



2025 Mass Appraisal Report

Prepared May 20, 2025 by Holly McCauley, Chief Appraiser

Mission Statement

We consider it a privilege to provide the taxpayers and the taxing units with the highest quality of customer service and appraisal data. We strive to maintain continued excellence in our performance, continued growth in education, and fiscal responsibilities. We will administer the Texas Property Tax Code in a fair and uniform manner. We will promote the ideals of government transparency.

Purpose

The purpose of this report is to better inform the property owners within the boundaries of the Dallam County Appraisal District (CAD) and to comply with Standards Rule 6-7 of Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2025 – December 31, 2025. 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 Dallam County Appraisal District boundaries will use the appraised values for ad valorem tax purposes only.

The purpose of the appraisals performed by CAD 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 Dallam County Appraisal District. “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 Dallam County Appraisal District is responsible for local property tax appraisal and exemption administration for nine (9) taxing units. The taxing units within the boundaries of the Dallam County Appraisal District are:

- Dallam County
- City of Dalhart
- City of Texline
- Dallam-Hartley County Hospital District
- North Plains Groundwater Conservation District
- Dalhart I.S.D.
- Texline I.S.D.
- Stratford I.S.D.
- Frank Phillips College

The Dallam County Appraisal District preliminary totals included 7,221 parcels with a total market value of \$2,275,670,989 for 2025. The following are those parcels and values by property type:

Code	Property Type	Parcel Count	Market Value
A	Single Family Homes	2114	215,393,710
B	Multi Family Homes	46	23,862,290
C	Vacant Lot	580	7,909,461
D1	Qualified Ag Land	2258	748,515,233
D2	Improvements of qualified Ag	378	24,335,989
E	Non-Qualified Ag Land	584	87,324,757
F1	Commercial Real Property	483	125,438,397
F2	Industrial Real Property	113	269,835,570
G	Oil & Gas	0	0
J	Utilities	105	198,398,920
L1	Commercial Personal Property	431	84,615,590
L2	Industrial Personal Property	47	322,704,560
M1	Tangible Personal Mobile Home	299	17,564,720
O	Residential Inventory	0	0
S	Special Inventory	9	6,537,390
X	Total Exempt Property	498	143,234,402

Each taxing unit, such as the county, a 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. Appraisals established by the appraisal district 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.

The Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec.23.23), productivity (Sec.23.41), and real property inventory (Sec.23.12), dealer inventory (Sec.23.121, 23.124, 23.1241. and 23.127), and nominal (Sec.23.18) or restricted use properties (Sec.23.83). The owner of real property inventory may elect to have the inventory appraised at its market value as of September 1st of the year preceding the tax year to which the appraisal applies by filing an application with the Chief

Appraiser requesting that the inventory be appraised as of September 1st.

The Texas Property Tax Code, under sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real and personal property at least once every three years. The district's current policy is to conduct an onsite inspection of real estate on a three-year cycle. However, appraised values are reviewed annually and are subject to change for purposes of equalization. Personal property, business personal property, industrial property, complex commercial property, and utility property values are reviewed or reappraised every year. (See Reappraisal Plan)

The appraisal value of real estate is calculated using specific information about each property. Using computer-assisted appraisal programs, and recognized appraisal methods and techniques, we compare that information with the data for similar properties, and with recent market data. The district follows the standards of the International Association of Assessing Officers (IAAO) regarding its 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 appraisal district contracts for professional valuation services, the contract that is entered into by each appraisal firm requires adherence to similar professional standards.

Personnel Resources

The office of the chief appraiser is primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The Administration Department's function is to plan, organize, direct, and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities, and postal services. The Appraisal Department is responsible for the valuation of all real and personal property accounts. The property types appraised include commercial, residential, business personal and industrial. The Appraisal Department is also responsible for the following support groups: review appraisal, productivity valuation, and special audit. The district's appraisers are subject to the provision of the Property Taxation Professional Certification Act and must be duly registered with Texas Department of Licensing and Regulations. Support functions including records maintenance, information, and assistance to property owners, and hearings support are coordinated by support service department.

The appraisal district staff consists of three (5) full-time employees

- Chief Appraiser
- 2 Full-Time Appraisers
- 1 Appraiser in training
- Office Manager

All appraisers are required to be registered with the Texas Department of Licensing & Regulation (TDLR). TDLR registration requires that each appraiser must successfully complete a five-year

educational program and pass the required number of course hours within a specified time. Additionally, all appraisers must pass review exams at levels three and four of the certification programs. 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 30 hours of continuing education units every 2 years in order to recertify the RPA & RTA designations. The Dallam County Appraisal District staff stays abreast of current trends affecting property through review of published materials, attendance at conferences, course work, and continuing education.

The Board of Directors of the Dallam County Appraisal District has contracted with Thomas Y. Pickett & Company, Inc., an appraisal firm to appraise all Commercial, Industrial, Manufacturing, Industrial Personal Property and Miscellaneous improvement schedules, Utility Companies within the boundaries of the appraisal district and conduct ratio studies.

Information Systems

Dallam County Appraisal District implements many technologies as part of the information system. A centralized server is utilized to house all institutional data. This server runs the most current version of Microsoft Windows Server 2019 Standard. This file/application server runs as a virtual machine, utilizing Microsoft Hyper-V virtualization technology, for disaster recovery purposes. A SQL Server database is used for the core application. Client workstations consist of Windows systems running Windows 10 Pro. All patches are updated and installed automatically. Antivirus software is installed on each computer on the network. Antivirus updates and scans are scheduled to run automatically. Network, Hardware, and Software support is outsourced to True Automation, BIS Consulting and Paradigm Technologies.

Shared Appraisal District Boundaries

Due to the passing of House Bill 1010, the appraisal of property ends at the county line.

Dallam CAD has overlapping properties with Sherman County. By agreement, Dallam CAD provides values to Sherman County for the overlapping properties within their Appraisal District.

Philosophy Statement

The Dallam 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. Dallam County Appraisal District 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 Dallam 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. Dallam County Appraisal District employees have an obligation as public servants to promote goodwill toward all property owners; not only in manner but also by example.

Because of the nature of our work, not every property owner will be pleased with the outcome of his or her contact with Dallam County Appraisal District. What is important is that everyone who comes in contact with our office should have reason to feel that a knowledgeable and qualified person handled his or her matter in a fair and equitable manner.

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 Dallam 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 (c) and 6-5 (c) 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. Members of the appraisal district's staff or other reliable sources have obtained all information in the appraisal records.
7. The appraisal staff or Thomas Y. Pickett & Company, Inc. staff have 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 Property Tax Code. (Jurisdictional Exception to 6-4 (b) of USPAP)
10. Subsurface rights (oil, gas, and other minerals) are not considered in making these appraisals.
11. Due to the lack of zoning the highest and best use for 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 Dallam County Appraisal District.

Single-Family Residences 2025 Summary Report

Overview

Single-family residences consist of all land and real property improvements, which by the nature of their design and/or construction are suitable for single-family use only. This includes manufactured homes, which are classified as real property when the owner of the land is also the owner of the manufactured home and personal property when the owner of the manufactured home does not own the land.

Assumptions and Limiting Conditions

The appraisals completed by Dallam County Appraisal District for single-family residences are subject to the following assumptions and limiting conditions:

1. The Dallam County Appraisal District's staff has physically inspected all single-family residences within its jurisdiction and normally re-inspects and/or conducts statistical studies on these properties annually. Interior inspections have not been done on a majority of the properties in the jurisdiction because (1) most residential owners are not at their residence during regular business hours, (2) permission to inspect is not always granted, (3) the safety of the appraiser may be in question, and (4) respect for privacy rights of the property owner should be exercised.

2. The opinion of value for each single-family property applies to land and improvements only. The value of personal property of an owner has not been included with the value of the real estate. The only personal property that is valued as an improvement is a manufactured home where the owner of the home does not own the land. See Sec 11.14 (a) of the Texas Property Tax Code.
3. Residential real property inventory as defined by the Texas Property Tax code in Section 23.12 shall be considered as inventory and the market value shall be the price for which it would sell as a unit to a purchaser who would continue the business. (Jurisdictional Exception to Standard Rule 6-4 (b) of USPAP)
4. Single-family qualified properties used to provide affordable housing are appraised in compliance with Section 23.22 of the Texas Property Tax Code. (Jurisdiction Exception to Standards Rule 6-4 (b) of USPAP)

Data Collection and Validation

Two basic types of data are collected: data, which is specific to each property and data, which is indicative of a particular class of property that has been predefined by Dallam County Appraisal District.

Property-specific data is collected as part of the inspection process and through submission by the property owner. As part of the inspection process, the improvements are measured and classified. The appraiser also estimates the effective age and condition of the improvements. Any additional or unusual features are also noted at the time of the inspection. Data on individual properties is maintained on the appraisal card(s) for that property. Data on individual properties is verified through previously existing records, published reports, building permits, analysis of comparable properties, and through submission by the property owner. Appraisal cards are available for review at the appraisal district office.

Data pertaining to a class of properties is grouped together according to the differing quality levels, and then used to develop valuation models for each property class. Such data is collected in a variety of ways. Cost information is obtained from nationally recognized sources, local contractors, new construction permits, mechanic's liens, reliable sources of new property sales, and from renditions submitted by owners. All local information is used to verify, supplement, or modify costs from these published sources. New models and cost tables are currently under construction and are being used in test areas. Renditions are confidential submissions by property owners and cannot be used for other properties. However, data from renditions may be compared with data obtained from cost manuals to test their accuracy. A comprehensive appraisal manual for residential property is currently maintained by the Dallam County Appraisal District.

Market sales information is collected from a variety of sources including surveys of buyers and sellers, deed records, and from local real estate professionals.

Valuation Approach and Analysis

Improvements are appraised using replacement cost new less depreciation models. Replacement costs are estimated from published sources, other publicly available information, and comparable properties. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if diminished utility and comparable sales are found to justify such. The following equation is the model used by the district:

$$MV = (RCNLD) MA + LV$$

In the formula above, the replacement cost new less depreciation (RCNLD) of the improvements is multiplied by the appropriate neighborhood market adjustment factor (MA) to arrive at a current improvement value. The current improvement value is added to the land value (LV) to arrive at an estimate of market value (MV). Market adjustments will be applied uniformly within neighborhoods to account for market preferences affecting value in each location throughout the district. A market data model based on typical selling prices per unit of area is also used when appropriate sales information is available. Dallam County Appraisal District recognizes 3 market areas in its jurisdiction: Dalhart ISD Rural & Commercial, City of Dalhart, Texline ISD with Stratford ISD.

Land values are based on selling prices for the appropriate highest and best use of the site, and as though it was vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of the highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

Review and Testing

Field review of appraisal 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. Dallam County Appraisal District's appraisers perform ratio studies for their assigned areas.

Performance is also measured through comparison with valid single-property appraisals submitted for staff review. Appraisal results are also tested bi-annually by the Property Tax

Assistance Division (PTAD) of the Texas Comptroller's Office. Appraisal methods and procedures are also reviewed by the PTAD with the MAP review.

