

**FREESTONE COUNTY
APPRAISAL REVIEW BOARD**

Minutes of May 31, 2018

Meeting #2018-2

The Freestone County Appraisal Review Board met at the Freestone Central Appraisal District located at 218 North Mount, Fairfield, Texas. Board members present were M J Alford, Deb Manahan, Eric Samford, Wain Glass, and Wesley Ratcliff. Representing the appraisal district were Bud Black, Chief Appraiser; Don Awalt, Deputy Chief Appraiser; and Carol Clark, ARB Clerk; Melissa Marberry, Notary.

Ms. Alford, chairman, called the meeting to order at 1:06 p.m.

Ms. Alford requested proof of the posting of public notice of this meeting in accordance with Chapter 551, Texas Government. Mr. Black stated that Ms. Clark posted the notice on the website and the office front door on May 24 at 10:30 a.m. well in advance of the required seventy-two-hour notice of the public meeting.

Ms. Alford declared a quorum of the board present.

Consideration and action were taken on the minutes of January 11, 2018. There was a motion by Mr. Glass and a second by Mr. Ratcliff to approve the minutes of January 11, 2018. The motion carried.

Scheduled taxpayer protests were omitted from the agenda; therefore Mr. Black recommended that the board hear the scheduled protests as unscheduled tax payer protests.

There were no requests for hearing.

The Board heard the following motions as authorized by PTC. 25.25 to correct the appraisal roll presented by Mr. Black. Mr. Samford made a motion to approve the correction to the appraisal roll. Mr. Glass second the motion. The motion carried.

Case Number	Property Owner	Action Taken
201600207	Strike Construction	Motion Approved

The Board heard the following motions as authorized by PTC. 25.25 to correct the appraisal roll presented by Mr. Black. Mr. Samford made a motion to approve the correction to the appraisal roll. Mr. Glass second the motion. The motion carried.

Case Number	Property Owner	Action Taken
201800004	Greco Steve	Motion Approved

The board considered the Chief Appraiser's ARB Approved Changes. Mr. Black presented his report which included a recap of total changes and the reason for each change. He reminded the board that although they received a copy of the report within 10 days after the quarter, he is required by State law to present these changes to the Appraisal Review Board and the Board of Directors. By previous action of the Appraisal Review Board, he has been given authority to make these changes if they are in agreement between the appraisal district and the property owner. Mr. Black stated that there are no outstanding protests on any of the listed properties, and all changes have been sent to the affected taxing entities for corrections to their rolls. After a brief discussion, Mr. Samford made a motion seconded by Mr. Glass to approve the changes as presented.

Mr. Black explained that State law requires the ARB to meet within ten days after all Notices of Appraised Value have been mailed in order to accept the appraisal records for review. Mr. Black then stated that all Notices of Appraised Values were delivered to property owners in May. He reviewed the 2018 Mass Appraisal Report with the board addressing various items included in the report.

1. The 2018 appraisal roll as of this report date has a total market value of \$3,928,772,774, an increase of \$105,366,858 over the certified value of \$3,823,355,916 for 2017.

2. The district's valuation of real estate includes land, improvements, single family homes and business personal property. The district has a contract with Pritchard & Abbott, Inc for the appraisal and valuation of all mineral, utility, and industrial parcels.
3. Section 6.05(i) of the Property Tax Code requires the board of directors to adopt a reappraisal plan outlining the district's planned activities biennial appraisal activities by September 15 of even numbered years.
4. The appraisers may consider the most appropriate of the three approaches to value when determining a property's value, which include, cost approach, market (or Sales Comparison) Approach and Income Approach.
5. The district adjusts its appraisal models (cost schedules) according to analysis of sales during the previous twelve-month period. Ratio studies are conducted in-house to test and verify that the level of appraisal meets acceptable statistical standards. A copy of this year's report is attached to the summary appraisal report.
6. In addition to the local ratio study, the State Comptroller's Property Tax Division (PTD) conducts a property value study (PVS) of each Texas school district and each appraisal district bi-annually.

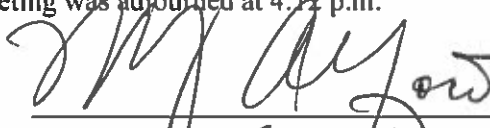
Mr. Awalt briefly reviewed the internal ratio study analysis report in Addendum 4 of FCAD's 2018 Mass Appraisal Report. This study is based on appraised values, sale price data, and other property data collected by the District.

Mr. Black presented a notarized affidavit stating that all property in Freestone County subject to his appraisal of which he was aware had been appraised and placed on the preliminary 2018 appraisal roll and asked the Board to accept those records for review. Mr. Black also noted that in the past, the ARB had given him the authority to continue making necessary changes to the appraisal records until the date that appraisal records were approved. He requested that the Board consider granting him that same authority this year. There was a motion by Mr. Samford and a second by Mr. Glass to allow the chief appraiser to continue making necessary changes to the 2018 appraisal roll until the records are certified in July 2018. Motion carried.

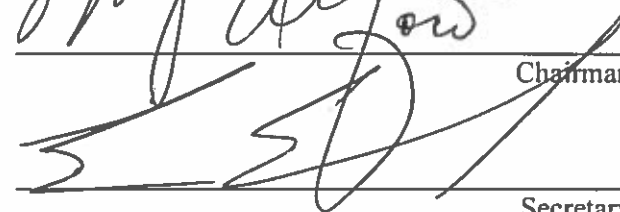
The Board heard the following protests:

Case Number	Property Owner	Action Taken
201700250	Johnson James	No Change
201700249	Granger Kitty Short TTEE of The	Remove Rollback
201700260	Generation 6 Land & Cattle LLC	No Change

There being no further business or public comment, the meeting was adjourned at 4:12 p.m.



 Chairman



 Secretary