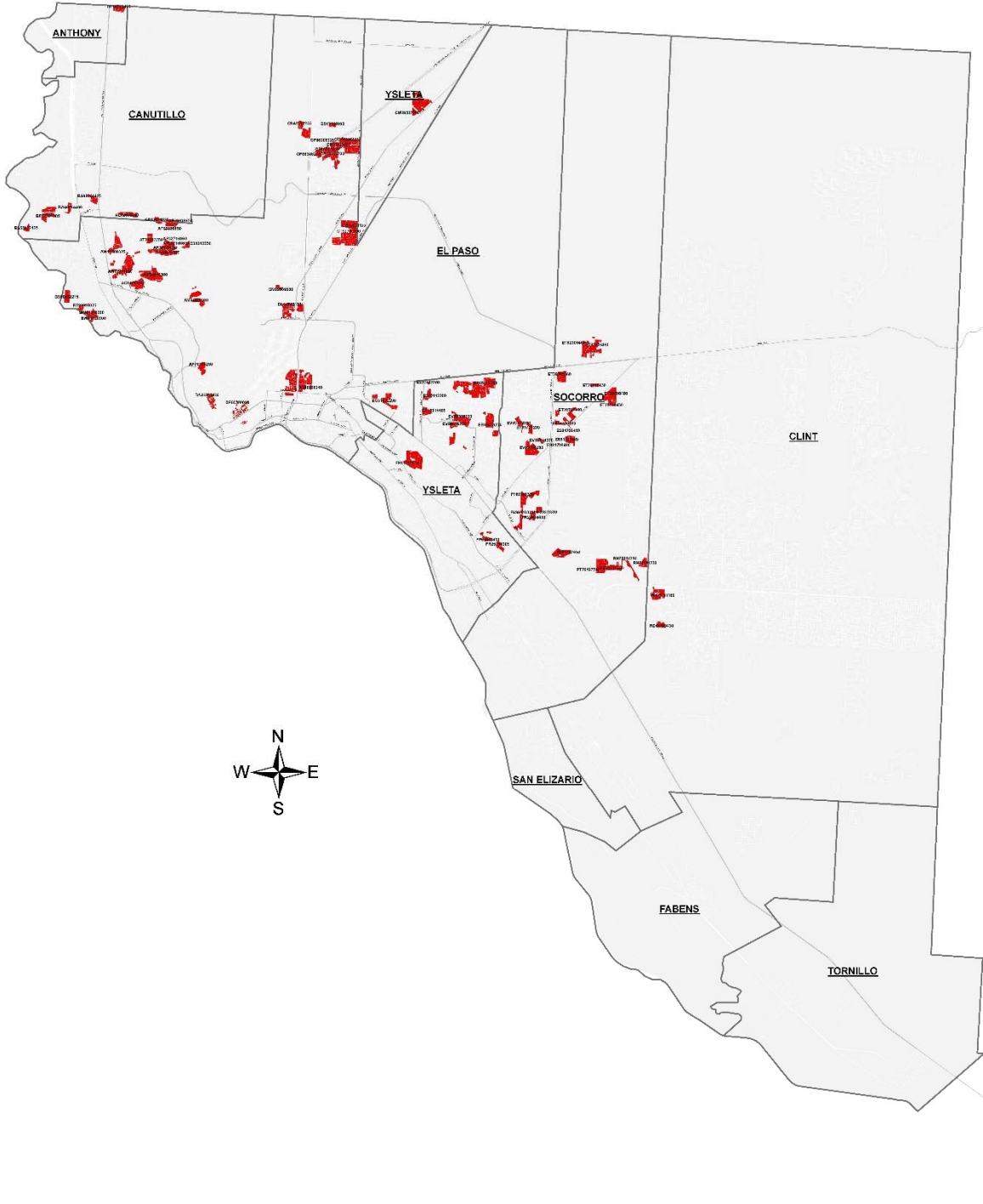
CAD also reviewed ratios in neighborhoods. The analyst reviewed the sales ratios of all neighborhoods that have at least four sales. For neighborhoods that fell outside tolerances, the analyst created a neighborhood profile that allowed identification of outliers. Such sales are trimmed so that the remaining sales can then be analyzed to determine if a mass adjustment to CAD market values are needed. This adjustment typically resolves issues with appraisal level and uniformity.

There are three statistics that are reviewed in this process:

1. The weighted mean ratio is the value weighted average of the ratios in which the weights are proportional to the sales prices. It gives equal weight to each dollar of value in the sample as opposed to the median or the mean which gives equal weight to each parcel. The weighted mean should be between 97 and 103.
2. The coefficient of dispersion measures uniformity. It measures the average percent deviation of the ratios from the median. It does not depend on an assumption that the ratios are evenly distributed. Generally more than half the ratios fall within one COD of the median. The COD should be between 5 and 15 for single family residences.
3. The price related differential should fall between 98 and 103. This indicates how closely relate lower value homes are to the higher valued homes. Lower valued homes are most typically closer to 100 than higher valued homes because there are fewer higher valued homes/sales.

The map that follows indicates the Residential areas within CAD reviewed in 2015.

Appraisal Ratio Report (Residential Category A)



XII. SUMMARY

CAD is dedicated to continually improve our service to property owners and our community. We network with community leaders to stay abreast with the issues of the day and coming changes in legislation. We monitor changes in legislation for timely implementation and provide our property owners with information on how these changes will affect them. We provide speakers to community organizations and groups on request, without charge to address topics of concerns as well as maintaining our accessibility to the media. We also provide extensive information on our website including but not limited to the following:

- AG Opinions
 - Announcements of Special Achievements and Awards
 - Annual Plans/Reports/Policies
 - Appraisal Roll
 - Audit Results
 - Board of Directors Agenda and Minutes
 - Budget
 - Community Outreach
 - Forms
 - Frequently Asked Questions (FAQs)
 - Job Openings
 - List of Taxing Entities
 - Organizational Awards
 - Property Tax Code
 - Public Information Policy
 - Reappraisal Plan
 - Tax Calendar
 - Taxpayer Information
 - Training Video Links (to be added)
 - Links to other State appraisal districts, professional organizations and the State website
-

Our commitment to continuous improvement is evidenced by our receipt of the Certificate of Excellence in Assessment Administration awarded by the International Association of Assessing Officers. This certificate requires us to maintain and routinely report on our performance. The CAD for 2015 received a 100% rating from the State on the Methods and Assistance Review. We look forward to the challenges of the future.

For more information, visit our Website:

www.epcad.org

For additional copies write:

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El Paso Central Appraisal District
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