

**Report of the Findings of the  
1986 Property Value Study  
of School & Appraisal Districts**

**May 1987**

**State Property Tax Board**





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# Purpose of the Property Value Study

Section 11.86 of the Texas Education Code requires the State Property Tax Board (SPTB) to conduct an annual study to estimate the total taxable value of all property within each school district. These estimates are given to the commissioner of education at the Texas Education Agency, who uses the figures as a basis for distributing state education aid to local school districts.

In Texas, allocations of state education aid are based in part on the wealth of a school district in comparison to other districts. Therefore, it is very important that the SPTB's estimates of taxable value be as accurate as possible.

"Taxable value" is the estimated market value of all property in a district, less certain exemptions and exclusions. It represents the actual amount of property value that can be taxed by each school district. The SPTB's taxable value estimates reflect deductions for several factors that remove property value from school district tax rolls, including state-mandated homestead and disabled veterans' exemptions, reinvestment zones, productivity valuation of qualified agricultural lands, and the school tax ceiling for over-65 homeowners.

Under the Education Code, the agency must first publish its estimates as preliminary findings of value. The findings are delivered to each school district and are also certified to the commissioner of education. The SPTB must publish its preliminary findings before February 1 of the year following the year under study.

Section 5.10 of the Property Tax Code requires the SPTB to conduct an annual study in each appraisal district to determine the level and uniformity of property tax appraisals for each major kind of property. The "level of appraisal" shows whether the appraisal district has appraised typical properties at their full value required by statute. The "uniformity" measure indicates the amount of appraisal variability—in other words, how good a job the appraisal district is doing at appraising all property at the same level of full statutory value.

The SPTB must publish the findings of this appraisal district study and distribute them to all appraisal districts and to all members of the legislature.

The school district study and the appraisal district study are together referred to as the State Property Tax Board's Property Value Study. This booklet lists the study's findings for both components and describes the methods the agency used to make the findings.

All of the findings have undergone an extensive review process. Not only did the agency staff continue its efforts to review data and

refine estimates, but each school district and appraisal district had an opportunity to protest the preliminary findings before an independent hearings panel.

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## Property Classifications

Both Section 11.86, Education Code, and Section 5.10, Property Tax Code, require the SPTB to develop values and ratios by type of property. The agency uses a property classification system originally developed for the first school district value study in 1976. Under the SPTB's administrative rules, appraisal districts must use these classifications when listing property in the appraisal records.

The categories are:

- A. Real Property, *Single-family, Residential*
- B. Real Property, *Multifamily, Residential*
- C. Real Property, *Vacant Lots and Tracts*
- D. Real Property, *Acreage (Land Only)*
- E. Real Property, *Farm and Ranch Improvements*
- F. Real Property, *Commercial and Industrial*
- G. Real Property, *Oil, Gas, and Other Minerals*
- J. Real and Tangible Personal Property, *Utilities*
- L. Tangible Personal Property, *Business*
- M. Tangible Personal Property, *Other*
- N. Intangible Personal Property

Category K, which included farm and ranch personal property, was fully eliminated with the enactment of a constitutional exemption for implements of husbandry in 1982. The legislature eliminated Category I, which included the real property and intangible (stock) value of banks, when it exempted bank stock from ad valorem taxation in 1984. Real property of banking corporations appears in Category F, and bank tangible personal property is classified in Category L. Category H, which included business and nonbusiness vehicles of less than one ton, was eliminated from the study by an amendment to the Education Code in 1985. Business vehicles that formerly were classified in Category H now appear in Category L.

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## Methods Used in the Property Value Study

The ideal method for determining the taxable values of school districts and the appraisal levels in appraisal districts would be to appraise each item of taxable property in the state. This is an impossible task and fortunately is unnecessary. There are some very sound statistical shortcuts that give accurate results.

These shortcuts involve gathering sales or appraising a representative sample of properties from each category and then comparing these values to the appraisal roll values for the same properties. The result of this comparison indicates the appraisal level for the sample properties. If the sample fairly represents all properties in the category, the appraisal level for the sample properties is assumed to be the same as the appraisal level that would result if the SPTB had appraised every property in the category. By knowing the appraisal level of the category, one can estimate the actual value of the category.

For example, imagine selecting a sample of 50 properties from a total of 20,000 properties within a category. Comparing the appraisal roll value of these 50 properties to their market value shows, on average, how close to market value all properties within that category have been appraised. If the sample is representative of the category—that is, the sample includes property from all geographic areas in the district, all construction types, old and new buildings, and a complete range of values—then a similar result would occur no matter how many different representative samples of 50 properties are drawn from the total of 20,000.

The comparison of appraisal roll value to market value is called an “appraisal ratio.” An appraisal ratio could show an individual property’s level of appraisal, or it could be a ratio of an entire category of properties as indicated by the appraisal ratio of a sample of properties within the category. **Table One** shows a small sample of properties and appraisal ratios.

A property’s “market value” used in the ratio analysis comes from either a recent sale of that property or from an appraisal of the property by an appraiser. Normally, property sales are the best evidence of a property’s market value. If a sale is an “arm’s length” transaction, then the selling price shows the value that has transferred between the buyer and the seller.

The SPTB cannot rely solely on property sales to create a category sample. In areas experiencing economic problems, the local real estate market may be depressed. Even where property sales are readily available, a category sample made up entirely of sales may not truly represent all property within the category. In such cases, the agency may perform appraisals of individual

**TABLE ONE**  
**Examples of Appraisal Ratios**

Property Number	1986 Appraisal Roll Value	Selling Price or Appraised Value	Individual Appraisal Ratio
1	\$65,834	\$ 83,113	.79
2	75,254	90,720	.83
3	94,420	135,610	.70
4	99,980	113,310	.88
5	82,253	109,250	.75

properties to estimate market value. These appraisals supplement sales information in building a representative sample.

For both parts of the 1986 Property Value Study, the SPTB used a ratio analysis of properties on a school district’s or appraisal district’s appraisal roll. In fact, the properties included in the category samples were used in *both* the school district study and the appraisal district study. The staff built samples by categories of property within each school district. They used school district samples to indicate appraisal ratios and to estimate market values for the categories within each school district.

Then, the category samples for all school districts within an appraisal district were combined. This larger sample indicated category appraisal levels for the entire appraisal district.

Even though the samples used for both studies are essentially the same, the formulas used to estimate taxable value differ from those used to estimate the level of appraisals. An appraisal level is estimated by a ratio study that shows the “median appraisal ratio” of the category. A market value is estimated using a ratio study that shows the “weighted mean appraisal ratio” of the category.

The median level of appraisal is the measure of appraisal performance that is required by statute (Section 1.12, Property Tax Code). The weighted mean ratio is not specifically required by statute, but the SPTB used it in the school study because it is considered the most appropriate method of estimating a value for a category of properties.

**TABLE TWO**  
**Sample Calculation of Weighted Mean Ratio**

School District ABC  
Category A: Single-family Residences

SALES			
Sale Number	1986 Appraisal Roll Value	Adjusted Sale Price	Individual Appraisal Ratio
1	\$ 65,834	\$ 83,113	.79
2	75,254	90,720	.83
3	94,420	135,610	.70
4	99,880	113,310	.88
5	82,253	109,250	.75
6	89,654	94,715	.95
7	76,502	91,680	.83
8	111,020	128,048	.87
9	44,441	62,370	.71
10	64,519	75,905	.85
11	64,842	81,127	.80
12	39,479	41,925	.94
13	193,344	245,700	.79
14	98,885	127,493	.78
15	114,788	118,898	.97
16	92,088	113,645	.81
17	84,449	84,995	.99
18	21,090	25,988	.81
19	22,080	27,398	.81

APPRAISALS			
Appraisal Number	1986 Appraisal Roll Value	Appraised Value for Study	Individual Appraisal Ratio
1	\$ 97,576	\$ 110,741	.88
2	60,437	70,964	.85
3	107,543	148,828	.72
4	60,264	86,303	.70
5	69,708	76,117	.92
6	76,935	98,327	.78

**TOTAL SALES & APPRAISALS**

Number	Total 1986 Appraisal Roll Value for Test	Total Value of Sales & Appraisals	Weighted Mean Appraisal Ratio
25	\$2,007,285	\$2,443,170	<u>.8216</u>

**Calculating the weighted mean appraisal ratio**

The mean appraisal ratio is "weighted" by the dollar value of the sampled properties. Remember, the goal of the school district study is to estimate the total taxable value of all property within a school district. The SPTB estimates a value by first measuring the appraisal performance of the appraisal district that has appraised property for the school district. If that measure of performance shows a category of property has been appraised at a weighted mean of 82.50 percent of market value, then the total value of property for that category is estimated by dividing the total value of property within the category *as listed on the appraisal roll* by .8250. The weighted mean is better than an unweighted ratio because it connects appraisal performance with the value of the property.

Imagine a school district that consists of only two properties: a \$1,000,000 industrial plant appraised at 98 percent of its market value (or \$980,000) and a \$10,000 residence appraised at 45 percent of its market value (or \$4,500). The unweighted mean level of appraisal of these properties is 71.5 percent—halfway between 45 percent and 98 percent. If you divide \$984,500 (the sum of the appraisal roll values) by .7150, the estimated total value is \$1,376,923. This is well in excess of the total \$1,010,000 value that exists.