Ratio Studies Procedures

- I. Collect and Post Sales Data
 - A. Solicit sales information from all new property owners through sales letters and/or personal contact.
 - B. Collect sales information from outside appraisers and from fee appraisals presented.
 - C. Utilize sales information from Comptroller's office.
 - D. Post sales information to the sales database.
 1. Record actual sale price
 2. Note unusual financing
 3. Note non-arm length participants
 4. Adjust sales price for inclusion of personal property or intangible value
 5. Initiate frozen characteristics/partial sale codes if necessary
 - a) Imminent construction/renovation can bias any later analysis by including values not part of the original transaction
 - b) Sale including only a portion of the property described can also produce skewed results
- II. Preliminary Analysis
 - A. Run sales analysis (by type, group, or class) which includes any and all sales collected to date
 - B. Note median result and COD
 - C. Examine each sale included
 1. Compare sale ratio to median result
 2. Ratios substantially higher or lower than the median result (outliers) are singled out for further, in-depth analysis

- a. Note seller-financial institutions, known real estate opportunists, probates, known persons who finance their own transactions
- b. Note buyer-financial institutions, known real estate opportunists, and re-location companies
- c. Examine deed records to confirm “arm’s length” violations not evident from examination of buyer and seller
 - i. contract for deed
 - ii. assumption of previous note
 - iii. a typical financing
- d. Re-inspect properties to rule out any physical differences from the current property records
- e. Outlier sales that cannot be excluded or adjusted due to the reasons given above are nonetheless included in the subsequent analysis

D. Adjust original data set

- 1. Omit sales that are not arm’s length
- 2. Adjust sales values for time or financing if necessary and possible
- 3. Adjust appraisal values for physical differences if applicable

III. Secondary Analysis

- A. Run sales analysis (by type, group, or class) utilizing information from preliminary analysis
- B. Note median result and COD
 - 1. Median value may or may not change significantly
 - 2. COD value should improve
- C. Note sample size
 - 1. Compare number of sales within the class to the perceived number of total properties within the class
 - 2. From experience and discussion among the appraisal staff, determine whether any median result different from 1.00 is significant
- D. Attempt to increase sample size—if necessary

1. Utilize time adjustments if determinable
 2. Keep in mind marketing time for local market and any trends
 3. Be careful to not include more sales just for sales sake
 4. Changing markets and trends cannot be reflected in sales that are too old without accurate time adjustments.
- E. Apply results of analysis to current records
1. Any class whose median value is NOT SIGNIFICANTLY different from 1.00 does not require adjustment.
 2. Any class whose median value indicates that an adjustment is necessary should be analyzed
 - a) Look at typical depreciation (age/condition) for that class as reflected in the sales analysis
 - b) Calculate increase necessary to raise the individual ratios to produce a median result of 1.00 (keeping in mind that because of depreciation, the percentage increase required is going to be necessarily larger than the difference in percentage points needed to reach a 1.00 result)
 - c) Apply the calculated increase to the database
 3. Repeat procedure for all classes determined to need adjustment
- F. Run analysis again to test results
- IV. Examine results to identify neighborhoods that need adjustment
- A. As individual sales are examined, note any areas/neighborhoods/sub-divisions that consistently show ratios significantly different from the median result
 - B. Run analysis excluding the area in question
 - C. Run analysis including only the neighborhood in question
 - D. Check for significant variance between the two results
 - E. Apply neighborhood factor to correct variance

Multi-Family Properties 2025 Summary Report

Overview

Multi-family properties with situs in this district are appraised at market value as previously defined.

Assumptions and Limiting Conditions

The appraisal value derived is subject to the following assumptions and limiting conditions:

1. For multi-family properties only, the market value stated is for land, improvements, and the personal property common to the classification and economic area. The business personal property value is insignificant to the overall value.
2. The Dallam County Appraisal District's field appraisers has physically inspected all apartment complexes and duplex properties within its jurisdiction.
3. For a multi-family property that is used to provide affordable housing the property is appraised to comply with the Texas Property Tax Code Section 23.22. (Jurisdictional Exception to Standard 6-2(d) of USPAP)

Data Collection and Validation

Two basic types of data are collected: data, which is specific to each property, and data, which is indicative of a particular property class that has been predefined by Dallam County Appraisal District.

The property appraised has multi-family use. This classification of properties includes apartment complexes and duplex properties. Properties of this classification are discovered and their characteristics recorded during field inspections, investigation of building permits issued through political entities, and investigation of mechanic's liens recorded with the county clerk. Geographically, these properties are located throughout the county.

Specific property data is collected at the time of inspection or re-inspection and through submissions by property owners. Characteristics of a specific property's physical improvements and amenities are recorded and stored electronically and may be printed on an appraisal card(s). Appraisal cards are available for review at the district office.

Sales data is taken from deed records, local real estate professionals, written appraisal reports, and telephone contact with principles. Sales are validated with the principles when possible. Sales data from properties is account-specific and retained electronically.

General market data is gathered from multiple sources. Environmental, economic, political, and social influences vary geographically and by property use. Neighborhoods have been delineated to reflect competing properties within a use and the influences on that use. Apartment properties were assigned a comparative classification in the inspection process. Duplexes are classed in compliance with predefined classing criteria.

Valuation Approach and Analysis

Based on the principle of substitution, land values are determined by selling prices for similarly positioned functional tracts. Sites are analyzed for highest and best use as though they were vacant. Highest and best use of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of the highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

A value per unit is charted and stratified by neighborhood and comparative class. A sales value per unit is also charted by neighborhood and comparative class for recent sales. Acceptable ranges of value are established for these comparative units. Preliminary property values are adjusted to meet with agreed ranges and then unique property considerations are addressed.

Review and Testing

Field reviewer of appraisals, performed through the regular inspection of subject properties. Ratio studies are reviewed for level of appraisal (measurements of central tendency and dispersion), bias, and appropriateness of neighborhood boundaries. Results of the performance measures used indicate the validity of the appraisal models.

Preliminary values are reviewed in consideration of classification and neighborhood. Value indications are compared to renditions and valid single property appraisals submitted for staff review. The appraiser reviews the submitted appraisal report to confirm and verifying data as would be done with a sale. Final value recommendations are tested for reasonableness by performing a sales ratio study and, individually, during the appeal process. During the appeal process, property specific income and expenses are reviewed for reasonableness and values are adjusted as necessary.

Appraisal results are tested bi-annually by the PTAD of the Comptroller of Public Accounts for the State of Texas. Appraisal methods and procedures are also reviewed by the PTAD through the MAP review

Commercial Property 2025 Summary Report

Overview

This type of property consists of all land and improvements in Dallam County that are classed “commercial” according to the properties highest and best use.

Assumptions and Limiting Conditions

The appraisals completed by Dallam County Appraisal District are subject to the following assumptions and limiting conditions:

1. The opinion of value for each property applies to land and improvements only. The value of trade fixtures, furnishings and other equipment has not been included with the value of the real estate.
2. The Dallam County Appraisal District’s staff and Thomas Y. Pickett & Company, Inc. field appraisers have physically inspected all properties within its jurisdiction and normally re-inspect and/or conduct statistical studies on these properties annually. Complete interior inspections have not been done on the majority of the properties.

Data Collection and Validation

Two basic types of data are collected: data, which is specific to each property and data, which is indicative of a particular class of property that has been predefined by Dallam County Appraisal District.

Property-specific data is collected as part of the inspection process and through submission by the property owner. As part of the inspection process, the improvements are measured and classified. Properties are classified according to construction type and quality. The appraiser also estimates the effective age and condition of the improvements. Any additional or unusual features are also noted at the time of the inspection. Data on individual properties is maintained on the appraisal card(s) for that property. The data includes legal description, situs, owner address, parcel number, and the property-specific information such as class, quality, measurements, condition, etc. Data on individual properties is verified through previously existing records, published articles, and reports, building permits, mechanic’s liens, analysis of comparable properties, and through information obtained from the property owner. Appraisal cards are available for review at the appraisal office.

Data pertaining to a class of properties is used to develop valuation models for that property class. Such data is collected in a variety of ways. Cost information is obtained from nationally recognized sources, as well as from new construction permits, mechanics liens, local contractors, reliable sources of sales on new property, and renditions submitted by the property owners. Cost information on newly constructed improvements is also used to verify and/or modify costs from published sources. A comprehensive appraisal manual for commercial property is currently under construction for Dallam County Appraisal District. Renditions are confidential submissions by property owners and cannot be used for other properties. However, data from renditions may be compared with data obtained from cost manuals to test their accuracy.

Market sales information is collected through surveys of buyers and sellers in addition to public records.

Valuation Approach and Analysis

Land values are based on selling prices for the appropriate highest and best use of the site analyzed as though vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of the highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

Improvements are valued using replacement/reproduction cost new less depreciation. Cost tables are constructed using published sources as a guide and adjustments are applied using local market information. Adjustments are also applied for functional and economic obsolescence if utilization, sales, and income information warrant. An income approach is also used when economic and/or subject property income information is available. A market data model based on typical selling prices per unit of similar properties is used when sufficient information is available.

The cost approach to value is most accurate and reliable when appraising new construction. In older areas or areas of transition, cost is calculated and considered. However, due to the difficulty of measuring accrued depreciation, more weight is applied to the market and income approaches.

Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. A computer-generated statistical review is also conducted. The statistical report includes appraisal to sales ratio, coefficient of dispersion, and other statistical measures. The performance measures used validate the results of the appraisal model.

Although the ratio study is the preferred method of measuring performance, single property appraisals submitted to the appraisal staff are also reviewed for appraisal accuracy. Appraisal results are tested by the Property Tax Division of the Texas Comptroller's Office. Appraisal methods and procedures are also reviewed by the Property Tax Division.

Dallam County Appraisal District contracts with Thomas Y. Pickett & Company, Inc. for annual reappraisal of some real property in the commercial and industrial property types.

Dallam County Appraisal District also contracts with Thomas Y. Pickett & Company, Inc. for appraisal of all mineral properties within the Dallam County Appraisal District.

The summary reports of Appraisal Records Services, Inc. for compliance with Standards 6-7 of USPAP are attached to this document.

Business Personal Property 2025 Summary Report

Overview

Business personal property is the tangible personal property owned by a business or by an individual for the purpose of producing income. Other tangible personal property is exempt according to Sec. 11.14 (a) of the Texas Property Tax Code.

Assumptions and Limiting Conditions

The appraisals completed by the Dallam County Appraisal District are subject to the following assumptions and limiting conditions:

The Dallam County Appraisal District's staff and Thomas Y, Pickett & Company, Inc. field appraisers have physically inspected all properties within its jurisdiction and normally inspects and/or compares renditions and the Comptroller's list of active businesses report on these properties annually.

Data Collections and Validation

Data on new and existing businesses is collected through personal inspection, newspaper articles, government reports, comparisons to like businesses, renditions, and other confidential information supplied by the owner. Due to the multitude of personal property types, there is no standard data collections form or manual.

Valuation Approach and Analysis

Personal property as defined by the Uniform Standards of Professional Appraisal Practice is “identifiable, portable and tangible objects which are considered by the general public to be ‘personal’, e.g. furnishings, artwork, antiques, gems, jewelry, collectibles, machinery and equipment: all property that is not classified as real estate”... personal property that can be seen, weighed, measured, felt, or otherwise perceived by the senses but does not include a document or other perceptible object that constitutes evidence of a valuable interest, claim, or right and has negligible or no intrinsic value.” The Texas Property Tax Code Section 1.04(4) defines personal property as “...property that is not real property.”

The purpose of the appraisal of business personal property is to estimate market value on January 1 of each year as previously defined in the introduction. A separate definition of market value for inventory is found in the Texas Property Tax Code Sec.23.12 (a), “...the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business.” The Texas Property Tax Code sets forth three ways in which inventory may be valued if the requirements are met:

1. Sec.23.12 (f) allows some inventories to qualify for appraisal as of September 1 of the year before January 1 of the taxable year.
2. Sec.23.121, 23.127, 23.1241, and 23.12D dictate that dealers in new and used vehicles, vessels, outboard motors and trailers, manufactured housing, and heavy equipment be valued differently. (Jurisdictional Exception to Standard Rule 6-3 (b) & (c))
3. Sec.23.12 (a) covers the inventories of remaining businesses.

Personal property is appraised using original cost less depreciation models. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if utilization for the subject property justifies such. In the case of some personal property types such as licensed vehicles and aircraft, market data from published pricing guides is used to construct a market value model. In other cases, models are based on quality and density information available through published sources or through private sources. These models are cost based.

Review and Testing

Field review of appraisals is performed through the inspection of subject properties.

Sales for most types of personal property are infrequent. Furthermore, many market transactions occur for multiple sites and include real and personal property, tangible and intangible, thereby making analysis difficult, subjective, and inadequate to develop a statistical analysis. Performance is measured through comparison of like businesses as well as applying quality and

density models to units of comparison. Performance is also measured through comparison with valid single-property appraisals submitted for staff review. The appraiser considers the submitted appraisal report by confirming and verifying data as would be done with a sale. Dallam County Appraisal District's appraisal methods and procedures and values are subject to review by the Property Tax Division of the Texas Comptroller's Office. The results of this review indicate the validity of the models and calibration techniques employed by Dallam County Appraisal District.