If the appraisal ratio is weighted by the dollar value of the properties, then this school district's weighted mean ratio is 97.48 percent—calculated by:

Appraisal Roll Value	Market Value
\$980,000	\$1,000,000
+ 4,500	+ 10,000
\$984,500	\$1,010,000

$\div = .9748$  or 97.48%

Dividing \$984,500 by .9748 gives an estimated value of \$1,009,951—almost exactly the value of the properties.

Table Two shows another example of how to calculate a weighted mean ratio, but for a larger sample of properties.

**Calculating a category market value**

School districts submit an annual *Report of Property Value* showing the total appraised value of property by category. For School District ABC, assume a reported total of \$27,621,400 for Category A on its report. Dividing that figure by the .8216 weighted mean ratio (from the example in Table 2) gives an estimate of \$33,619,036 in market value for that category.

\$27,621,400	— Total Reported Appraised Value for Category A, School District ABC
$\div$ .8216	— Weighted Mean Appraisal Ratio
= \$33,619,036	— Market Value Estimate for Category A, School District ABC



## Calculating the median appraisal ratio

Section 1.12 of the Property Tax Code specifies how to calculate a median level of appraisal. It states:

The median appraisal ratio for a sample of properties is, in a numerically ordered list of the appraisal ratios for the properties: (1) if the list contains an odd number of properties, the appraisal ratio above and below which there is an equal number of appraisal ratios in the list; or (2) if the sample contains an even number of properties, the average of the two consecutive appraisal ratios above and below which there is an equal number of appraisal ratios in the list.

The median level of appraisal is not weighted by the dollar value of the sampled properties. It is simply the middle appraisal ratio in the sample. **Table Three** shows how a median ratio is calculated for a sample of 19 sales and 6 appraisals. (These are the sample properties that appear in **Table Two**. However, assume that this table contains *all* tested Category A properties in all of the school districts within the appraisal district.)

In this example, the properties are arranged in descending order by individual appraisal ratios. That is, the highest appraisal ratio is at the top of the list and the lowest is at the bottom.

Next, count the number of properties in the sample. Here, the sample consists of an odd number of properties, 25. The median ratio is the 13th property in the list, because there is an equal number of properties both above and below that property (12 ratios are above the 13th property and 12 ratios are below).

A simple way to find the median of a large, odd-numbered sample is to divide the total number of properties by two, then round upward to the nearest whole number. For the example in **Table Three**,  $25 \div 2 = 12.5$ , rounded to 13. Thus, the 13th property in the list has the median ratio.

If there had only been 24 properties in the sample (an even number), the median ratio would be the average of the 12th and 13th ratios. That is, there would be 11 ratios above the 12th ratio and 11 ratios below the 13th.

The agency followed these steps to calculate a median level of appraisals for each *major category* of property in each appraisal district. The same analysis was used to calculate the median level of appraisals for *all categories* of property. The ratios for every sample property from all categories were combined into an overall list for the appraisal district. The median was determined by picking the middle ratio from the entire list of ratios, ranked in descending order, without regard to category distinctions.

**TABLE THREE**  
**Sample Calculation of Median Appraisal Ratio**

**XYZ County Appraisal District**  
**Category A: Single-family Residences**

SALES & APPRAISALS			
Number (Sale or Appraisal)	1986 Appraisal Roll Value	Adjusted Sale Price or Appraised Value	Individual Appraisal Ratio
S17	\$ 84,449	\$ 84,995	.99
S15	114,788	118,898	.97
S 6	89,654	94,715	.95
S12	39,479	41,925	.94
A 5	69,708	76,117	.92
S 4	99,880	113,310	.88
A 1	97,576	110,741	.88
S 8	111,020	128,048	.87
S10	64,519	75,905	.85
A 2	60,437	70,964	.85
S 2	75,254	90,720	.83
S 7	76,502	91,680	.83
S16	92,088	113,645	<u>.81</u>
S18	21,090	25,988	.81
S19	22,080	27,398	.81
S11	64,842	81,127	.80
S 1	65,834	83,113	.79
S13	193,344	245,700	.79
S14	98,885	127,493	.78
A 6	76,935	98,327	.78
S 5	82,253	109,250	.75
A 3	107,543	148,828	.72
S 9	44,441	62,370	.71
S 3	94,420	135,610	.70
A 4	60,264	86,303	.70
<b>Total Tests</b>			
25			
<u>.81</u> — Median Appraisal Ratio for Category A, XYZ Appraisal District			

## Measures of appraisal uniformity

The median level of appraisal shows how close, generally, property is appraised at its market value. The second measure of appraisal accuracy tests uniformity, or the variability among all appraisals. The Property Tax Code requires the SPTB to calculate a "coefficient of dispersion" around the median for each major kind of property.

Technically, the coefficient of dispersion (COD) is the average absolute deviation of all appraisal ratios from the median, expressed as a percentage of the median. If the level of property appraisals varies considerably, with a low percentage of ratios close to the median, the COD will be large. If the appraisal district has uniform appraisals, where most property is appraised at about the same appraisal level, then the COD will be small.

Ideally, the median appraisal ratio would be 1.00, and the coefficient of dispersion would be zero.

One advantage of the COD is that it measures variability without regard to the median level. Assume two appraisal districts have the exact same COD. Property appraisals in the two districts are at the same degree of uniformity *even if the two districts have different medians*. Remember, Texas law requires appraisals that are equal, uniform, and at market value. The median shows how close appraisals are to market value. The coefficient of dispersion shows the uniformity of appraisals across all properties within a category or jurisdiction.

There are six steps in calculating a coefficient of dispersion:

1. Compute the difference between each appraisal ratio in a sample and the sample's median.
2. Calculate the absolute value of the differences.
3. Sum the absolute differences.
4. Divide that total by the number of properties in the sample (the result is the average absolute deviation).
5. Divide the average absolute deviation by the median ratio.
6. Multiply the answer by 100.

The agency calculated a coefficient of dispersion for each major category of property in an appraisal district, but only if the category sample contained at least two properties. It is not possible to calculate a COD for a single property.

**Table Four** shows a sample calculation for a COD.

**TABLE FOUR**  
**Sample Calculation**  
**for Coefficient of Dispersion**

XYZ County Appraisal District  
Category A: Single-family Residences

Sale or Appraisal Number	Individual Property Ratio	Difference from Median (81%)	Absolute Value of Difference
S17	99%	+ 18	18
S15	97	+ 16	16
S 6	95	+ 14	14
S12	94	+ 13	13
A 5	92	+ 11	11
S 4	88	+ 7	7
A 1	88	+ 7	7
S 8	87	+ 6	6
S10	85	+ 4	4
A 2	85	+ 4	4
S 2	83	+ 2	2
S 7	83	+ 2	2
S16	81	—	0
S18	81	—	0
S19	81	—	0
S11	80	- 1	1
S 1	79	- 2	2
S13	79	- 2	2
S14	78	- 3	3
A 6	78	- 3	3
S 5	75	- 6	6
A 3	72	- 9	9
S 9	71	- 10	10
S 3	70	- 11	11
A 4	70	- 11	11

Total of Absolute Values = 162

162	—	Total of Absolute Values
÷ 25	—	Number of Samples
= 6.48	—	Average Absolute Deviation
÷ 81	—	Median Appraisal Ratio
.080		
× 100		
8.00	—	Coefficient of Dispersion (average absolute deviation from the median)

## Other statistical measures

In addition to the COD, the appraisal district study contains two other measures of uniformity—the percentage of sampled properties whose appraisal ratios were within 10 percent of the median and those that were within 25 percent of the median. A greater percentage of ratios that fall within the range shows a greater degree of appraisal uniformity.

Table Five illustrates the first measure for the sample of properties that were listed in Table Two (on page 3).

In the example, 16 of the 25 sample properties (64 percent) had individual appraisal ratios within 10 percent either side of the category median. Only nine of the properties (36 percent) fell outside this range.

**TABLE FIVE**  
**Appraisal Ratios Within 10% of Median**

**XYZ County Appraisal District**  
**Category A: Single-family Residences**

Median Appraisal Ratio Indicated by Sample:	.81 or 81%
10% of the Median Appraisal Ratio:	$.10 \times .81 = .081$ or 8.1 percentage pts.
Indicated Median Appraisal Ratio Plus 10%:	81% <u>+ 8.1 percentage pts.</u> 89.1%
Indicated Median Appraisal Ratio Minus 10%:	81% <u>- 8.1 percentage pts.</u> 72.9%
10% Range from Median Appraisal Ratio:	72.9% to 89.1%
Percentage of Properties Within (+ or -) 10% of the Median Appraisal Ratio:	64%

Table Six illustrates the last measure of uniformity, this time calculating the percentage of samples that fall within 25 percent of the median appraisal level. The example is shown for the same sample of properties that appeared in Table Five.

In this example, all 25 of the sample properties had ratios within 25 percent of the median.

The study did not show these measures where the category samples had fewer than six tested properties.

**TABLE SIX**  
**Appraisal Ratios Within 25% of Median**

**XYZ County Appraisal District**  
**Category A: Single-family Residences**

Median Appraisal Ratio Indicated by Sample:	.81 or 81%
25% of the Median Appraisal Ratio:	$.25 \times .81 = .2025$ or 20.25 percentage pts.
Indicated Median Appraisal Ratio Plus 25%:	81% <u>+20.25 percentage pts.</u> 101.25%
Indicated Median Appraisal Ratio Minus 25%:	81% <u>-20.25 percentage pts.</u> 60.75%
25% Range from Median Appraisal Ratio:	60.75% to 101.25%
Percentage of Properties Within (+ or -) 25% of the Median Appraisal Ratio:	100%



# Developing Value Estimates and Appraisal Ratios: Category-by-Category

The SPTB employs full-time field appraisers to assist in the annual property value study. These employees, assigned to different regions throughout the state, collect sales data, appraise property, and gather other useful information.

The field assignments for the study were based on school districts as geographical units. That is, the appraisers assembled property information within each school district and then combined the school samples into samples for each appraisal district.

## Categories A, B, C, E, and M

The SPTB field staff conducted ratio studies for Category A (single-family residential real property), Category B (multifamily residential real property), Category C (vacant lots and tracts), Category E (farm and ranch improvements), and mobile homes classified in Category M (other tangible personal property).

These categories are sometimes called "local properties" because they are usually appraised by each appraisal district office rather than by contract valuation consultants. These properties change hands in the marketplace more frequently than other kinds of property, so sales data is more readily available for a ratio analysis.

The agency developed school district value estimates and appraisal district ratios for each of these categories following the methodology described earlier in this pamphlet. To summarize, value estimates are calculated by dividing the reported appraisal roll value for the category by the weighted mean ratio for the category. The appraisal levels for appraisal districts were determined by first combining the category samples for each school district within an appraisal district, then determining the median appraisal ratio in each category.

## Category D: Acreage

Calculating the value estimates for property in Category D is difficult because land is appraised under two different legal standards. Property is normally appraised at its market value. However, much of the land used for agricultural purposes is also appraised based on its productive capacity. Appraisers must ignore most nonagricultural market influences when they appraise land under this second standard.

As a result, the SPTB conducted two different studies to determine the value of property in this category: a market value study of land that is taxed on a market value basis, and a productivity value study for land that receives a special appraisal based on its use in agricultural production. The market value study followed the same procedures described in the previous section.

A productivity value ratio was not calculated for appraisal districts because of resource limitations. As a result, the appraisal district study shows only a market value ratio for Category D.

The productivity value study does not involve drawing samples of properties from the category. Instead, the SPTB compared the total reported productivity value of agricultural lands within a school district that received productivity appraisal to the agency's own estimate of the productive value of the same lands.

The study's value estimates are based on capitalizing the net return to land for each type of agricultural land present in the district. Values are based on the formula established in Sections 23.51 and 23.53 of the Property Tax Code. The "net return to land" is the average annual return for the five-year period between 1980 and 1984. Information showing the investment return per acre was based

on cash and share lease information obtained from persons in each county who are familiar with local agricultural conditions.

The agency divided its estimated net return per acre for each type of land by a capitalization rate of 14 percent (which is required by statute). The result was an estimate of the productivity value per acre for each type of land. The value per acre for each land type was multiplied by the total number of acres of that land type in the school district that received a productivity appraisal in 1986. The totals for all types of land were added together into a school-district-wide productivity value estimate.

The same process took place for those school districts that reported any land taxed as timber land. Special productivity appraisal for timber land is described in Section 23.71 of the code.

Each school district's reported productivity value total was then divided by the agency's productivity value estimate. The result was a ratio showing the general level of appraisal of agricultural lands receiving productivity valuation.

## Category F: Commercial/Industrial Real Property and Category L: Business Personal Property

Category F includes the real property (both land and improvements) of all commercial and industrial businesses. Category L includes the tangible personal property (movable machinery and equipment, inventories, and fixtures) of commercial and industrial businesses.

The SPTB further divides these categories into F1 (commercial real property), F2 (industrial real property), L1 (commercial personal property), and L2 (industrial personal property).

The field staff tested F1 and L1 property in all school and appraisal districts using the same weighted mean and median ratio study methods that applied to the local property categories. Staff calculated a weighted mean ratio and estimated the market value of each subcategory. Individual property ratios for F1 and L1 were used to determine median appraisal ratios for the appraisal district study.

Developing ratios for the industrial property subcategories—F2 and L2—followed quite a different procedure. Over 90 percent of the industrial property in Texas is concentrated in only 100 appraisal districts that contain almost 600 school districts. The agency concentrated its efforts in these districts. Staff tested industrial property in 262 school districts, including at least one school district in each of the top 100 "industrial" appraisal districts.

In about 75 percent of these 262 school districts, professional valuation companies appraise industrial property under contracts with the appraisal districts. In these "contract" districts, the agency reviewed the work of the valuation firms and assigned a ratio based on this review.

The SPTB contracted with professional valuation firms to appraise industrial property in the remaining "noncontract" school districts. Staff reviewed these appraisals and used them to develop appraisal ratios.

The appraisal district study took all of the available test properties into account in selecting median appraisal ratios for the industrial subcategories and for the appraisal district overall. Translating the appraisal ratios into value estimates for school districts required further refinements.

In a contract district, the total appraisal roll value of properties that were appraised by the contract appraisal firm was divided by the weighted mean ratio of test properties in F2 or L2. This

calculation provided a market value estimate for only those properties appraised by the firm.

In a noncontract district, the total appraisal roll value for the subcategory was divided by the weighted mean ratio indicated by the new appraisals.

If a professional appraisal firm appraised property in a district that wasn't tested, staff assigned the weighted mean ratio generally found for property appraised by that firm and used the ratio to estimate the value for the category.

For all remaining property in F2 and L2, staff applied the F1 and L1 weighted mean ratios to estimate the values.

### Category G: Oil, Gas, and Other Minerals

Mineral properties are not spread equally among Texas school and appraisal districts. The SPTB did not test the appraisal accuracy in those areas that have small amounts of oil and gas and certain hard minerals. Generally speaking, the agency assigned a 100 percent Category G ratio to any district where mineral values were less than \$5,000,000 and comprised less than 5 percent of the total value of all property.

For districts that were tested, the agency appraised a sample of mineral leases and developed individual appraisal ratios by comparing the agency's appraised values to the properties' appraisal roll values. The development of weighted mean and median ratios for the category followed similar steps described earlier in this pamphlet. The major difference in Category G is that the staff used an income method rather than sales of mineral properties to appraise the sample properties.

The SPTB developed a series of computer programs to appraise mineral properties using an income capitalization approach. Information for the appraisals came from a variety of sources, including the Comptroller of Public Accounts, the Railroad Commission, lease operators, consultants, and authoritative mineral publications. The valuation programs calculated variables such as production decline rates, wellhead prices, estimated reserves, operating and equipment costs, and discount rates.

The programs calculated a decline rate that staff reviewed and adjusted for each oil or gas lease. The valuation programs then discounted the future cash flow and equipment salvage value for each lease in the sample. The resulting net present value represented the market value for the lease.

The agency's market value estimate for the lease was then compared to its appraisal roll value to calculate the individual property ratio. Staff calculated category weighted mean ratios for school districts and median ratios for appraisal districts in the same manner as other categories.

### Category J: Utilities

Category J includes the real and tangible personal property of telephone, electric, gas distribution, railroad, and pipeline companies. It also includes the property of other companies commonly thought of as utilities, such as water systems and cable television companies.

The SPTB used a "unit value" approach to appraise utility companies. Staff estimated the entire value of the Texas portion of a single company, then allocated this unit value among each of the school districts in which the company owns property.

The appraisals were based on information published in company annual reports, reports filed with both federal and state regulatory agencies, information given directly to the agency, and general information from business and industry publications. The agency

performed appraisals using both cost and income approaches.

A company's unit value was allocated to every school district in which the business owns property. Generally speaking, allocation by industry took place as follows:

Telephone Companies:	Original cost of investment, or by main stations
Electric Utilities:	Original cost of investment, or by meter counts or miles of line
Gas Distribution Firms:	Original cost of investment, or by meter counts
Railroads:	Miles of track (main, branch, and side) plus a track usage factor
Pipelines:	Miles of pipeline by size and age

Using these allocation methods, the staff distributed the unit value among the districts to arrive at a company's market value in each district. The staff then calculated an individual company ratio by comparing this number to the company's appraisal roll value. Next, the staff calculated a weighted mean and a median ratio for the category. The total appraised value of utilities reported on a school district's *1986 Report of Property Value*, divided by the weighted mean ratio, gave an estimate of the category's market value.

### Categories M and N

Property in Category M is personal property that has not been classified in other categories. It includes nonbusiness boats, aircraft, travel trailers, and mobile homes. Category N is intangible personal property.

The SPTB reported the total market value of property in these categories for the school district study. However, except for the mobile home portion of Category M, neither category appears in the appraisal district study. These properties are not easily tested through ratio studies. Also, Category N includes the intangible value of insurance companies and savings and loan associations, and very few appraisal districts have any value in the category. Finally, property values in Categories M and N are insignificant compared to other categories and are not "major kinds of property" specified in Section 5.10 of the Property Tax Code.