Dallam County Appraisal District contracts with Thomas Y. Pickett & Company, Inc. for the appraisal of industrial business personal property. Thomas Y. Pickett & Company, Inc. uses Marshall Swift valuation information for most personal property values. Their appraisals are reviewed by the Dallam County Appraisal District.

Special Appraisal Provisions

Circuit Breaker Limitation-Property Tax Code Section 23.231

Beginning in 2025, real property valued at \$5,000,000 or less will benefit from a 20% limitation on the net appraised value of the property used to calculate your taxes, with the exclusion of land receiving the agriculture-use special appraisal and homestead properties that could qualify for the 10% homestead limitation.

The circuit breaker provision limits the amount the appraisal district can increase the appraised value of a property. The appraised value of qualifying real property is limited to an increase of no more than 20% per year unless new improvements, excluding ordinary maintenance, have been made. This limitation takes effect on January 1 of the tax year following the first tax year in which the owner owns the property. The Texas Legislature has currently only authorized the circuit breaker limitation for the 2025, 2025, and 2026 tax years. The appraised value that the circuit breaker applies to is set at \$5,000,000 or less for 2025; however, the State Comptroller can increase or decrease the appraised value limit for 2025 and 2026 based on the consumer price index.

(d) Notwithstanding the requirements of Section 25.18 and regardless of whether the appraisal office has appraised the property and determined the market value of the property for the tax year, an appraisal office may increase the appraised value of real property to which this section applies for a tax year to an amount not to exceed the lesser of:

(1) the market value of the property for the most recent tax year that the market value was determined by the appraisal office; or

(2) the sum of:

(A) 20 percent of the appraised value of the property for the preceding tax year.

(B) the appraised value of the property for the preceding tax year; and

(C) the market value of all new improvements to the property.

(e) When appraising real property to which this section applies, the chief appraiser shall:

(1) appraise the property at its market value; and

(2) include in the appraisal records both the market value of the property and the amount computed under Subsection (d)(2).

f) The circuit breaker limitation provided by Subsection (d) takes effect as to a parcel of real property on January 1 of the tax year following the first tax year in which the owner owns the property on January 1. The circuit breaker limitation expires on January 1 of the tax year following the tax year in which the owner of the property ceases to own the property.

Certification

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 is the appraisal staff's personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, save, and except the ownership of my personal residence and personal auto, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on the reporting of a predetermined value, or direction in value, that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Personal inspections are made by me, my staff, and outside appraisal firms.
- Persons providing significant professional assistance to the person signing this report are listed below:

Holly McCauley, Chief Appraiser
Kim Pack, Office Manager
Cali Banister, Appraiser
Hannah Brewer, Appraiser
Rylee Przilas, Appraiser (In Training)
Stephen Campbell, Thomas Y. Pickett & Company, Inc.
Michael Parks, Thomas Y. Pickett & Company, Inc.
Don Owens, Thomas Y. Pickett & Company, Inc.



Holly McCauley, RPA, RTA, CTA
Chief Appraiser

Assumptions and Limiting Conditions

Unless otherwise stated, all appraisal reports are subject to the following assumptions and limiting conditions:

- The appraiser does not render any opinion as to the title of the appraised property and assumes no responsibility for matters of a legal nature affecting the property. It is assumed that the tile is good and marketable.
- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined and considered in the appraisal report. It is assumed that all required licenses, certificates of occupancy, consents or other legislature or administrative authority from any local, state, national government, private entity, or organization have been or can be obtained or received for any use on which the value estimate contained in this report is based.
- It is assumed there is full compliance with all requirements of Title III, of the American with Disabilities Act (ADA), which became effective January 26, 1992 unless non-compliance is stated, defined and considered in the appraisal report. The appraiser for any such conditions, or for any expertise assumes no responsibility or architectural design knowledge and cost required to identify such noncompliance. Although the appraiser may have observed some items of possible noncompliance, a comprehensive list with related cost has not been developed. The value estimate is predicated on the assumption that there is not curable or incurable functional obsolescence, or related cost-to-cure imposed by the regulations of this law unless otherwise stated in the report.
- The property is appraised as thought operated under competent and responsible ownership and management.
- Value of the subject property is predicated upon an all-cash basis of the effective appraisal date.
- The value is estimated under the assumption that there will be no intentional, nor domestic, political, economic, or military actions that will seriously affect real estate values thought the country.
- Certain information concerning market and operating data, as well as data pertaining to the property appraised was obtained from other and/or based on observation. This information is verified and checked, where possible, and is used in the appraisal, only if it is believed to be reasonably correct and accurate. However, such information is not guaranteed, and no liability is assumed resulting from possible inaccuracies or errors regarding such information or estimates.
- Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the subject property will sell for such amounts.

STAFF PROVIDING SIGNIFICANT MASS APPRAISAL ASSISTANCE

<u>NAME</u>	<u>TITLE</u>	<u>TDLR NUMBER</u>
Holly McCauley	Chief Appraiser	69849
Hannah Brewer	Appraiser (In Training)	77966
Cali Banister	Appraiser	74647
Don Owens	TYP Appraiser	896
Bob Lehn	TYP Appraiser	67474
Tony Bell	TYP Appraiser	69124
Danny Hendrix	TYP Appraiser	65564

Sales Ratio Report Parameters

Search by School Code
DISD (Dalhart ISD)

Search by Sale Date
From: 01/01/2024
To: 05/17/2025

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2025

Report Type: Improved Property

Excludes Confidential Sales.

Sales Ratio Report

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													Sale				
Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/				
Sale # Deed	Confirm	Type Dimensions	Class	Y-Bit	Value	Value	Living Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio			
24758	ORTIZ UBALDO & JUANA/SMITH RUBY V	1/4/2024	R150	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF2+	0	73,010	7,500	684	117.70	125.73	80,510	86,000	0.0900 0.0872 0.9362			
Deed Info: 1/4/2024		BUYER'S LETTER		St Cd: A1		Schl: DISD		City: DALH		Sale Type:		Ratio Type:					
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood					
14020 R	121202801460040000000	LOT 4 BLK 146 TOWNSITE			1014 ELM AVE DALHART, TX 79022			0.0000		0.0000 280 1%-100 L%-100		280 1%-108 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	73,010	Imp 2 Value:	Imp 3 Value:	Appraiser: HM											
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc:	Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 71.00																	
24773	DALHART PRIME PROPERTIES LLC/DAVIS ROY LYNN & CHRISTINA M	1/11/2024	R100	SQ: 14000.00 AC: 0.3214 FF: 100.00 DEPTH: 140.00	DRV3	0	113,150	10,000	1,594	77.26	81.56	123,150	130,000	0.0800 0.0769 0.9473			
Deed Info: 1/11/2024		SELLER LETTER		St Cd: A1		Schl: DISD		City: DALH		Sale Type:		Ratio Type:					
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood					
13625 R	121202800930050000000	LOTS 5-6 BLK 93 TOWNSITE			422 MAPLE AVE DALHART, TX 79022			0.0000		0.0000 280 1%-100 L%-100		282 1%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	113,150	Imp 2 Value:	Imp 3 Value:	Appraiser: HM											
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc:	Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 48.00																	

Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale		Avg Price/	Avg Price/	Land/	Land/	Ratio		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
24789	SANDOVAL ISMAEL ORTIZ/WALLACE MARY	2/6/2024	C150	SQ: 18200.00 AC: 0.4178 FF: 140.00 DEPTH: 130.00	RCL	0	107,640	21,000	2,899	44.37	43.12	128,640	125,000	0.1600	0.1680	1.0291	
		SELLERS LETTER				0	St Cd: F1		Schl: DISD	City: DALH	Sale Type:		Ratio Type: C				
		Deed Info: 2/6/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
13475	R	121202800690100000000	LOTS 10-12 BLK 69 TOWNSITE			101 SCOTT AVE DALHART, TX 79022			0.0000	0.0000	281	1%-100 L%-100 281 1%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	107,640	Imp 2 Value:	Imp 3 Value:		Appraiser: HM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	COMMERCIAL	Imp 2 Desc:	Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 41.00																	
24819	YUVAN INVESTMENT LLC/DISITA KRUPA LLC	2/20/2024	C350	SQ: 67200.00 AC: 1.5427 FF: 480.00 DEPTH: 140.00	MOTDL	0	646,660	93,000	8,172	90.51	79.54	739,660	650,000	0.1300	0.1431	1.1379	
		BUYER'S LETTER				0	St Cd: F1		Schl: DISD	City: DALH	Sale Type:		Ratio Type:				
		Deed Info: 2/20/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
10995	R	1212003000400100000000	LOTS 1-10 BLK 4 BLAIR DIV			400 ROCK ISLAND ST DALHART, TX 79022			0.0000	0.0000	031	1%-100 L%-100 031 1%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	10,000	Imp 2 Value:	Imp 3 Value:		Appraiser: HM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	NON RESIDENTIAL IMPROV	Imp 2 Desc:	Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 100.00																	
10997	R	1212003000401300000000	LOTS 13-18 BLK 4 BLAIR DIV BUDGET INN			415 LIBERAL ST DALHART, TX 79022			0.0000	0.0000	031	1%-100 L%-100 031 1%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	636,660	Imp 2 Value:	Imp 3 Value:		Appraiser: HM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	COMMERCIAL	Imp 2 Desc:	Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 50.00																	
24827	ROCCO PATRICIA & HUGO H DAVILA/LOEWEN CORNELIO & EVA	2/22/2024	R100	SQ: 7200.00 AC: 0.1653 FF: 60.00 DEPTH: 120.00	DRF3+	2024 2023	191,520	6,000	1,200	164.60	175.00	197,520	210,000	0.0300	0.0286	0.9406	
		BUYERS					St Cd: A1		Schl: DISD	City: DALH	Sale Type: O		Ratio Type: R				
		Deed Info: 2/22/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
11846	R	1212007000200500000000	LOT 5 BLK 2 EAST PLACE NO 2			518 SAGEBRUSH RD DALHART, TX 79022			0.0000	0.0000	070	1%-100 L%-100 070 1%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	191,520	Imp 2 Value:	Imp 3 Value:		Appraiser: HM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:	Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 95.00																	

Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp Living	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
24871	CARTER DAVID W/PARKER DALE & DORA.	3/14/2024	C100	SQ: 3250.00 AC: 0.0746 FF: 50.00 DEPTH: 65.00		0		5,000	0	0.00	0.00	5,000	5,000	1.0000	1.0000	1.0000
		SELLER'S LETTER														
		Deed Info: 3/14/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location				Legal	Eff Size	Subdv	Neighborhood			
25166	R 121200900010100010000	NE 50' OF LOT 10 BLK 1 KAY WHITBY ADDN				215 E 9TH ST DALHART, TX 79022				0.0000	0.0000	091	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		HM				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																
24947	RODRIGUEZ MOISES/BENTON BEVERLY KELLY MCMEEN	5/2/2024	R100	SQ: 4000.00 AC: 0.0918 FF: 40.00 DEPTH: 100.00	DRF4	0	157,780	4,000	1,790	90.38	100.56	161,780	180,000	0.0200	0.0222	0.8988
		SELLER'S LETTER														
		Deed Info: 5/2/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location				Legal	Eff Size	Subdv	Neighborhood			
13746	R 121202801120059000000	W 40' OF LOTS 5-6 BLK 112 TOWNSITE				215 E 9TH ST DALHART, TX 79022				0.0000	0.0000	280	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		HM				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 68.00																
25171	BRORMAN KATHERINE & CHASE THOMPSON/MUNOZ EVA	5/29/2024	R100	SQ: 10500.00 AC: 0.2410 FF: 75.00 DEPTH: 140.00	DRV4	0	159,040	7,500	1,466	113.60	101.83	166,540	149,285	0.0500	0.0502	1.1156
		SELLER'S LETTER														
		Deed Info: 5/29/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location				Legal	Eff Size	Subdv	Neighborhood			
11903	R 121200800030030000000	E 30' OF LOT 3 & W 45' OF LOT 4 BLK 3 UNIT 2 EASTWARD HEIGHTS				1412 E 7TH ST DALHART, TX 79022				0.0000	0.0000	080	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		HM				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 75.00																
25186	ESTRADA JORGE/CULLERS LEVI	6/11/2024	R120	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3+	0	107,190	6,000	1,132	99.99	106.01	113,190	120,000	0.0500	0.0500	0.9433
		BUYERS LETTER														
		Deed Info: 6/11/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location				Legal	Eff Size	Subdv	Neighborhood			
13460	R 121202800670110000000	LOT 11 BLK 67 TOWNSITE				605 KEELER AVE DALHART, TX 79022				0.0000	0.0000	280	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		HM				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 75.00																

Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp Living	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
25196	SAJVIN SELVIN ESTUARDO MCULAX/MARTINEZ NOE & EMILIA Deed Info: 6/10/2024	6/10/2024	C024	SQ: 238273.20 AC: 5.4700 FF: 475.00 DEPTH: 449.30		0		38,290	0	0.00	0.00	38,290	39,450	1.0000	0.9706	0.9706
		BUYER'S LETTER				0										
							St Cd: E3	Schl: DISD	City:				Sale Type:			Ratio Type:
Prop ID / Type	Geo ID / Map ID		Legal Description				Situs Location		Legal			Eff Size	Subdv			Neighborhood
23750 R	141401680020110000000		LOT 11 BLK 2 PRAIRIE DIVISION UNIT NO 1				3510 SOUTH DR DALHART, TX 79022		5.4700			0.0000	R168	1%-100 L%-100		R168 1%-100 L%-100
MA Econ%: 100.00	Land Econ%:		Imp 1 Value:			Imp 2 Value:			Imp 3 Value:			Appraiser:	HM			
MA Phy%: 100.00	Land Phy%:		Imp1 Desc:			Imp 2 Desc:			Imp 3 Desc:							
MA Func%: 100.00	Land Func%:															
MA Base%: 100.00																
25210	LUX FERNANDO LUX/HAYHURST DAVID MICHAEL & LORI ANN Deed Info: 7/2/2024	7/2/2024	C300	SQ: 7000.00 AC: 0.1607 FF: 140.00 DEPTH: 50.00	DRF3	0	82,520	42,000	2,316	53.77	38.86	124,520	90,000	0.3400	0.4667	1.3836
		BUYER'S LETTER				0										
							St Cd: F1	Schl: DISD	City: DALH				Sale Type: R			Ratio Type: C
Prop ID / Type	Geo ID / Map ID		Legal Description				Situs Location		Legal			Eff Size	Subdv			Neighborhood
13508 R	121202800750010000000		LOT 1 BLK 75 TOWNSITE				420 E 7TH ST DALHART, TX 79022		0.0000			0.0000	281	1%-100 L%-100		281 1%-100 L%-100
MA Econ%: 100.00	Land Econ%:		Imp 1 Value:	56,660		Imp 2 Value:	25,860		Imp 3 Value:			Appraiser:	HM			
MA Phy%: 100.00	Land Phy%:		Imp1 Desc: COMMERCIAL			Imp 2 Desc: COMMERCIAL			Imp 3 Desc:							
MA Func%: 100.00	Land Func%:															
MA Base%: 43.00																
25216	DE LA CRUZ JUAN O/WELLS DANNY R & DIANE K WELLS Deed Info: 7/12/2024	7/12/2024	R070	SQ: 7026.30 AC: 0.1613 FF: 63.30 DEPTH: 111.00	DRV3+	2000	113,840	4,430	1,125	105.13	109.33	118,270	123,000	0.0400	0.0360	0.9615
		SELLER'S LETTER				1982										
							St Cd: A1	Schl: DISD	City: DALH				Sale Type:			Ratio Type: R
Prop ID / Type	Geo ID / Map ID		Legal Description				Situs Location		Legal			Eff Size	Subdv			Neighborhood
12889 R	121202500010070000000		LOT 7 BLK 1 TANGLEWOOD PARK				7 COTTONWOOD PL DALHART, TX 79022		0.0000			0.0000	250	1%-100 L%-100		250 1%-100 L%-100
MA Econ%: 100.00	Land Econ%:		Imp 1 Value:	113,840		Imp 2 Value:			Imp 3 Value:			Appraiser:	HM			
MA Phy%: 100.00	Land Phy%:		Imp1 Desc: RESIDENTIAL			Imp 2 Desc:			Imp 3 Desc:							
MA Func%: 100.00	Land Func%:															
MA Base%: 70.00																
25219	LUJAN MAGALY & GAVIN VASQUEZ/WHEELER KEVIN A SR & MARISOL Deed Info: 7/15/2024	7/15/2024	R120	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3	1999	110,510	6,000	1,536	75.85	81.38	116,510	125,000	0.0500	0.0480	0.9321
		BUYERS LETTER				2014										
							St Cd: A2	Schl: DISD	City: DALH				Sale Type:			Ratio Type:
Prop ID / Type	Geo ID / Map ID		Legal Description				Situs Location		Legal			Eff Size	Subdv			Neighborhood
13160 R	121202800240120000000		LOT 12 BLK 24 TOWNSITE 2014 TITAN 32X48 S# 125000HA002573A S# 125000HA002573B; HUD#				421 W 4TH ST DALHART, TX 79022		0.0000			0.0000	280	1%-100 L%-100		282 1%-100 L%-100
MA Econ%: 100.00	Land Econ%:		Imp 1 Value:	110,510		Imp 2 Value:			Imp 3 Value:			Appraiser:	HM			
MA Phy%: 100.00	Land Phy%:		Imp1 Desc: CHAMPION TITAN			Imp 2 Desc:			Imp 3 Desc:							
MA Func%: 100.00	Land Func%:															
MA Base%: 65.00																

Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp Living	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
25223	CARNESECCA PROPERTIES LLC/CARROLL JOHN	7/19/2024	R150	SQ: 8400.00 AC: 0.1928 FF: 60.00 DEPTH: 140.00	DRV4+	0	198,970	9,000	2,080	99.99	96.15	207,970	200,000	0.0400	0.0450	1.0399
		SELLER'S LETTER														
		Deed Info: 7/19/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
12359	R 121201600050050000000	S 60' OF BLK 5 MCCLENDON ADDN			917 TENNESSEE BLVD DALHART, TX 79022			0.0000	0.0000	160	1%-100 L%-100			160 1%-100 L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	198,970	Imp 2 Value:		Imp 3 Value:		Appraiser:	HM					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	65.00															
25239	WIEBE FRANZ LOEWEN & EVA LOEWEN HAMM/FJ FARMS	8/7/2024	C015	SQ: 220413.60 AC: 5.0600		0		24,250	0	0.00	0.00	24,250	20,000	1.0000	1.2125	1.2125
		SELLER'S LETTER														
		Deed Info: 8/7/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
24973	R 141400150030281240090	TR 9 - A 5.06 AC TR OUT OF N OF RY SEC 28 BLK 3 CSS			1719 PRAIRIE GRASS TR DALHART, TX 79022			5.0600	0.0000	R015	1%-100 L%-100			R015 1%-100 L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:	HM					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
25254	RODRIGUEZ ROCIO & MARCO AJORY ROBERT M & MARGARET	9/6/2024	R200	SQ: 7242.00 AC: 0.1663 FF: 71.00 DEPTH: 102.00	DRV4	2020 2011	200,510	14,200	1,346	159.52	159.73	214,710	215,000	0.0700	0.0661	0.9987
		SELLER'S LETTER														
		Deed Info: 9/6/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
19296	R 121200390030040000000	LOT 4 BLK 3 COUNTRY MEADOWS ADDN			1719 PRAIRIE GRASS TR DALHART, TX 79022			0.1663	0.0000	039	1%-100 L%-100			039 1%-100 L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	200,510	Imp 2 Value:		Imp 3 Value:		Appraiser:	HM					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	95.00															
25274	VICENTE TOMAS SANTOS/GARCIA CARLOS	9/19/2024	R100	SQ: 3900.00 AC: 0.0895 FF: 30.00 DEPTH: 130.00	MH2	0	21,000	3,000	924	25.97	16.23	24,000	15,000	0.1300	0.2000	1.6000
		BUYER'S LETTER														
		Deed Info: 9/19/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
12071	R 121201100050050000000	LOT 5 BLK 5 KENDRICK ADDN & MH, NO MH AREA 2			412 NORMAN AVE DALHART, TX 79022			0.0000	0.0000	110	1%-100 L%-100			110 1%-106 L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	21,000	Imp 2 Value:		Imp 3 Value:		Appraiser:	CB					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	MOBILE HOME	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	40.00															

Sales Ratio Report

5/17/2025 12:06:58PM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
25277	CRUZ GUILLERMO DELGADO & BROWN JAMES H	9/20/2024	R150	SQ: 9200.00 AC: 0.2112 FF: 100.00 DEPTH: 92.00		0	460	15,000	0	0.00	0.00	15,460	10,000	0.9700	1.5000	1.5460
Deed Info: 9/20/2024		SELLER'S LETTER														
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood		
13913	R	121202801340010000000		LOT 1 BLK 134 TOWNSITE			1002 ASH AVE DALHART, TX 79022			0.0000		0.0000 280 1%-100 L%-100		280 1%-108 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		460	Imp 2 Value:		Imp 3 Value:		Appraiser: HM					
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		NON RESIDENTIAL IMPROVI	Imp 2 Desc:		Imp 3 Desc:							
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																
25284	FLINTWOOD RENTALS LLC/DEW NANCY E LIVING TR	8/5/2024	R120	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3+	0	76,960	6,000	1,190	69.71	67.23	82,960	80,000	0.0700	0.0750	1.0370
Deed Info: 8/5/2024		BUYER'S LETTER														
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood		
13264	R	121202800370200000000		LOTS 20-21 BLK 37 TOWNSITE			407 CONLEN AVE DALHART, TX 79022			0.0000		0.0000 280 1%-100 L%-100		282 1%-100 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		76,960	Imp 2 Value:		Imp 3 Value:		Appraiser: HM					
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:							
MA Func%: 100.00		Land Func%:														
MA Base%: 54.00																
25333	MOLINA SALVADOR & FRIENDLY FAMILY ACRES LLC	12/3/2024	C065	SQ: 54450.00 AC: 1.2500 FF: 232.23 DEPTH: 187.82		0		25,000	0	0.00	0.00	25,000	20,000	1.0000	1.2500	1.2500
Deed Info: 12/3/2024		BUYER'S LETTER														
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood		
25220	R	1414002750080100000000		LOT 10 BLK 8 FRIENDLY FAMILY ACRES UNIT NO 1			12111 THREE STARS LN DALHART, TX 79022			1.2500		0.0000 R275 1%-100 L%-100		R275 1%-100 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:			Imp 2 Value:		Imp 3 Value:		Appraiser: HM					
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:			Imp 2 Desc:		Imp 3 Desc:							
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																
25335	KLASSEN PETER FRIESEN & FJ FARMS	11/7/2024	C015	SQ: 220413.60 AC: 5.0600		0		24,250	0	0.00	0.00	24,250	20,721	1.0000	1.1703	1.1703
Deed Info: 11/7/2024		BUYER'S LETTER														
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood		
24974	R	14140015003028124010017		TR 10 - A 5.06 AC TR OUT OF N OF RY SEC 28 BLK 3 CSS						5.0600		0.0000 R015 1%-100 L%-100		R015 1%-100 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:			Imp 2 Value:		Imp 3 Value:		Appraiser: HM					
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:			Imp 2 Desc:		Imp 3 Desc:							
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																