The median appraisal ratios developed for Category M represent ratio study testing of personal property mobile homes only. A mobile home is real property if its owner also owns the land underneath the structure. Thus, Category M includes only mobile homes whose owners lease the land where the homes are located.

The school district study includes market value estimates for boats, aircraft, travel trailers, and for mobile homes in Category M.

The SPTB staff estimated the value of nonbusiness boats using a schedule of values developed from the *NADA Boat Appraisal Guide*. The Texas Parks and Wildlife Department reported the number of boats, by type, in each county. Total boat values were distributed among each school district in a county based on each district's percentage of total county population.

The staff estimated values for nonbusiness aircraft based on a schedule of values developed from the *Directory of Aircraft Prices*. The Federal Aviation Administration supplied the number and type of aircraft at each Texas airfield. School district value totals were determined by totalling the values of aircraft based in each district.

The Department of Highways and Public Transportation supplied information on the number of travel trailers in each county, and the staff estimated travel trailer values using a schedule

developed from the *NADA Recreational Vehicle Appraisal Guide*. Total county travel trailer values were allocated to school districts based on each district's percentage of the county's population.

The staff adjusted boat and travel trailer values in counties with large populations of active military personnel and military dependents to account for property exempted under the federal Soldiers' and Sailors' Relief Act.

Category M value totals for school districts were calculated by adding together the subtotals for boats, aircraft, travel trailers, and mobile homes.

The staff did not estimate any value for properties in Category N. Instead, the board simply assigned the total value within the category as reported in the school district's *1986 Report of Property Value*.

## Protests of the Preliminary Findings

The Education Code gives school districts the right to protest the SPTB's preliminary findings of taxable property value. Section 11.86 requires a school district to file a protest within 30 days of the date that the findings are given to the commissioner of education. The board itself is required to hear school district protests and make final value decisions within 120 days of the date that the findings are given to the commissioner.

For the 1986 Property Value Study, the agency certified its preliminary findings of school district values to the commissioner on January 30, 1987. School districts and appraisal districts had until March 3 to protest the preliminary findings. (Although the Property Tax Code does not give appraisal districts the right to protest findings of median levels of appraisals, SPTB rules grant this right in an effort to assure a fair and accurate study.)

By the March 3 filing deadline, 82 appraisal districts had protested their preliminary median levels and 298 school districts

had protested their preliminary property values. A total of 547 school districts and 1,681 categories of property were represented in these two types of protest.

During March, the SPTB staff worked with representatives of each protesting district to resolve as many errors as possible. At this stage, the staff corrected clerical errors and reviewed sales information provided by the protesting districts. Most of the protesting districts accepted the adjustments made by the staff during March and did not appear before an appeal panel.

Two independent hearings panels met for two weeks in April to hear the remaining protests. Sixteen school districts disagreed with the panel findings and appealed to the State Property Tax Board. Seven appraisal districts appealed the preliminary median level of appraisal findings to the board.

The board met May 27 and 28 to hear the appeals. After it rendered its findings, the staff made the necessary adjustments to the study and issued this final report.

## Appraisal District and School District Study Summaries

The following pages show the State Property Tax Board's findings in the 1986 Property Value Study. There are separate findings of the appraisal level of property within appraisal districts and findings of total taxable value of property within school districts.

### Appraisal District Study Summary

The appraisal district study summary appears as **Appendix A**, beginning on page 13. The summary includes the following appraisal measures for each major category of property:

**Median Ratio.** This is the middle appraisal ratio of the properties tested by the SPTB. An appraisal ratio is the value calculated by dividing the appraisal district's appraised value by the SPTB's appraised value. The median level standard is defined in Section 1.12, Property Tax Code, and described in detail on page 4 of this booklet.

Median ratios are given for each major category of property. A median ratio for all properties appears below the category medians. Statewide median ratios are summarized on page 11 of this booklet.

**Coefficient of Dispersion [COEFF DISP.]** This measures the variability of appraisals within a category of property. The value

shown in the column is the average variation of appraisals from the median ratio, expressed as a percentage of the median. A low COD shows relatively low variation and consequently more uniform appraisal of properties. A higher COD shows a greater degree of variation and less uniform appraisal of property. This calculation is described in detail on page 5 of this booklet.

A coefficient of dispersion for all properties appears below the category listings. Statewide coefficients of dispersion are summarized on page 11 of this booklet.

**Percentage of Observations Within 10% of the Median [% OBS (+-) 10% MD.]** This shows the percentage of properties tested by the SPTB that have individual appraisal ratios within 10 percent of the median appraisal ratio. This is also a measure of appraisal uniformity, since a high number reported in this column reflects a greater degree of equality in tax appraisals.

**Percentage of Observations Within 25% of the Median [% OBS (+-) 25% MD.]** This measure is similar to the previous column, except that it is based on a wider range around the median appraisal ratio.

**Note:** Potter and Randall Counties are consolidated into a single appraisal district. The results are reported under Potter-Randall Appraisal District.



## State Summary and Individual School District Taxable Values

The results of the school district taxable value study are in **Appendix B**, beginning on page 79. School districts are listed in alphabetical order, showing the 1985 final taxable value total as well as the 1986 final taxable value finding.

In calculating these totals, the SPTB followed the methodology described in this booklet—estimating a weighted mean appraisal ratio and market value total for each category of property, then summing the category values into a gross market value estimate for each school district.

The market value total is then reduced to a net taxable value by subtracting these types of value losses:

- total value exempted by state-mandated homestead exemptions;
- value exempted by state-mandated disabled veterans' exemptions;
- value that is not taxable because of the limitation on taxes of residence homesteads owned by those age 65 or over;
- value lost because of tax abatements for redevelopment and/or tax increment financing zones; and
- value lost because agricultural land is taxed at its productivity value rather than at its full market value.

The figures appearing in this booklet are the net taxable values after adjusting for these value losses.

**Notes:** Page 77 of the school district summary shows statewide value totals by category of property. In addition to the market value estimates, the summary lists total deductions for exemptions, the over-65 tax limitation, value lost to productivity valuation for agricultural and open-space valuation, and value lost to tax abatements and tax increment financing zones.

The figures for Category D: Acreage have several totals since some land is taxed at market value and some at productivity value. These totals are:

1. the market value of all acreage;
2. the market value of acreage qualified for productivity valuation;

3. the productivity value of those identical qualified acres; and
4. the value lost to productivity valuation, which is the difference between Items 2 and 3 above.

The last three items are shown near the lower right hand corner of page 77. The value lost to productivity valuation is also shown as a deduction from the market value totals.

There is a number at the lower left corner of page 77 showing the total value lost to the tax limit on over-65 homesteads. The total amount of school taxes of a person age 65 or over cannot increase above the amount the taxpayer paid in the year he or she became 65 years old. As a result, school districts cannot levy a tax on the full, current value of residences owned by the elderly.

The entry on the statewide summary shows the SPTB estimate of value lost because of the limitation. Chief appraisers report the school district value losses on a special form. The SPTB then adjusts that figure to estimate how much value would have been lost if the residential property within each school district had been appraised at full market value.

In other words, if the weighted mean appraisal ratio for a residential category shows that property is appraised at 90 percent of market value, the reported freeze loss in that category could be divided by .90 to estimate the full impact of the tax freeze.

The "factoring" of the freeze loss is required by Section 11.86(a)(5), Education Code.

In actually estimating the amount of frozen value, the SPTB must take into account that residence homesteads are usually classified in either Category A (single-family residential property) or Category E (farm and ranch improvements). The staff allocates the reported freeze loss among Categories A and E in proportion to the total value contained within the two categories. These proportionate losses are divided by the weighted mean ratios for the two categories. The results are then added together to estimate the amount of value that would be lost to a school district if its residential property were appraised at full market value.

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## Statewide Median Appraisal Ratios 1985 & 1986 Property Value Studies

The table below compares the statewide median appraisal ratios from the 1985 and 1986 Property Value Studies. The statewide median appraisal ratio for an individual property category was calculated using the appraisal ratios of all SPTB sample properties in that category from across the state. The overall statewide median appraisal ratio was calculated using the appraisal ratios for all sample properties. See page 4 for a detailed explanation of median appraisal ratios.

Property Category	1985	1986
A. Single-family Residences	.90	.94
B. Multifamily Residences	.90	.94
C. Vacant Lots	.85	.90
D. Acreage (market value)	.83	.90
E. Farm & Ranch Improvements	.86	.90
F1. Commercial Real	.87	.90
F2. Industrial Real	1.00	1.00
G. Oil, Gas, & Minerals	1.04	1.09
J. Utilities	1.00	.97
L1. Commercial Personal	.87	.91
L2. Industrial Personal	1.00	1.00
M. Other Personal	.95	.94
OVERALL	.90	.93

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## Statewide Coefficients of Dispersion 1985 & 1986 Property Value Studies

The table below compares the statewide coefficients of dispersion from the 1985 and 1986 Property Value Studies. The statewide coefficient of dispersion for an individual property category was calculated using the appraisal ratios of all SPTB sample properties in that category from across the state. The overall statewide coefficient of dispersion was calculated using the appraisal ratios for all sample properties. See page 5 for a detailed explanation of the coefficient of dispersion.

Property Category	1985	1986
A. Single-family Residences	14.14	11.60
B. Multifamily Residences	13.93	12.26
C. Vacant Lots	23.89	19.71
D. Acreage (market value)	23.71	18.29
E. Farm & Ranch Improvements	15.45	13.26
F1. Commercial Real	18.59	17.09
F2. Industrial Real	4.13	3.16
G. Oil, Gas, & Minerals	22.68	25.54
J. Utilities	26.97	23.45
L1. Commercial Personal	19.88	16.79
L2. Industrial Personal	3.11	3.54
M. Other Personal	15.37	12.65
OVERALL	18.49	15.50

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# APPENDIX A

## **Appraisal District Study Summary**

Report of the Findings of the  
**1986 Property Value Study  
of School & Appraisal Districts**  
May 1987





STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.		RATIO	DISP.	10% MD.
	001 ANDERSON				002 ANDREWS			
A. SINGLE-FAMILY RESIDENCES	.96	5.52	86.21	100.00	.89	8.10	70.15	98.51
B. MULTI-FAMILY RESIDENCES	.96	3.91	91.67	100.00	.89	1.69	****	****
C. VACANT LOTS	.98	3.93	97.10	98.55	.95	6.58	95.00	100.00
D. ACREAGE (MARKET VALUE)	.96	4.85	92.59	99.38	.92	6.99	92.86	92.86
D. ACREAGE (PROD. VALUE)	* 1.62				* .85			
E. FARM/RANCH IMPROVEMENTS	.94	4.89	86.57	100.00	.81	9.14	****	****
F1. COMMERCIAL REAL	.97	3.19	100.00	100.00	.90	12.68	64.71	82.35
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.05	18.16	50.82	72.13	1.10	18.91	33.33	80.00
J. UTILITIES.	.95	24.70	43.28	56.72	.81	22.36	22.22	72.22
L1. COMMERCIAL PERSONAL	.94	4.71	90.48	100.00	.95	12.82	45.45	81.82
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****
M. OTHER PERSONAL	1.06	6.91	81.40	100.00	.94	6.96	54.55	100.00
OVERALL	.97	8.58			.91	12.00		
	003 ANGELINA				004 ARANSAS			
A. SINGLE-FAMILY RESIDENCES	.91	10.78	59.14	93.91	.93	11.05	54.76	88.10
B. MULTI-FAMILY RESIDENCES	.90	7.41	73.33	100.00	.92	13.20	57.14	71.43
C. VACANT LOTS	.89	12.09	55.04	86.82	.90	11.87	62.63	89.90
D. ACREAGE (MARKET VALUE)	.97	18.98	42.11	72.37	.91	8.88	69.23	100.00
D. ACREAGE (PROD. VALUE)	* .96				* 1.15			
E. FARM/RANCH IMPROVEMENTS	.95	11.80	47.06	94.12	.98	5.82	90.00	100.00
F1. COMMERCIAL REAL	.88	9.80	67.57	97.30	.92	12.04	69.23	84.62
F2. INDUSTRIAL REAL	.95	5.79	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.14	12.94	50.00	83.33	1.14	46.49	22.22	44.44
J. UTILITIES.	.99	26.38	33.33	61.11	1.02	17.95	53.85	69.23
L1. COMMERCIAL PERSONAL	.87	12.84	55.56	88.89	.96	2.83	100.00	100.00
L2. INDUSTRIAL PERSONAL	.88	14.20	****	****	1.00	***	****	****
M. OTHER PERSONAL	.85	6.94	76.67	100.00	.99	4.07	97.56	100.00
OVERALL	.91	13.31			.95	13.64		

\* THIS RATIO IS NOT A MEDIAN - SEE INTRODUCTORY TEXT  
 \*\* NOT CALCULATED - NO OBSERVATIONS IN THIS CATEGORY  
 \*\*\* NOT CALCULATED - NEED 2 OR MORE OBSERVATIONS TO DETERMINE COEFFICIENT OF DISPERSION  
 \*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES



STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	005 ARCHER				006 ARMSTRONG			
A. SINGLE-FAMILY RESIDENCES	.96	10.65	68.82	87.10	.84	22.86	33.33	80.00
B. MULTI-FAMILY RESIDENCES	.95	7.22	85.71	100.00	1.05	***	****	****
C. VACANT LOTS	1.00	7.20	73.17	97.56	.94	23.27	50.00	62.50
D. ACREAGE (MARKET VALUE)	.96	3.43	92.65	98.53	.94	13.89	52.94	88.24
D. ACREAGE (PROD. VALUE)	* 1.13				* 1.41			
E. FARM/RANCH IMPROVEMENTS	.93	5.91	81.82	100.00	.96	4.34	83.33	100.00
F1. COMMERCIAL REAL	.90	7.47	76.00	100.00	1.49	40.44	****	****
F2. INDUSTRIAL REAL	1.00	***	****	****	1.49	***	****	****
G. OIL, GAS, MINERALS	1.07	31.46	25.00	63.33	**	***	****	****
J. UTILITIES.	1.01	16.81	43.48	78.26	.75	45.47	.00	40.00
L1. COMMERCIAL PERSONAL	.87	9.68	68.42	94.74	.81	16.05	****	****
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.81	***	****	****
M. OTHER PERSONAL	.97	6.89	81.32	95.45	.72	16.27	42.86	71.43
OVERALL	.96	13.03			.92	23.99		
	007 ATASCOSA				008 AUSTIN			
A. SINGLE-FAMILY RESIDENCES	.98	6.26	85.07	97.01	.91	7.75	77.68	97.32
B. MULTI-FAMILY RESIDENCES	.96	6.04	****	****	1.02	7.58	66.67	100.00
C. VACANT LOTS	.93	6.64	82.86	99.05	.94	5.77	82.19	95.89
D. ACREAGE (MARKET VALUE)	.92	7.46	72.45	96.94	.94	7.17	73.56	98.85
D. ACREAGE (PROD. VALUE)	* .86				* 1.45			
E. FARM/RANCH IMPROVEMENTS	.99	7.10	84.21	94.74	.90	6.18	82.61	100.00
F1. COMMERCIAL REAL	.91	7.53	69.70	100.00	.89	8.64	69.23	100.00
F2. INDUSTRIAL REAL	1.00	**	****	****	.78	12.18	****	****
G. OIL, GAS, MINERALS	1.07	31.76	34.04	65.96	1.19	16.30	43.48	78.26
J. UTILITIES.	.97	12.69	73.81	88.10	.93	24.65	30.00	66.00
L1. COMMERCIAL PERSONAL	.89	7.47	69.57	100.00	.94	9.97	57.89	92.11
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.93	2.15	****	****
M. OTHER PERSONAL	.97	6.29	80.00	97.65	.94	3.82	96.55	100.00
OVERALL	.96	10.00			.93	10.14		

\* THIS RATIO IS NOT A MEDIAN - SEE INTRODUCTORY TEXT

\*\* NOT CALCULATED - NO OBSERVATIONS IN THIS CATEGORY

\*\*\* NOT CALCULATED - NEED 2 OR MORE OBSERVATIONS TO DETERMINE COEFFICIENT OF DISPERSION

\*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES

STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	009 BAILEY				010 BANDERA			
A. SINGLE-FAMILY RESIDENCES	.99	12.59	47.19	89.89	.96	13.72	53.33	85.00
B. MULTI-FAMILY RESIDENCES	1.15	13.26	****	****	.96	***	****	****
C. VACANT LOTS	.94	10.51	70.59	82.35	.93	16.71	55.71	77.14
D. ACREAGE (MARKET VALUE)	1.12	14.85	52.63	84.21	.99	15.01	40.51	83.54
E. ACREAGE (PROD. VALUE)	* 1.30				* 1.41			
E. FARM/RANCH IMPROVEMENTS	.98	17.40	42.86	85.71	1.03	8.87	68.18	95.45
F1. COMMERCIAL REAL	.94	23.69	19.23	61.54	.80	12.73	54.55	81.82
F2. INDUSTRIAL REAL	1.09	20.64	****	****	.80	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	**	***	****	****
J. UTILITIES.	.89	27.37	54.55	54.55	.94	13.77	47.37	73.68
L1. COMMERCIAL PERSONAL	.89	7.68	75.00	91.67	.95	14.11	50.00	90.00
L2. INDUSTRIAL PERSONAL	.93	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.89	13.08	57.14	92.86	.97	9.98	68.42	89.47
OVERALL	.97	16.12			.96	14.42		
	011 BASTROP				012 BAYLOR			
A. SINGLE-FAMILY RESIDENCES	.93	7.36	80.17	95.87	.97	14.32	60.71	82.14
B. MULTI-FAMILY RESIDENCES	.94	4.75	93.33	100.00	.93	2.15	****	****
C. VACANT LOTS	.97	9.05	62.84	97.97	.69	18.60	50.00	50.00
D. ACREAGE (MARKET VALUE)	.94	12.09	70.53	85.26	.91	2.83	92.86	100.00
E. ACREAGE (PROD. VALUE)	* 1.25				* .92			
E. FARM/RANCH IMPROVEMENTS	.94	5.99	88.24	98.04	.92	7.61	80.00	90.00
F1. COMMERCIAL REAL	.93	8.79	85.29	91.18	.87	16.24	50.00	87.50
F2. INDUSTRIAL REAL	.93	***	****	****	.87	***	****	****
G. OIL, GAS, MINERALS	1.00	32.75	37.50	75.00	.95	22.89	37.50	75.00
J. UTILITIES.	1.00	14.45	66.67	81.82	1.01	20.94	38.46	69.23
L1. COMMERCIAL PERSONAL	.91	8.95	66.67	100.00	.68	20.34	33.33	50.00
L2. INDUSTRIAL PERSONAL	.91	***	****	****	.68	***	****	****
M. OTHER PERSONAL	.95	3.72	100.00	100.00	1.04	10.26	66.67	100.00
OVERALL	.95	9.78			.91	15.69		