Sales Ratio Report

5/17/2025 12:06:58PM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale		Avg Price/ Avg Price/		Land/	Land/	Ratio	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
25339	VINYARD SHANNON/PUTTS SAM & GERRIE TR Deed Info: 12/11/2024	12/11/2024	C060	SQ: 6500.00 AC: 0.1492 FF: 50.00 DEPTH: 130.00	QSL	0	26,880	3,000	4,000	7.47	6.25	29,880	25,000	0.1000	0.1200	1.1952
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood				
14404 R		121203200042100000000	TR OUT OF RR ROW SEC 4 BLK 48 H & TC RY CO			708 AMARILLO ST DALHART, TX 79022			0.0000	0.0000	321	1%-100 L%-100		321 1%-100 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		26,880	Imp 2 Value:		Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: COMMERCIAL			Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 42.00																
25357	GOYTIA ADOLFO GOYTIA & BATES CLARISSA MAE Deed Info: 12/27/2024	12/27/2024	R150	SQ: 10920.00 AC: 0.2507 FF: 78.00 DEPTH: 140.00	DRF3	0	140,380	11,700	906	167.86	171.08	152,080	155,000	0.0800	0.0755	0.9812
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood				
13691 R		121202801070020000000	S 28' OF LOT 2 & ALL OF LOT 3 BLK 107 TOWNSITE			804 PETERS AVE DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100		280 1%-108 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		140,380	Imp 2 Value:		Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: RESIDENTIAL			Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 70.00																
25379	THIESSEN ABRAM DYCK & PEOPLES JAMES M Deed Info: 1/8/2025	1/8/2025	R080	SQ: 53480.00 AC: 1.2277 FF: 305.60 DEPTH: 175.00	DRF4	1999	192,580	24,450	4,308	50.38	58.03	217,030	250,000	0.1100	0.0978	0.8681
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood				
14443 R		121203300050830000000	202.6' X 175' TR OUT OF SE PT OF NW/4 SEC 5 BLK 48 H & TC RY CO, SN1 EMOK14341B/F; HUD#			602 JEFFERSON AVE DALHART, TX 79022			0.0000	0.0000	330	1%-100 L%-100		330 1%-100 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		164,010	Imp 2 Value:		28,570	Imp 3 Value:		Appraiser: HM					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: ELLIOTT SOLITAIRE			Imp 2 Desc: NON RESIDENTIAL		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 65.00																
26160	MARTINEZ ALEJANDRO & NORMA/CANTRELL JENNIE B ESTATE Deed Info: 1/23/2025	1/23/2025	R100	SQ: 7500.00 AC: 0.1722 FF: 75.00 DEPTH: 100.00	DRF3+	0	75,480	7,500	1,380	60.13	54.35	82,980	75,000	0.0900	0.1000	1.1064
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood				
13694 R		121202801070077000000	E 75' OF LOTS 7-8 BLK 107 TOWNSITE			412 W 9TH ST DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100		280 1%-108 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		75,480	Imp 2 Value:		Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: RESIDENTIAL			Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 42.00																

Sales Ratio Report

5/17/2025 12:06:58PM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale				Land/	Land/									
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Market	Sale Price	Ratio							
26188	SIFUENTES EMILY/SIFUENTES AMANDA Deed Info: 3/11/2025	3/11/2025	R150	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3+	0	105,790	7,500	1,247	90.85	86.70	113,290	108,109	0.0700	0.0694	1.0479							
		BUYER'S LETTER																					
		St Cd: A1		Schl: DISD		City: DALH		Sale Type:		Ratio Type:													
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood											
13701	R	121202801080030000000	LOT 3 BLK 108 TOWNSITE			810 CONLEN AVE DALHART, TX 79022			0.0000		0.0000 280 1%-100 L%-100		280 1%-108 L%-100										
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		105,790		Imp 2 Value:		Imp 3 Value:		Appraiser: HM											
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL				Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00		Land Func%:																					
MA Base%: 65.00																							
Grand Total:						Land Sale Ratio Mean:		0.3511		Avg Absolute Deviation:		0.1321		Pop Variance:		0.0354		Wt Mean		1.0313			
Grand Total Count: 26						Land Sale Ratio Median:		0.0925		Median		1.0331		Standard Deviation:		0.1880		Avg Mean		1.0865			
						Land Market Ratio Me		0.2987		Coefficient of Dispersion:		12.7882		PRD:		1.0536		Max Ratio		1.6000			
						Land Market Ratio Medi		0.0918												Min Ratio		0.8681	

Sales Ratio Report Parameters

Search by School Code
TISD (Texline ISD)

Search by Sale Date
From: 01/01/2024
To: 05/17/2025

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2025

Report Type: Improved Property

Excludes Confidential Sales.

Sales Ratio Report

5/17/2025 12:08:47PM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale				Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Avg Price/	Avg Price/	Market	Sale Price	Market	Sale Price	Ratio
										Sqft	Sqft					
25159	HILL ANTHONY & KARLA/CRUM LEWIS E & THERESA G Deed Info: 5/20/2024	5/20/2024 SELLER'S LETTER	R010	SQ: 21000.00 AC: 0.4821 FF: 150.00 DEPTH: 140.00	RF3+	0 0	1,960	1,500	1,154	3.00	3.03	3,460	3,500	0.4300	0.4286	0.9886
							St Cd: A1	Schl: TISD	City: TEXL	Sale Type:		Ratio Type:				
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal	Eff Size	Subdv	Neighborhood				
17024	R 151500020990070090000	LOTS 7-9 BLK 99 ORIGINAL TEXLINE				306 E KEELER ST TEXLINE, TX 79087			0.0000	0.0000	T002	1%-100 L%-100 T002 1%-100 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	1,960	Imp 2 Value:			Imp 3 Value:			Appraiser:	HM					
MA Phy%: 20.00	Land Phy%:	Imp 1 Desc:	RESIDENCE	Imp 2 Desc:			Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 10.00																

Grand Total:		Land Sale Ratio Mean:	0.4286	Avg Absolute Deviation:	0.0000	Pop Variance:	0.0000	Wt Mean	0.9886
Grand Total Count:	1	Land Sale Ratio Median:	0.4286	Median	0.9886	Standard Deviation:	0.0000	Avg Mean	0.9886
		Land Market Ratio Me	0.4335	Coefficient of Dispersion:	0.0000	PRD:	1.0000	Max Ratio	0.9886
		Land Market Ratio Medi	0.4335					Min Ratio	0.9886

Sales Ratio Report Parameters

Search by School Code
SISD (Stratford ISD)

Search by Sale Date
From: 01/01/2024
To: 05/17/2025

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2025

Report Type: Improved Property

Excludes Confidential Sales.

Sales Ratio Report

5/17/2025 12:07:47PM

													Sale					
Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/					
Sale # Deed	Confirm	Type Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	Ratio			
25251	WILLARD JAY E & KELLY D/CRABTREE ELLIOTT EDLEY & CYNTHIA Deed Info: 8/30/2024	8/30/2024	P	SQ: 19218672.00 AC: 441.2000	0	237,960	0	0.00	0.00	237,960	264,720	1.0000	0.8989	0.8989				
BUYER'S LETTER		St Cd: D1		Schl: SISD		City:		Sale Type:		Ratio Type:								
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal	Eff Size	Subdv	Neighborhood						
19138 R	183804457210220000000 5	SEC 22 EXC 198.8 AC TR BLK 7T T & NO RR							441.2000	0.0000	S445	1%-100 L%-100		S445 1%-100 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		HM								
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc:		Imp 2 Desc:		Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																	
MA Base%: 100.00																		

Grand Total:		Land Sale Ratio Mean:	0.8989	Avg Absolute Deviation:	0.0000	Pop Variance:	0.0000	Wt Mean	0.8989
Grand Total Count:	1	Land Sale Ratio Median:	0.8989	Median	0.8989	Standard Deviation:	0.0000	Avg Mean	0.8989
		Land Market Ratio Me	1.0000	Coefficient of Dispersion:	0.0000	PRD:	1.0000	Max Ratio	0.8989
		Land Market Ratio Medi	1.0000					Min Ratio	0.8989

Sales Ratio Report Parameters

Search by State Code

A1 (REAL, RESIDENTIAL, SINGLE-FAMILY)

Search by Sale Date

From: 01/01/2024

To: 05/17/2025

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2025

Report Type: Improved Property

Excludes Confidential Sales.

Sales Ratio Report

5/17/2025 11:57:04AM

													Sale				
Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/				Land/	Land/			
Sale # Deed	Confirm	Type Dimensions	Class	Y-Bit	Value	Value	Living Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio			
24758	ORTIZ UBALDO & JUANA/SMITH RUBY V	1/4/2024	R150	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF2+	0	73,010	7,500	684	117.70	125.73	80,510	86,000	0.0900	0.0872	0.9362	
Deed Info: 1/4/2024		BUYER'S LETTER		St Cd: A1		Schl: DISD		City: DALH		Sale Type:		Ratio Type:					
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood					
14020 R	121202801460040000000	LOT 4 BLK 146 TOWNSITE			1014 ELM AVE DALHART, TX 79022			0.0000		0.0000 280 1%-100 L%-100		280 1%-108 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		73,010	Imp 2 Value:		Imp 3 Value:		Appraiser: HM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 71.00																	
24773	DALHART PRIME PROPERTIES LLC/DAVIS ROY LYNN & CHRISTINA M	1/11/2024	R100	SQ: 14000.00 AC: 0.3214 FF: 100.00 DEPTH: 140.00	DRV3	0	113,150	10,000	1,594	77.26	81.56	123,150	130,000	0.0800	0.0769	0.9473	
Deed Info: 1/11/2024		SELLER LETTER		St Cd: A1		Schl: DISD		City: DALH		Sale Type:		Ratio Type:					
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood					
13625 R	1212028009300500000000	LOTS 5-6 BLK 93 TOWNSITE			422 MAPLE AVE DALHART, TX 79022			0.0000		0.0000 280 1%-100 L%-100		282 1%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		113,150	Imp 2 Value:		Imp 3 Value:		Appraiser: HM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 48.00																	

Sales Ratio Report

5/17/2025 11:57:04AM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp Living	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
24827	ROCCO PATRICIA & HUGO H DAVILA/LOEWEN CORNELIO & EVA Deed Info: 2/22/2024	2/22/2024	R100	SQ: 7200.00 AC: 0.1653 FF: 60.00 DEPTH: 120.00	DRF3+	2024 2023	191,520	6,000	1,200	164.60	175.00	197,520	210,000	0.0300	0.0286	0.9406
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location			Legal	Eff Size	Subdv	Neighborhood			
11846 R		121200700020050000000	LOT 5 BLK 2 EAST PLACE NO 2				518 SAGEBRUSH RD DALHART, TX 79022			0.0000	0.0000	070	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		191,520	Imp 2 Value:		Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 95.00																
24947	RODRIGUEZ MOISES/BENTON BEVERLY KELLY MCMEEN Deed Info: 5/2/2024	5/2/2024	R100	SQ: 4000.00 AC: 0.0918 FF: 40.00 DEPTH: 100.00	DRF4	0 0	157,780	4,000	1,790	90.38	100.56	161,780	180,000	0.0200	0.0222	0.9888
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location			Legal	Eff Size	Subdv	Neighborhood			
13746 R		121202801120059000000	W 40' OF LOTS 5-6 BLK 112 TOWNSITE				215 E 9TH ST DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		157,780	Imp 2 Value:		Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 68.00																
25159	HILL ANTHONY & KARLA/CRUM LEWIS E & THERESA G Deed Info: 5/20/2024	5/20/2024	R010	SQ: 21000.00 AC: 0.4821 FF: 150.00 DEPTH: 140.00	RF3+	0 0	1,960	1,500	1,154	3.00	3.03	3,460	3,500	0.4300	0.4286	0.9886
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location			Legal	Eff Size	Subdv	Neighborhood			
17024 R		151500209900700900000	LOTS 7-9 BLK 99 ORIGINAL TEXLINE				306 E KEELER ST TEXLINE, TX 79087			0.0000	0.0000	T002	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		1,960	Imp 2 Value:		Imp 3 Value:		Appraiser: HM						
MA Phy%: 20.00		Land Phy%:	Imp1 Desc:		RESIDENCE	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 10.00																
25171	BRORMAN KATHERINE & CHASE THOMPSON/MUNOZ EVA Deed Info: 5/29/2024	5/29/2024	R100	SQ: 10500.00 AC: 0.2410 FF: 75.00 DEPTH: 140.00	DRV4	0 0	159,040	7,500	1,466	113.60	101.83	166,540	149,285	0.0500	0.0502	1.1156
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location			Legal	Eff Size	Subdv	Neighborhood			
11903 R		121200800030030000000	E 30' OF LOT 3 & W 45' OF LOT 4 BLK 3 UNIT 2 EASTWARD HEIGHTS				1412 E 7TH ST DALHART, TX 79022			0.0000	0.0000	080	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		159,040	Imp 2 Value:		Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 75.00																