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\*\* NOT CALCULATED - NO OBSERVATIONS IN THIS CATEGORY

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	013 REE				014 BELL			
A. SINGLE-FAMILY RESIDENCES	.84	9.90	57.76	94.83	.93	4.29	90.54	100.00
B. MULTI-FAMILY RESIDENCES	.86	13.76	83.33	83.33	.92	4.65	92.86	100.00
C. VACANT LOTS	.83	7.99	77.19	94.74	.91	5.81	84.46	98.65
D. ACREAGE (MARKET VALUE)	.74	12.23	65.00	87.00	.90	5.00	87.59	100.00
D. ACREAGE (PROD. VALUE)	* 1.05				* 1.04			
E. FARM/RANCH IMPROVEMENTS	.94	8.63	66.67	96.30	.93	4.73	88.79	100.00
F1. COMMERCIAL REAL	.91	12.58	55.56	96.30	.89	5.08	92.55	98.94
F2. INDUSTRIAL REAL	1.00	***	****	****	.70	24.29	****	****
G. OIL, GAS, MINERALS	.97	22.66	42.86	63.27	**	***	****	****
J. UTILITIES.	1.00	21.78	44.83	77.59	.91	20.32	43.02	56.98
L1. COMMERCIAL PERSONAL	.86	7.74	73.91	100.00	.86	4.85	89.74	100.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.82	12.20	****	****
M. OTHER PERSONAL	.95	5.18	84.62	100.00	.88	3.95	95.83	100.00
OVERALL	.85	15.48			.91	6.33		
	015 BEXAR				016 BLANCO			
A. SINGLE-FAMILY RESIDENCES	.93	12.31	53.48	88.38	.96	9.68	72.92	89.58
B. MULTI-FAMILY RESIDENCES	.88	20.67	36.60	68.04	.94	6.38	****	****
C. VACANT LOTS	.78	33.93	20.87	44.95	.89	12.13	60.00	85.71
D. ACREAGE (MARKET VALUE)	.75	34.69	26.98	50.79	.98	11.36	64.86	91.89
D. ACREAGE (PROD. VALUE)	* .95				* .93			
E. FARM/RANCH IMPROVEMENTS	.92	12.37	52.38	90.48	1.00	9.42	66.67	100.00
F1. COMMERCIAL REAL	.90	19.14	41.13	71.43	.96	5.97	81.82	100.00
F2. INDUSTRIAL REAL	.91	4.40	****	****	.96	***	****	****
G. OIL, GAS, MINERALS	1.17	25.00	30.00	65.00	**	***	****	****
J. UTILITIES.	1.03	10.51	59.65	92.98	.93	13.36	71.43	71.43
L1. COMMERCIAL PERSONAL	.92	15.23	52.17	84.78	1.05	8.00	****	****
L2. INDUSTRIAL PERSONAL	1.00	4.00	88.89	88.89	1.05	***	****	****
M. OTHER PERSONAL	.99	14.72	57.14	84.52	1.02	6.70	66.67	100.00
OVERALL	.93	13.90			.96	10.42		

\* THIS RATIO IS NOT A MEDIAN - SEE INTRODUCTORY TEXT

\*\* NOT CALCULATED - NO OBSERVATIONS IN THIS CATEGORY

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\*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES

STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	017 BORDEN				018 BOSQUE			
	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.
A. SINGLE-FAMILY RESIDENCES	.87	9.39	50.00	100.00	.89	16.17	54.17	77.78
B. MULTI-FAMILY RESIDENCES	**	***	****	****	.96	11.72	62.50	75.00
C. VACANT LOTS	1.22	12.95	***	****	.80	23.09	31.82	63.64
D. ACREAGE (MARKET VALUE)	.81	6.74	69.23	92.31	.83	14.86	61.54	76.92
D. ACREAGE (PROD. VALUE)	* .60				* 1.03			
E. FARM/RANCH IMPROVEMENTS	.87	20.69	66.67	66.67	.94	6.96	78.00	100.00
F1. COMMERCIAL REAL	.41	13.01	***	****	.81	27.16	37.50	65.63
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.13	19.65	46.67	66.67	**	***	****	****
J. UTILITIES.	.96	19.20	50.00	78.57	.90	18.26	31.25	77.08
L1. COMMERCIAL PERSONAL	.85	3.53	***	****	.85	14.02	40.00	80.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.54	***	****	****	.90	6.22	84.38	100.00
OVERALL	.89	21.89			.86	17.12		

PROPERTY CATEGORY	019 BOWIE				020 BRAZORIA			
	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.
A. SINGLE-FAMILY RESIDENCES	.98	9.82	71.87	92.35	.92	9.31	66.18	95.09
B. MULTI-FAMILY RESIDENCES	.96	11.46	65.00	90.00	.91	7.90	80.77	96.15
C. VACANT LOTS	.97	11.64	67.44	86.05	.87	18.80	34.59	76.10
D. ACREAGE (MARKET VALUE)	.97	14.04	53.29	83.23	.92	17.49	44.35	78.26
D. ACREAGE (PROD. VALUE)	* 1.36				* 1.30			
E. FARM/RANCH IMPROVEMENTS	.99	10.76	57.14	90.48	.92	8.76	69.70	93.94
F1. COMMERCIAL REAL	.91	13.19	55.07	86.96	.93	9.21	61.96	94.57
F2. INDUSTRIAL REAL	.91	***	****	****	1.00	.00	100.00	100.00
G. OIL, GAS, MINERALS	1.14	9.94	***	****	1.08	29.16	29.55	64.39
J. UTILITIES.	.97	11.43	53.41	94.32	.82	23.72	31.93	62.05
L1. COMMERCIAL PERSONAL	1.00	15.92	51.06	78.72	.75	37.07	16.48	39.56
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	.00	100.00	100.00
M. OTHER PERSONAL	.93	16.24	37.50	75.00	.89	7.74	72.22	97.22
OVERALL	.97	12.10			.91	14.85		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	021 BRAZOS				022 BREWSTER			
A. SINGLE-FAMILY RESIDENCES	.89	9.67	67.30	93.73	.96	9.36	70.69	96.55
B. MULTI-FAMILY RESIDENCES	.92	8.01	72.45	91.84	1.05	12.22	50.00	83.33
C. VACANT LOTS	.86	15.77	56.82	84.85	.97	20.38	41.86	65.12
D. ACREAGE (MARKET VALUE)	.87	17.80	46.55	74.14	.96	17.18	50.91	83.64
D. ACREAGE (PROD. VALUE)	* 1.01				* 1.23			
E. FARM/RANCH IMPROVEMENTS	.95	8.18	70.45	97.73	.85	14.68	51.85	81.48
F1. COMMERCIAL REAL	.91	8.79	73.44	93.75	.83	9.93	68.97	96.55
F2. INDUSTRIAL REAL	.97	***	****	****	.83	***	****	****
G. OIL, GAS, MINERALS	.96	16.90	27.78	83.33	**	***	****	****
J. UTILITIES.	.94	15.56	55.56	77.78	.84	25.74	50.00	68.75
L1. COMMERCIAL PERSONAL	.93	5.54	84.72	98.61	.94	17.58	26.32	78.95
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	.94	***	****	****
M. OTHER PERSONAL	.83	7.43	71.43	95.92	1.12	7.96	65.22	91.30
OVERALL	.89	10.64			.94	16.02		
	023 BRISCOE				024 BROOKS			
A. SINGLE-FAMILY RESIDENCES	1.23	18.92	54.55	63.64	1.08	20.74	33.33	60.61
B. MULTI-FAMILY RESIDENCES	**	***	****	****	.91	***	****	****
C. VACANT LOTS	.50	49.56	11.11	22.22	.78	33.90	16.67	27.78
D. ACREAGE (MARKET VALUE)	1.20	17.45	47.06	82.35	.77	23.38	26.09	69.57
D. ACREAGE (PROD. VALUE)	* 1.49				* 1.04			
E. FARM/RANCH IMPROVEMENTS	.91	22.71	40.00	60.00	.85	10.59	57.14	100.00
F1. COMMERCIAL REAL	.84	17.06	33.33	66.67	.89	31.32	25.00	50.00
F2. INDUSTRIAL REAL	.84	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.30	29.23	22.22	55.56
J. UTILITIES.	1.04	24.88	62.50	75.00	.83	23.72	37.50	68.75
L1. COMMERCIAL PERSONAL	.93	3.09	100.00	100.00	.61	22.01	14.29	71.43
L2. INDUSTRIAL PERSONAL	.93	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.80	18.21	57.14	85.71	1.18	16.78	****	****
OVERALL	.98	25.08			.88	28.83		

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STATE PROPERTY TAX BOARD  
1985 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	025 BROWN				026 BURLESON					
	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.		
A. SINGLE-FAMILY RESIDENCES	.98	16.06	53.36	77.13	.91	10.31	71.21	93.94		
B. MULTI-FAMILY RESIDENCES	.95	16.56	45.45	81.82	.98	8.16	87.50	100.00		
C. VACANT LOTS	.97	20.36	42.55	68.09	.95	11.65	68.89	84.44		
D. ACREAGE (MARKET VALUE)	.91	13.57	47.06	84.31	.91	14.58	66.67	75.56		
D. ACREAGE (PROD. VALUE)	* .87				* .91					
E. FARM/RANCH IMPROVEMENTS	.86	17.47	53.66	82.93	.90	9.84	69.05	97.62		
F1. COMMERCIAL REAL	.87	22.41	33.33	73.81	.88	12.42	53.33	80.00		
F2. INDUSTRIAL REAL	.87	***	****	****	1.00	***	****	****		
G. OIL, GAS, MINERALS	1.58	55.05	12.82	38.46	.97	42.61	25.00	50.00		
J. UTILITIES.	.99	16.24	40.00	78.18	1.00	20.19	29.63	62.96		
L1. COMMERCIAL PERSONAL	.95	17.29	46.15	65.38	.94	7.21	74.07	96.30		
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****		
M. OTHER PERSONAL	1.08	12.86	52.78	86.11	.93	4.68	95.65	100.00		
OVERALL	.97	23.23			.93	16.04				
			027 BURNET				028 CALDWELL			
A. SINGLE-FAMILY RESIDENCES	.70	26.06	32.48	63.06	.83	15.49	41.09	80.62		
B. MULTI-FAMILY RESIDENCES	.96	11.85	75.00	75.00	.77	18.40	33.33	66.67		
C. VACANT LOTS	.83	34.94	12.73	47.27	.54	35.42	24.19	50.00		
D. ACREAGE (MARKET VALUE)	.62	41.34	10.00	40.00	.62	25.71	32.18	65.52		
D. ACREAGE (PROD. VALUE)	* 1.13				* .97					
E. FARM/RANCH IMPROVEMENTS	.88	9.79	72.22	94.44	.79	15.35	43.75	75.00		
F1. COMMERCIAL REAL	.74	24.52	21.43	64.29	.87	34.04	22.22	44.44		
F2. INDUSTRIAL REAL	.74	***	****	****	1.00	***	****	****		
G. OIL, GAS, MINERALS	**	***	****	****	1.02	40.90	30.95	54.76		
J. UTILITIES.	1.09	19.50	33.33	83.33	.94	18.65	47.22	72.22		
L1. COMMERCIAL PERSONAL	.73	15.22	44.44	77.78	.90	17.30	50.00	71.43		
L2. INDUSTRIAL PERSONAL	.73	***	****	****	1.00	***	****	****		
M. OTHER PERSONAL	.87	10.34	50.00	90.00	.90	12.74	57.69	88.46		
OVERALL	.76	28.36			.79	28.37				

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	029 CALHOUN				030 CALLAHAN			
A. SINGLE-FAMILY RESIDENCES	.94	9.28	60.47	95.35	.91	28.16	28.89	62.22
B. MULTI-FAMILY RESIDENCES	.95	6.54	71.43	100.00	.98	9.59	****	****
C. VACANT LOTS	.84	21.78	29.41	52.94	1.00	21.82	63.64	63.64
D. ACREAGE (MARKET VALUE)	.93	6.07	88.24	94.12	.91	7.01	91.18	100.00
D. ACREAGE (PROD. VALUE)	* .73				* 1.30			
E. FARM/RANCH IMPROVEMENTS	.86	13.37	37.50	87.50	.87	8.51	70.00	90.00
F1. COMMERCIAL REAL	.92	5.65	****	****	.85	18.71	40.00	80.00
F2. INDUSTRIAL REAL	1.00	.00	****	****	.85	***	****	****
G. OIL, GAS, MINERALS	1.25	28.08	30.00	45.00	.96	27.56	37.50	70.83
J. UTILITIES.	1.14	34.43	21.43	35.71	.88	17.22	61.54	80.77
L1. COMMERCIAL PERSONAL	.90	4.00	****	****	.94	3.95	85.71	100.00
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	.94	***	****	****
M. OTHER PERSONAL	.93	10.15	56.25	93.75	.93	8.96	77.78	100.00
OVERALL	.94	19.68			.92	18.50		
	031 CAMERON				032 CAMP			
A. SINGLE-FAMILY RESIDENCES	.81	19.80	39.49	74.13	1.01	7.16	73.33	96.67
B. MULTI-FAMILY RESIDENCES	.87	20.08	39.53	69.77	.91	2.20	****	****
C. VACANT LOTS	.67	40.34	17.39	40.58	1.00	10.36	67.86	78.57
D. ACREAGE (MARKET VALUE)	.88	27.17	30.00	53.33	.93	16.95	47.06	70.59
D. ACREAGE (PROD. VALUE)	* .92				* 1.84			
E. FARM/RANCH IMPROVEMENTS	.72	21.93	29.79	70.21	.98	4.80	80.00	100.00
F1. COMMERCIAL REAL	.74	23.99	26.03	65.75	.94	3.86	87.50	100.00
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.30	28.46	28.57	42.86	1.02	19.93	44.44	77.78
J. UTILITIES.	1.00	10.20	70.00	82.00	.85	20.31	26.67	66.67
L1. COMMERCIAL PERSONAL	.57	38.06	15.19	37.97	.98	4.42	88.89	100.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	1.05	21.20	35.48	64.52	.91	10.44	60.00	100.00
OVERALL	.80	27.06			.98	11.52		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.
033 CARSON								
A. SINGLE-FAMILY RESIDENCES	.80	22.97	37.74	66.98	.97	16.59	44.51	79.67
B. MULTI-FAMILY RESIDENCES	.97	27.71	75.00	87.50	1.05	20.42	31.25	62.50
C. VACANT LOTS	.94	21.97	29.82	77.19	.77	32.73	15.38	48.72
D. ACREAGE (MARKET VALUE)	.94	7.72	72.97	94.59	.78	26.64	20.90	53.73
D. ACREAGE (PROD. VALUE)	* .97				* 1.64			
E. FARM/RANCH IMPROVEMENTS	.82	7.62	66.67	100.00	.95	12.94	55.17	82.76
F1. COMMERCIAL REAL	.90	13.24	58.70	89.13	.89	14.41	46.67	80.00
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.22	19.39	38.18	69.09	.99	19.19	48.78	75.61
J. UTILITIES.	.97	24.92	36.17	63.83	.91	16.54	37.50	87.50
L1. COMMERCIAL PERSONAL	.93	8.84	75.00	96.88	.78	36.71	13.64	45.45
L2. INDUSTRIAL PERSONAL	**	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.87	6.85	79.17	100.00	.87	22.44	40.00	64.00
OVERALL	.92	19.53			.92	20.66		
035 CASTRO								
A. SINGLE-FAMILY RESIDENCES	.84	13.66	37.70	86.89	.93	10.54	61.11	89.81
B. MULTI-FAMILY RESIDENCES	1.05	12.06	83.33	83.33	.91	7.51	66.67	100.00
C. VACANT LOTS	.86	14.20	42.11	78.95	.90	15.36	52.56	84.62
D. ACREAGE (MARKET VALUE)	1.21	14.88	52.17	76.09	.91	12.05	68.85	90.16
D. ACREAGE (PROD. VALUE)	* 1.27				* 1.11			
E. FARM/RANCH IMPROVEMENTS	.92	13.65	55.56	81.48	.91	3.94	100.00	100.00
F1. COMMERCIAL REAL	.81	15.07	47.37	78.95	.96	15.32	59.26	81.48
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	.00	100.00	100.00
G. OIL, GAS, MINERALS	**	***	****	****	.99	24.43	30.61	61.22
J. UTILITIES.	.93	31.80	50.00	69.23	.97	38.63	31.43	51.43
L1. COMMERCIAL PERSONAL	.90	18.99	36.36	68.18	.86	14.77	40.00	80.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	.00	100.00	100.00
M. OTHER PERSONAL	.95	8.95	62.50	100.00	.96	9.49	66.67	94.44
OVERALL	.92	20.07			.93	17.97		
036 CHAMBERS								