Sales Ratio Report

5/17/2025 11:57:04AM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale		Avg Price/	Avg Price/	Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
25186	ESTRADA JORGE/CULLERS LEVI	6/11/2024	R120	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3+	0	107,190	6,000	1,132	99.99	106.01	113,190	120,000	0.0500	0.0500	0.9433	
		BUYERS LETTER				0	St Cd: A1		Schl: DISD	City: DALH	Sale Type:		Ratio Type:				
		Deed Info: 6/11/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
13460	R 121202800670110000000	LOT 11 BLK 67 TOWNSITE			605 KEELER AVE DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100 282 1%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	107,190		Imp 2 Value:	Imp 3 Value:		Appraiser: HM									
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL		Imp 2 Desc:	Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 75.00																	
25216	DE LA CRUZ JUAN O/WELLS DANNY R & DIANE K WELLS	7/12/2024	R070	SQ: 7026.30 AC: 0.1613 FF: 63.30 DEPTH: 111.00	DRV3+	2000	113,840	4,430	1,125	105.13	109.33	118,270	123,000	0.0400	0.0360	0.9615	
		SELLER'S LETTER				1982	St Cd: A1		Schl: DISD	City: DALH	Sale Type:		Ratio Type: R				
		Deed Info: 7/12/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
12889	R 121202500010070000000	LOT 7 BLK 1 TANGLEWOOD PARK			7 COTTONWOOD PL DALHART, TX 79022			0.0000	0.0000	250	1%-100 L%-100 250 1%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	113,840		Imp 2 Value:	Imp 3 Value:		Appraiser: HM									
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL		Imp 2 Desc:	Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 70.00																	
25223	CARNESECCA PROPERTIES LLC/CARROLL JOHN	7/19/2024	R150	SQ: 8400.00 AC: 0.1928 FF: 60.00 DEPTH: 140.00	DRV4+	0	198,970	9,000	2,080	99.99	96.15	207,970	200,000	0.0400	0.0450	1.0399	
		SELLER'S LETTER				0	St Cd: A1		Schl: DISD	City: DALH	Sale Type: R		Ratio Type: R				
		Deed Info: 7/19/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
12359	R 121201600050050000000	S 60' OF BLK 5 MCCLENDON ADDN			917 TENNESSEE BLVD DALHART, TX 79022			0.0000	0.0000	160	1%-100 L%-100 160 1%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	198,970		Imp 2 Value:	Imp 3 Value:		Appraiser: HM									
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL		Imp 2 Desc:	Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 65.00																	
25254	RODRIGUEZ ROCIO & MARCO A/JORY ROBERT M & MARGARET	9/6/2024	R200	SQ: 7242.00 AC: 0.1663 FF: 71.00 DEPTH: 102.00	DRV4	2020	200,510	14,200	1,346	159.52	159.73	214,710	215,000	0.0700	0.0661	0.9987	
		SELLER'S LETTER				2011	St Cd: A1		Schl: DISD	City: DALH	Sale Type:		Ratio Type:				
		Deed Info: 9/6/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
19296	R 121200390030040000000	LOT 4 BLK 3 COUNTRY MEADOWS ADDN			1719 PRAIRIE GRASS TR DALHART, TX 79022			0.1663	0.0000	039	1%-100 L%-100 039 1%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	200,510		Imp 2 Value:	Imp 3 Value:		Appraiser: HM									
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL		Imp 2 Desc:	Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 95.00																	

Sales Ratio Report

5/17/2025 11:57:04AM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale		Avg Price/ Avg Price/		Land/	Land/	Ratio		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
25284	FLINTWOOD RENTALS LLC/DEW NANCY E LIVING TR Deed Info: 8/5/2024	8/5/2024	R120	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3+	0	76,960	6,000	1,190	69.71	67.23	82,960	80,000	0.0700	0.0750	1.0370	
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
13264 R		12120280037020000000	LOTS 20-21 BLK 37 TOWNSITE			407 CONLEN AVE DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100		282 1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		76,960	Imp 2 Value:		Imp 3 Value:		Appraiser:		HM					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 54.00																	
25357	GOYTIA ADOLFO GOYTIA & BATES CLARISSA MAE Deed Info: 12/27/2024	12/27/2024	R150	SQ: 10920.00 AC: 0.2507 FF: 78.00 DEPTH: 140.00	DRF3	0	140,380	11,700	906	167.86	171.08	152,080	155,000	0.0800	0.0755	0.9812	
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
13691 R		121202801070020000000	S 28' OF LOT 2 & ALL OF LOT 3 BLK 107 TOWNSITE			804 PETERS AVE DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100		280 1%-108 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		140,380	Imp 2 Value:		Imp 3 Value:		Appraiser:		HM					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 70.00																	
26160	MARTINEZ ALEJANDRO & NORMA/CANTRELL JENNIE B ESTATE Deed Info: 1/23/2025	1/23/2025	R100	SQ: 7500.00 AC: 0.1722 FF: 75.00 DEPTH: 100.00	DRF3+	0	75,480	7,500	1,380	60.13	54.35	82,980	75,000	0.0900	0.1000	1.1064	
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
13694 R		121202801070077000000	E 75' OF LOTS 7-8 BLK 107 TOWNSITE			412 W 9TH ST DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100		280 1%-108 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		75,480	Imp 2 Value:		Imp 3 Value:		Appraiser:		HM					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 42.00																	
26188	SIFUENTES EMILY/SIFUENTES AMANDA Deed Info: 3/11/2025	3/11/2025	R150	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3+	0	105,790	7,500	1,247	90.85	86.70	113,290	108,109	0.0700	0.0694	1.0479	
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
13701 R		121202801080030000000	LOT 3 BLK 108 TOWNSITE			810 CONLEN AVE DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100		280 1%-108 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		105,790	Imp 2 Value:		Imp 3 Value:		Appraiser:		HM					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 65.00																	

Sales Ratio Report

5/17/2025 11:57:04AM

Buyer/Seller				Sale Date		Land		Imp		E-Bit		Imp		Land		Sale		Land/		Land/	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Market	Sale Price	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio
Grand Total:																					
Grand Total Count:				14																	
Land Sale Ratio Mean:								0.0865	Avg Absolute Deviation:			0.0518	Pop Variance:		0.0043	Wt Mean		0.9910			
Land Sale Ratio Median:								0.0677	Median			0.9849	Standard Deviation:		0.0654	Avg Mean		0.9959			
Land Market Ratio Me								0.0867	Coefficient of Dispersion:			5.2596	PRD:		1.0049	Max Ratio		1.1156			
Land Market Ratio Medi								0.0662								Min Ratio		0.8988			

Sales Ratio Report Parameters

Search by State Code

F1 (REAL, Commercial)

Search by Sale Date

From: 01/01/2024

To: 05/17/2025

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2025

Report Type: Improved Property

Excludes Confidential Sales.

Sales Ratio Report

5/17/2025 11:59:05AM

													Sale					
Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/					
Sale # Deed	Confirm	Type Dimensions	Class	Y-Bit	Value	Value	Living Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio				
24789	SANDOVAL ISMAEL ORTIZ/WALLACE MARY	2/6/2024	C150	SQ: 18200.00 AC: 0.4178 FF: 140.00 DEPTH: 130.00	RCL	0	107,640	21,000	2,899	44.37	43.12	128,640	125,000	0.1600	0.1680	1.0291		
Deed Info: 2/6/2024		SELLERS LETTER																
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal	Eff Size	Subdv	Neighborhood						
13475	R 121202800690100000000	LOTS 10-12 BLK 69 TOWNSITE				101 SCOTT AVE DALHART, TX 79022			0.0000	0.0000	281	1%-100 L%-100 281 1%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	107,640	Imp 2 Value:			Imp 3 Value:			Appraiser:	HM							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	COMMERCIAL	Imp 2 Desc:			Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																	
MA Base%: 41.00																		

Sales Ratio Report

5/17/2025 11:59:05AM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp Living	Avg Price/	Avg Price/	Sale		Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
24819	YUVAN INVESTMENT LLC/DISITA KRUPA LLC	2/20/2024	C350	SQ: 67200.00 AC: 1.5427 FF: 480.00 DEPTH: 140.00	MOTDL	0	646,660	93,000	8,172	90.51	79.54	739,660	650,000	0.1300	0.1431	1.1379	
		BUYER'S LETTER				0	St Cd: F1		Schl: DISD	City: DALH	Sale Type:		Ratio Type:				
Deed Info: 2/20/2024																	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
10995	R 121200300040010000000	LOTS 1-10 BLK 4 BLAIR DIV			400 ROCK ISLAND ST DALHART, TX 79022			0.0000	0.0000	031	I%-100 L%-100 031 I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	10,000		Imp 2 Value:	Imp 3 Value:		Appraiser: HM									
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	NON RESIDENTIAL IMPROVI		Imp 2 Desc:	Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 100.00																	
10997	R 121200300040130000000	LOTS 13-18 BLK 4 BLAIR DIV BUDGET INN			415 LIBERAL ST DALHART, TX 79022			0.0000	0.0000	031	I%-100 L%-100 031 I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	636,660		Imp 2 Value:	Imp 3 Value:		Appraiser: HM									
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	COMMERCIAL		Imp 2 Desc:	Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 50.00																	
24871	CARTER DAVID W/PARKER DALE & DORA.	3/14/2024	C100	SQ: 3250.00 AC: 0.0746 FF: 50.00 DEPTH: 65.00		0		5,000	0	0.00	0.00	5,000	5,000	1.0000	1.0000	1.0000	
		SELLER'S LETTER				0	St Cd: F1		Schl: DISD	City: DALH	Sale Type:		Ratio Type:				
Deed Info: 3/14/2024																	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
25166	R 121200900010100010000	NE 50' OF LOT 10 BLK 1 KAY WHITBY ADDN			420 E 7TH ST DALHART, TX 79022			0.0000	0.0000	091	I%-100 L%-100 091 I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:			Imp 2 Value:	Imp 3 Value:		Appraiser: HM									
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:			Imp 2 Desc:	Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 100.00																	
25210	LUX FERNANDO LUX/HAYHURST DAVID MICHAEL & LORI ANN	7/2/2024	C300	SQ: 7000.00 AC: 0.1607 FF: 140.00 DEPTH: 50.00	DRF3	0	82,520	42,000	2,316	53.77	38.86	124,520	90,000	0.3400	0.4667	1.3836	
		BUYER'S LETTER				0	St Cd: F1		Schl: DISD	City: DALH	Sale Type: R		Ratio Type: C				
Deed Info: 7/2/2024																	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
13508	R 121202800750010000000	LOT 1 BLK 75 TOWNSITE			420 E 7TH ST DALHART, TX 79022			0.0000	0.0000	281	I%-100 L%-100 281 I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	56,660		Imp 2 Value:	25,860		Imp 3 Value:	Appraiser: HM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	COMMERCIAL		Imp 2 Desc:	COMMERCIAL		Imp 3 Desc:									
MA Func%: 100.00	Land Func%:																
MA Base%: 43.00																	

Sales Ratio Report

5/17/2025 11:59:05AM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale				Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Market	Sale Price	Ratio

25339	VINYARD SHANNON/PUTTS SAM & GERRIE TR Deed Info: 12/11/2024	12/11/2024	C060	SQ: 6500.00 AC: 0.1492 FF: 50.00 DEPTH: 130.00	QSL	0	26,880	3,000	4,000	7.47	6.25	29,880	25,000	0.1000	0.1200	1.1952
		SELLER'S LETTER					St Cd: F1	Schl: DISD	City: DALH	Sale Type:		Ratio Type:				

Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location	Legal	Eff Size	Subdv	Neighborhood
14404 R	121203200042100000000	TR OUT OF RR ROW SEC 4 BLK 48 H & TC RY CO	708 AMARILLO ST DALHART, TX 79022	0.0000	0.0000	321	1%-100 L%-100

MA Econ%: 100.00	Land Econ%:	Imp 1 Value: 26,880	Imp 2 Value:	Imp 3 Value:	Appraiser: HM
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: COMMERCIAL	Imp 2 Desc:	Imp 3 Desc:	
MA Func%: 100.00	Land Func%:				
MA Base%: 42.00					

Grand Total:	5	Land Sale Ratio Mean: 0.3796	Avg Absolute Deviation: 0.1099	Pop Variance: 0.0235	Wt Mean: 1.1483
Grand Total Count:		Land Sale Ratio Median: 0.1680	Median: 1.1379	Standard Deviation: 0.1532	Avg Mean: 1.1492
		Land Market Ratio Me: 0.3453	Coefficient of Dispersion: 9.6604	PRD: 1.0008	Max Ratio: 1.3836
		Land Market Ratio Medi: 0.1633			Min Ratio: 1.0000

Sales Ratio Report Parameters

Search by Sale Date
 From: 01/01/2024
 To: 05/17/2025

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2025

Report Type: Improved Property

Excludes Confidential Sales.

Sales Ratio Report

5/17/2025 12:02:10PM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale				Land/	Land/	
Sale #	Deed	Confirm	Type	Class	Y-Bit	Value	Value	Living Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Market	Sale Price	Ratio
24758	ORTIZ UBALDO & JUANA/SMITH RUBY V	1/4/2024	R150	DRF2+	0	73,010	7,500	684	117.70	125.73	80,510	86,000	0.0900	0.0872	0.9362
Deed Info: 1/4/2024			BUYER'S LETTER			St Cd: A1		Schl: DISD		City: DALH		Sale Type:		Ratio Type:	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood				
14020 R	121202801460040000000	LOT 4 BLK 146 TOWNSITE			1014 ELM AVE DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100 280 1%-108 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	73,010	Imp 2 Value:	Imp 3 Value:	Appraiser: HM									
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL													
MA Func%: 100.00	Land Func%:														
MA Base%: 71.00															
24773	DALHART PRIME PROPERTIES LLC/DAVIS ROY LYNN & CHRISTINA M	1/11/2024	R100	DRV3	0	113,150	10,000	1,594	77.26	81.56	123,150	130,000	0.0800	0.0769	0.9473
Deed Info: 1/11/2024			SELLER LETTER			St Cd: A1		Schl: DISD		City: DALH		Sale Type:		Ratio Type:	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood				
13625 R	121202800930050000000	LOTS 5-6 BLK 93 TOWNSITE			422 MAPLE AVE DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100 282 1%-100 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	113,150	Imp 2 Value:	Imp 3 Value:	Appraiser: HM									
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL													
MA Func%: 100.00	Land Func%:														
MA Base%: 48.00															

Sales Ratio Report

5/17/2025 12:02:10PM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale		Avg Price/	Avg Price/	Land/	Land/	Ratio	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
24789	SANDOVAL ISMAEL ORTIZ/WALLACE MARY	2/6/2024	C150	SQ: 18200.00 AC: 0.4178 FF: 140.00 DEPTH: 130.00	RCL	0	107,640	21,000	2,899	44.37	43.12	128,640	125,000	0.1600	0.1680	1.0291
		SELLERS LETTER				0	St Cd: F1		Schl: DISD	City: DALH	Sale Type:		Ratio Type: C			
		Deed Info: 2/6/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
13475	R 121202800690100000000	LOTS 10-12 BLK 69 TOWNSITE			101 SCOTT AVE DALHART, TX 79022			0.0000	0.0000	281	1%-100 L%-100 281 1%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	107,640	Imp 2 Value:			Imp 3 Value:	Appraiser: HM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	COMMERCIAL	Imp 2 Desc:			Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 41.00																
24819	YUVAN INVESTMENT LLC/DISITA KRUPA LLC	2/20/2024	C350	SQ: 67200.00 AC: 1.5427 FF: 480.00 DEPTH: 140.00	MOTDL	0	646,660	93,000	8,172	90.51	79.54	739,660	650,000	0.1300	0.1431	1.1379
		BUYER'S LETTER				0	St Cd: F1		Schl: DISD	City: DALH	Sale Type:		Ratio Type:			
		Deed Info: 2/20/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
10995	R 1212003000400100000000	LOTS 1-10 BLK 4 BLAIR DIV			400 ROCK ISLAND ST DALHART, TX 79022			0.0000	0.0000	031	1%-100 L%-100 031 1%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	10,000	Imp 2 Value:			Imp 3 Value:	Appraiser: HM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	NON RESIDENTIAL IMPROV	Imp 2 Desc:			Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 100.00																
10997	R 1212003000401300000000	LOTS 13-18 BLK 4 BLAIR DIV BUDGET INN			415 LIBERAL ST DALHART, TX 79022			0.0000	0.0000	031	1%-100 L%-100 031 1%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	636,660	Imp 2 Value:			Imp 3 Value:	Appraiser: HM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	COMMERCIAL	Imp 2 Desc:			Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 50.00																
24827	ROCCO PATRICIA & HUGO H DAVILA/LOEWEN CORNELIO & EVA	2/22/2024	R100	SQ: 7200.00 AC: 0.1653 FF: 60.00 DEPTH: 120.00	DRF3+	2024 2023	191,520	6,000	1,200	164.60	175.00	197,520	210,000	0.0300	0.0286	0.9406
		BUYERS					St Cd: A1		Schl: DISD	City: DALH	Sale Type: O		Ratio Type: R			
		Deed Info: 2/22/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
11846	R 1212007000200500000000	LOT 5 BLK 2 EAST PLACE NO 2			518 SAGEBRUSH RD DALHART, TX 79022			0.0000	0.0000	070	1%-100 L%-100 070 1%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	191,520	Imp 2 Value:			Imp 3 Value:	Appraiser: HM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:			Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 95.00																

Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
24871	CARTER DAVID W/PARKER DALE & DORA.	3/14/2024	C100	SQ: 3250.00 AC: 0.0746 FF: 50.00 DEPTH: 65.00		0		5,000	0	0.00	0.00	5,000	5,000	1.0000	1.0000	1.0000
		SELLER'S LETTER														
		Deed Info: 3/14/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location				Legal	Eff Size	Subdv	Neighborhood			
25166	R 121200900010100010000	NE 50' OF LOT 10 BLK 1 KAY WHITBY ADDN				215 E 9TH ST DALHART, TX 79022				0.0000	0.0000	091	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		HM				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																
24947	RODRIGUEZ MOISES/BENTON BEVERLY KELLY MCMEEN	5/2/2024	R100	SQ: 4000.00 AC: 0.0918 FF: 40.00 DEPTH: 100.00	DRF4	0	157,780	4,000	1,790	90.38	100.56	161,780	180,000	0.0200	0.0222	0.8988
		SELLER'S LETTER														
		Deed Info: 5/2/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location				Legal	Eff Size	Subdv	Neighborhood			
13746	R 121202801120059000000	W 40' OF LOTS 5-6 BLK 112 TOWNSITE				215 E 9TH ST DALHART, TX 79022				0.0000	0.0000	280	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		HM				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 68.00																
25159	HILL ANTHONY & KARLA/CRUM LEWIS E & THERESA G	5/20/2024	R010	SQ: 21000.00 AC: 0.4821 FF: 150.00 DEPTH: 140.00	RF3+	0	1,960	1,500	1,154	3.00	3.03	3,460	3,500	0.4300	0.4286	0.9886
		SELLER'S LETTER														
		Deed Info: 5/20/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location				Legal	Eff Size	Subdv	Neighborhood			
17024	R 151500209900700900000	LOTS 7-9 BLK 99 ORIGINAL TEXLINE				306 E KEELER ST TEXLINE, TX 79087				0.0000	0.0000	T002	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		HM				
MA Phy%: 20.00		Land Phy%:		Imp1 Desc: RESIDENCE		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 10.00																
25171	BRORMAN KATHERINE & CHASE THOMPSON/MUNOZ EVA	5/29/2024	R100	SQ: 10500.00 AC: 0.2410 FF: 75.00 DEPTH: 140.00	DRV4	0	159,040	7,500	1,466	113.60	101.83	166,540	149,285	0.0500	0.0502	1.1156
		SELLER'S LETTER														
		Deed Info: 5/29/2024														
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location				Legal	Eff Size	Subdv	Neighborhood			
11903	R 121200800030030000000	E 30' OF LOT 3 & W 45' OF LOT 4 BLK 3 UNIT 2 EASTWARD HEIGHTS				1412 E 7TH ST DALHART, TX 79022				0.0000	0.0000	080	1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		HM				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 75.00																

Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale		Avg Price/ Avg Price/		Land/	Land/	Ratio		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
25186	ESTRADA JORGE/CULLERS LEVI	6/11/2024	R120	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3+	0	107,190	6,000	1,132	99.99	106.01	113,190	120,000	0.0500	0.0500	0.9433	
		BUYERS LETTER				0	St Cd: A1		Schl: DISD	City: DALH	Sale Type:		Ratio Type:				
		Deed Info: 6/11/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
13460 R	121202800670110000000	LOT 11 BLK 67 TOWNSITE			605 KEELER AVE DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100 282 1%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	107,190	Imp 2 Value:	Imp 3 Value:	Appraiser: HM											
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 75.00																	
25196	SAJVIN SELVIN ESTUARDO MCULAX/MARTINEZ NOE & EMILIA	6/10/2024	C024	SQ: 238273.20 AC: 5.4700 FF: 475.00 DEPTH: 449.30		0	38,290	0	0	0.00	0.00	38,290	39,450	1.0000	0.9706	0.9706	
		BUYER'S LETTER				0	St Cd: E3		Schl: DISD	City:	Sale Type:		Ratio Type:				
		Deed Info: 6/10/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
23750 R	1414016800201100000000	LOT 11 BLK 2 PRAIRIE DIVISION UNIT NO 1			3510 SOUTH DR DALHART, TX 79022			5.4700	0.0000	R168	1%-100 L%-100 R168 1%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		Imp 2 Value:	Imp 3 Value:	Appraiser: HM											
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	Imp 2 Desc:		Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 100.00																	
25210	LUX FERNANDO LUX/HAYHURST DAVID MICHAEL & LORI ANN	7/2/2024	C300	SQ: 7000.00 AC: 0.1607 FF: 140.00 DEPTH: 50.00	DRF3	0	82,520	42,000	2,316	53.77	38.86	124,520	90,000	0.3400	0.4667	1.3836	
		BUYER'S LETTER				0	St Cd: F1		Schl: DISD	City: DALH	Sale Type: R		Ratio Type: C				
		Deed Info: 7/2/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
13508 R	1212028007500100000000	LOT 1 BLK 75 TOWNSITE			420 E 7TH ST DALHART, TX 79022			0.0000	0.0000	281	1%-100 L%-100 281 1%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	56,660	Imp 2 Value:	25,860	Appraiser: HM											
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: COMMERCIAL	Imp 2 Desc: COMMERCIAL		Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 43.00																	
25216	DE LA CRUZ JUAN O/WELLS DANNY R & DIANE K WELLS	7/12/2024	R070	SQ: 7026.30 AC: 0.1613 FF: 63.30 DEPTH: 111.00	DRV3+	2000	113,840	4,430	1,125	105.13	109.33	118,270	123,000	0.0400	0.0360	0.9615	
		SELLER'S LETTER				1982	St Cd: A1		Schl: DISD	City: DALH	Sale Type:		Ratio Type: R				
		Deed Info: 7/12/2024															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood						
12889 R	1212025000100700000000	LOT 7 BLK 1 TANGLEWOOD PARK			7 COTTONWOOD PL DALHART, TX 79022			0.0000	0.0000	250	1%-100 L%-100 250 1%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	113,840	Imp 2 Value:	Imp 3 Value:	Appraiser: HM											
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 70.00																	

Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp Living	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
25219	LUJAN MAGALY & GAVIN VASQUEZ/WHEELER KEVIN A SR & MARISOL Deed Info: 7/15/2024	7/15/2024 BUYERS LETTER	R120 SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3	1999 2014	110,510	6,000	1,536	75.85	81.38	116,510	125,000	0.0500	0.0480	0.9321	
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location			Legal	Eff Size	Subdv	Neighborhood					
13160 R		121202800240120000000	LOT 12 BLK 24 TOWNSITE 2014 TITAN 32X48 S# 125000HA002573A S# 125000HA002573B; HUD#		421 W 4TH ST DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100		282 1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value: 110,510		Imp 2 Value:			Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: CHAMPION TITAN		Imp 2 Desc:			Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 65.00																
25223	CARNESECCA PROPERTIES LLC/CARROLL JOHN Deed Info: 7/19/2024	7/19/2024 SELLER'S LETTER	R150 SQ: 8400.00 AC: 0.1928 FF: 60.00 DEPTH: 140.00	DRV4+	0 0	198,970	9,000	2,080	99.99	96.15	207,970	200,000	0.0400	0.0450	1.0399	
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location			Legal	Eff Size	Subdv	Neighborhood					
12359 R		1212016000500500000000	S 60' OF BLK 5 MCCLENDON ADDN		917 TENNESSEE BLVD DALHART, TX 79022			0.0000	0.0000	160	1%-100 L%-100		160 1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value: 198,970		Imp 2 Value:			Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc:			Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 65.00																
25239	WIEBE FRANZ LOEWEN & EVA LOEWEN HAMM/FJ FARMS Deed Info: 8/7/2024	8/7/2024 SELLER'S LETTER	C015 SQ: 220413.60 AC: 5.0600		0 0		24,250	0	0.00	0.00	24,250	20,000	1.0000	1.2125	1.2125	
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location			Legal	Eff Size	Subdv	Neighborhood					
24973 R		141400150030281240090	TR 9 - A 5.06 AC TR OUT OF N OF RY SEC 28 BLK 3 CSS					5.0600	0.0000	R015	1%-100 L%-100		R015 1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		Imp 2 Value:			Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		Imp 2 Desc:			Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																
25251	WILLARD JAY E & KELLY D/CRABTREE ELLIOTT EDLEY & CYNTHIA Deed Info: 8/30/2024	8/30/2024 BUYER'S LETTER	P SQ: 19218672.00 AC: 441.2000		0 0		237,960	0	0.00	0.00	237,960	264,720	1.0000	0.8989	0.8989	
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location			Legal	Eff Size	Subdv	Neighborhood					
19138 R		1838044572102200000005	SEC 22 EXC 198.8 AC TR BLK 7T T & NO RR					441.2000	0.0000	S445	1%-100 L%-100		S445 1%-100 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		Imp 2 Value:			Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		Imp 2 Desc:			Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																

Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale		Avg Price/ Avg Price/		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
25254	RODRIGUEZ ROCIO & MARCO A/JORY ROBERT M & MARGARET Deed Info: 9/6/2024	9/6/2024 SELLER'S LETTER	R200	SQ: 7242.00 AC: 0.1663 FF: 71.00 DEPTH: 102.00	DRV4	2020 2011	200,510	14,200	1,346	159.52	159.73	214,710	215,000	0.0700	0.0661	0.9987
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood		
19296 R		121200390030040000000		LOT 4 BLK 3 COUNTRY MEADOWS ADDN			1719 PRAIRIE GRASS TR DALHART, TX 79022			0.1663		0.0000 039 1%-100 L%-100		039 1%-100 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value: 200,510		Imp 2 Value:		Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 95.00																
25274	VICENTE TOMAS SANTOS/GARCIA CARLOS Deed Info: 9/19/2024	9/19/2024 BUYER'S LETTER	R100	SQ: 3900.00 AC: 0.0895 FF: 30.00 DEPTH: 130.00	MH2	0 0	21,000	3,000	924	25.97	16.23	24,000	15,000	0.1300	0.2000	1.6000
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood		
12071 R		1212011000500500000000		LOT 5 BLK 5 KENDRICK ADDN & MH, NO NUMBERS			412 NORMAN AVE DALHART, TX 79022			0.0000		0.0000 110 1%-100 L%-100		110 1%-106 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value: 21,000		Imp 2 Value:		Imp 3 Value:		Appraiser: CB						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: MOBILE HOME		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 40.00																
25277	CRUZ GUILLERMO DELGADO & BROWN JAMES H Deed Info: 9/20/2024	9/20/2024 SELLER'S LETTER	R150	SQ: 9200.00 AC: 0.2112 FF: 100.00 DEPTH: 92.00		0 0	460	15,000	0	0.00	0.00	15,460	10,000	0.9700	1.5000	1.5460
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood		
13913 R		1212028013400100000000		LOT 1 BLK 134 TOWNSITE			1002 ASH AVE DALHART, TX 79022			0.0000		0.0000 280 1%-100 L%-100		280 1%-108 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value: 460		Imp 2 Value:		Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: NON RESIDENTIAL IMPROV		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																
25284	FLINTWOOD RENTALS LLC/DEW NANCY E LIVING TR Deed Info: 8/5/2024	8/5/2024 BUYER'S LETTER	R120	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3+	0 0	76,960	6,000	1,190	69.71	67.23	82,960	80,000	0.0700	0.0750	1.0370
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal		Eff Size Subdv		Neighborhood		
13264 R		1212028003702000000000		LOTS 20-21 BLK 37 TOWNSITE			407 CONLEN AVE DALHART, TX 79022			0.0000		0.0000 280 1%-100 L%-100		282 1%-100 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value: 76,960		Imp 2 Value:		Imp 3 Value:		Appraiser: HM						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 54.00																

Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/				
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio		
25333	MOLINA SALVADOR & FRIENDLY FAMILY ACRES LLC Deed Info: 12/3/2024	12/3/2024	C065	SQ: 54450.00 AC: 1.2500 FF: 232.23 DEPTH: 187.82		0			25,000	0	0.00	0.00	25,000	20,000	1.0000	1.2500	1.2500	
		BUYER'S LETTER				0												
							St Cd: E3	Schl: DISD	City:				Sale Type:				Ratio Type:	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood							
25220 R	1414027500801000000009	LOT 10 BLK 8 FRIENDLY FAMILY ACRES UNIT NO 1			12111 THREE STARS LN DALHART, TX 79022			1.2500	0.0000	R275	I%-100 L%-100 R275 I%-100 L%-100							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:		Imp 3 Value:		Appraiser: HM											
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																	
MA Base%: 100.00																		
25335	KLASSEN PETER FRIESEN & FJ FARMS Deed Info: 11/7/2024	11/7/2024	C015	SQ: 220413.60 AC: 5.0600		0			24,250	0	0.00	0.00	24,250	20,721	1.0000	1.1703	1.1703	
		BUYER'S LETTER				0												
							St Cd: E3	Schl: DISD	City:				Sale Type:				Ratio Type:	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood							
24974 R	14140015003028124010017	TR 10 - A 5.06 AC TR OUT OF N OF RY SEC 28 BLK 3 CSS			TR 10 - A 5.06 AC TR OUT OF N OF RY SEC 28 BLK 3 CSS			5.0600	0.0000	R015	I%-100 L%-100 R015 I%-100 L%-100							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:		Imp 3 Value:		Appraiser: HM											
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																	
MA Base%: 100.00																		
25339	VINYARD SHANNON/PUTTS SAM & GERRIE TR Deed Info: 12/11/2024	12/11/2024	C060	SQ: 6500.00 AC: 0.1492 FF: 50.00 DEPTH: 130.00	QSL	0			26,880	3,000	4,000	7.47	6.25	29,880	25,000	0.1000	0.1200	1.1952
		SELLER'S LETTER				0												
							St Cd: F1	Schl: DISD	City: DALH				Sale Type:				Ratio Type:	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood							
14404 R	121203200042100000000	TR OUT OF RR ROW SEC 4 BLK 48 H & TC RY CO			708 AMARILLO ST DALHART, TX 79022			0.0000	0.0000	321	I%-100 L%-100 321 I%-100 L%-100							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	26,880	Imp 2 Value:		Imp 3 Value:		Appraiser: HM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: COMMERCIAL	Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																	
MA Base%: 42.00																		
25357	GOYTIA ADOLFO GOYTIA & BATES CLARISSA MAE Deed Info: 12/27/2024	12/27/2024	R150	SQ: 10920.00 AC: 0.2507 FF: 78.00 DEPTH: 140.00	DRF3	0			140,380	11,700	906	167.86	171.08	152,080	155,000	0.0800	0.0755	0.9812
		SELLER'S LETTER				0												
							St Cd: A1	Schl: DISD	City: DALH				Sale Type:				Ratio Type:	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood							
13691 R	121202801070020000000	S 28' OF LOT 2 & ALL OF LOT 3 BLK 107 TOWNSITE			804 PETERS AVE DALHART, TX 79022			0.0000	0.0000	280	I%-100 L%-100 280 I%-108 L%-100							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	140,380	Imp 2 Value:		Imp 3 Value:		Appraiser: HM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																	
MA Base%: 70.00																		

Sales Ratio Report

5/17/2025 12:02:10PM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
25379	THIESSEN ABRAM DYCK & PEOPLES JAMES M	1/8/2025	R080	SQ: 53480.00 AC: 1.2277 FF: 305.60 DEPTH: 175.00	DRF4	1999	192,580	24,450	4,308	50.38	58.03	217,030	250,000	0.1100	0.0978	0.8681
		SELLERS LETTER					St Cd: A2	Schl: DISD	City: DALH	Sale Type:		Ratio Type:				
		Deed Info: 1/8/2025														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
14443	R	121203300050830000000	202.6' X 175' TR OUT OF SE PT OF NW/4 SEC 5 BLK 48 H & TC RY CO, SN1 EMOK14341B/F; HUD#			602 JEFFERSON AVE DALHART, TX 79022			0.0000	0.0000	330	1%-100 L%-100 330 1%-100 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	164,010	Imp 2 Value:	28,570	Imp 3 Value:			Appraiser:	HM						
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	ELLIOTT SOLITAIRE	Imp 2 Desc:	NON RESIDENTIAL	Imp 3 Desc:										
MA Func%: 100.00	Land Func%:															
MA Base%: 65.00																
26160	MARTINEZ ALEJANDRO & NORMA/CANTRELL JENNIE B ESTATE	1/23/2025	R100	SQ: 7500.00 AC: 0.1722 FF: 75.00 DEPTH: 100.00	DRF3+	0	75,480	7,500	1,380	60.13	54.35	82,980	75,000	0.0900	0.1000	1.1064
		SELLER'S LETTER					St Cd: A1	Schl: DISD	City: DALH	Sale Type:		Ratio Type:				
		Deed Info: 1/23/2025														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
13694	R	121202801070077000000	E 75' OF LOTS 7-8 BLK 107 TOWNSITE			412 W 9TH ST DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100 280 1%-108 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	75,480	Imp 2 Value:			Imp 3 Value:			Appraiser:	HM					
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:												
MA Func%: 100.00	Land Func%:															
MA Base%: 42.00																
26188	SIFUENTES EMILY/SIFUENTES AMANDA	3/11/2025	R150	SQ: 7000.00 AC: 0.1607 FF: 50.00 DEPTH: 140.00	DRF3+	0	105,790	7,500	1,247	90.85	86.70	113,290	108,109	0.0700	0.0694	1.0479
		BUYER'S LETTER					St Cd: A1	Schl: DISD	City: DALH	Sale Type:		Ratio Type:				
		Deed Info: 3/11/2025														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal	Eff Size	Subdv	Neighborhood					
13701	R	121202801080030000000	LOT 3 BLK 108 TOWNSITE			810 CONLEN AVE DALHART, TX 79022			0.0000	0.0000	280	1%-100 L%-100 280 1%-108 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	105,790	Imp 2 Value:			Imp 3 Value:			Appraiser:	HM					
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:												
MA Func%: 100.00	Land Func%:															
MA Base%: 65.00																
Grand Total:				Land Sale Ratio Mean:	0.3735	Avg Absolute Deviation:	0.1288	Pop Variance:	0.0343	Wt Mean	1.0212					
Grand Total Count:				28	Land Sale Ratio Median:	0.0989	Median	1.0146	Standard Deviation:	0.1852	Avg Mean	1.0763				
				Land Market Ratio Me	0.3286	Coefficient of Dispersion:	12.6922	PRD:	1.0540	Max Ratio	1.6000					
				Land Market Ratio Medi	0.0968					Min Ratio	0.8681					