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	037 CHEROKEE				038 CHILDRESS			
A. SINGLE-FAMILY RESIDENCES	.91	13.51	49.34	88.16	.91	25.45	26.79	57.14
B. MULTI-FAMILY RESIDENCES	.98	13.27	33.33	91.67	.68	15.44	37.50	87.50
C. VACANT LOTS	.90	16.92	49.12	71.93	.91	24.34	45.00	70.00
D. ACREAGE (MARKET VALUE)	.90	13.57	46.27	86.57	.68	25.95	11.76	64.71
D. ACREAGE (PROD. VALUE)	* 1.46				* .96			
E. FARM/RANCH IMPROVEMENTS	.87	17.18	44.26	80.33	.93	12.20	60.87	86.96
F1. COMMERCIAL REAL	.72	14.00	64.86	89.19	.67	30.50	25.00	50.00
F2. INDUSTRIAL REAL	.72	***	****	****	.67	***	****	****
G. OIL, GAS, MINERALS	1.16	20.95	40.82	73.47	**	***	****	****
J. UTILITIES.	1.00	17.41	63.64	81.82	.91	25.27	11.11	44.44
L1. COMMERCIAL PERSONAL	.78	16.94	30.30	78.79	.72	40.78	9.09	27.27
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.72	***	****	****
M. OTHER PERSONAL	.89	10.91	54.84	93.55	.96	9.17	****	****
OVERALL	.90	17.74			.86	25.30		
	039 CLAY				040 COCHRAN			
A. SINGLE-FAMILY RESIDENCES	.93	13.61	52.00	81.33	1.01	14.85	51.22	78.05
B. MULTI-FAMILY RESIDENCES	.94	3.55	****	****	1.18	1.41	****	****
C. VACANT LOTS	.91	12.21	67.57	81.08	1.00	23.00	53.33	66.67
D. ACREAGE (MARKET VALUE)	.80	22.85	38.46	70.51	1.10	10.36	72.00	88.00
D. ACREAGE (PROD. VALUE)	* 1.19				* 1.39			
E. FARM/RANCH IMPROVEMENTS	.88	14.69	40.74	77.78	.87	14.44	43.48	91.30
F1. COMMERCIAL REAL	.93	8.65	87.50	91.67	.85	25.75	44.44	61.11
F2. INDUSTRIAL REAL	.93	***	****	****	.85	***	****	****
G. OIL, GAS, MINERALS	1.39	37.03	23.91	41.30	1.31	28.07	27.78	52.78
J. UTILITIES.	1.02	25.47	19.15	63.83	1.02	33.79	30.00	53.33
L1. COMMERCIAL PERSONAL	.91	11.88	68.75	87.50	.92	7.97	73.33	86.67
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.92	***	****	****
M. OTHER PERSONAL	.94	8.38	68.75	93.75	.95	7.63	83.33	91.67
OVERALL	.91	23.50			1.00	23.78		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.		RATIO	DISP.	10% MD.
	041 COKE				042 COLEMAN			
A. SINGLE-FAMILY RESIDENCES	.98	15.42	46.43	82.14	.62	28.30	25.97	54.55
B. MULTI-FAMILY RESIDENCES	.90	***	***	****	.71	24.23	***	****
C. VACANT LOTS	1.00	16.36	45.45	81.82	.52	37.72	19.35	35.48
D. ACREAGE (MARKET VALUE)	.46	35.65	20.00	53.33	.56	31.19	31.03	51.72
D. ACREAGE (PROD. VALUE)	* .95				* .95			
E. FARM/RANCH IMPROVEMENTS	.59	16.31	50.00	75.00	.57	28.34	21.88	53.13
F1. COMMERCIAL REAL	.90	11.04	53.33	93.33	.62	33.33	21.21	45.45
F2. INDUSTRIAL REAL	1.00	***	***	****	1.00	***	***	****
G. OIL, GAS, MINERALS	1.30	34.46	20.83	45.83	1.12	39.45	18.87	45.28
J. UTILITIES.	.99	23.45	39.13	78.26	.99	14.20	45.95	86.49
L1. COMMERCIAL PERSONAL	.79	19.18	38.46	69.23	.86	20.47	53.33	73.33
L2. INDUSTRIAL PERSONAL	1.00	***	***	****	1.00	***	***	****
M. OTHER PERSONAL	1.15	9.01	64.29	100.00	.81	19.14	22.73	63.64
OVERALL	.94	28.56			.70	37.77		
	043 COLLIN				044 COLLINGSWORTH			
A. SINGLE-FAMILY RESIDENCES	.95	9.09	73.00	94.25	.76	19.52	41.67	69.44
B. MULTI-FAMILY RESIDENCES	.97	6.95	79.07	95.35	.78	3.85	***	****
C. VACANT LOTS	.94	16.99	49.46	81.18	.72	34.88	22.22	22.22
D. ACREAGE (MARKET VALUE)	.94	15.90	50.97	80.16	.86	10.33	72.73	88.64
D. ACREAGE (PROD. VALUE)	* 2.35				* .81			
E. FARM/RANCH IMPROVEMENTS	.95	9.80	65.33	97.33	.75	11.70	70.37	85.19
F1. COMMERCIAL REAL	.95	8.61	75.00	96.25	.77	18.40	38.89	72.22
F2. INDUSTRIAL REAL	.97	3.09	***	****	.77	***	***	****
G. OIL, GAS, MINERALS	**	***	***	****	1.18	13.90	50.00	90.00
J. UTILITIES.	1.05	20.39	26.25	76.25	1.00	19.90	47.62	76.19
L1. COMMERCIAL PERSONAL	.74	26.18	21.92	52.05	.64	29.49	25.00	62.50
L2. INDUSTRIAL PERSONAL	.93	10.39	***	****	.64	***	***	****
M. OTHER PERSONAL	.99	4.25	86.96	98.55	.91	14.70	50.00	68.75
OVERALL	.95	12.46			.84	20.91		

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STATE PROPERTY TAX BOARD  
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PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(-)	MEDIAN	COEFF	%OBS(+)	%OBS(-)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	045 COLORADO				046 COMAL			
A. SINGLE-FAMILY RESIDENCES	.92	6.76	85.19	95.37	.89	13.97	47.64	86.91
B. MULTI-FAMILY RESIDENCES	.96	5.79	88.89	100.00	.97	5.67	83.33	100.00
C. VACANT LOTS	.91	3.00	91.94	98.39	.90	21.41	43.97	65.95
D. ACREAGE (MARKET VALUE)	.89	5.89	90.91	96.97	.86	20.99	49.46	72.04
D. ACREAGE (PROD. VALUE)	* 1.13				* 1.48			
E. FARM/RANCH IMPROVEMENTS	.92	6.96	79.66	100.00	.94	12.37	41.67	95.83
F1. COMMERCIAL REAL	.94	7.87	70.00	100.00	.88	16.76	62.50	68.75
F2. INDUSTRIAL REAL	1.00	**	****	****	1.00	.00	****	****
G. OIL, GAS, MINERALS	.97	34.41	20.69	41.38	**	**	****	****
J. UTILITIES.	.97	23.81	50.98	76.47	.96	8.96	60.00	93.33
L1. COMMERCIAL PERSONAL	.91	7.83	75.00	93.75	.93	8.57	65.71	97.14
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	.00	****	****
M. OTHER PERSONAL	.92	3.58	94.12	100.00	.96	11.16	61.29	90.32
OVERALL	.91	10.65			.90	17.08		
	047 COMANCHE				048 CONCHO			
A. SINGLE-FAMILY RESIDENCES	.91	14.45	47.22	81.94	.86	27.77	25.71	45.71
B. MULTI-FAMILY RESIDENCES	.95	7.37	****	****	**	**	****	****
C. VACANT LOTS	.96	12.32	52.94	85.29	.70	37.01	27.27	36.36
D. ACREAGE (MARKET VALUE)	.83	17.94	39.51	71.60	.75	19.93	35.00	70.00
D. ACREAGE (PROD. VALUE)	* .81				* .81			
E. FARM/RANCH IMPROVEMENTS	.85	12.35	57.69	84.62	.84	12.00	66.67	91.67
F1. COMMERCIAL REAL	.87	22.38	23.33	66.67	.80	21.63	40.00	60.00
F2. INDUSTRIAL REAL	.87	**	****	****	1.00	**	****	****
G. OIL, GAS, MINERALS	1.32	20.25	45.45	63.64	.97	17.85	37.50	81.25
J. UTILITIES.	.99	11.55	62.16	86.49	.93	19.73	41.18	76.47
L1. COMMERCIAL PERSONAL	.97	7.49	78.95	94.74	.95	18.25	50.00	83.33
L2. INDUSTRIAL PERSONAL	.97	**	****	****	1.00	**	****	****
M. OTHER PERSONAL	1.13	16.87	43.75	75.00	.90	13.73	50.00	85.71
OVERALL	.92	17.19			.86	22.27		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN RATIO	COEFF DISP.	%OBS(+/-) 10% MD.	%OBS(+/-) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+/-) 10% MD.	%OBS(+/-) 25% MD.
	049 COOKE				050 CORYELL			
A. SINGLE-FAMILY RESIDENCES	.82	16.07	47.06	82.35	.92	11.67	64.62	87.69
B. MULTI-FAMILY RESIDENCES	.87	11.88	55.56	88.89	.86	13.08	56.25	81.25
C. VACANT LOTS	.69	37.45	14.06	43.75	.91	13.19	66.67	89.58
D. ACREAGE (MARKET VALUE)	.63	33.54	22.13	38.52	.81	10.80	71.43	90.48
D. ACREAGE (PROD. VALUE)	* 1.10				* 1.08			
E. FARM/RANCH IMPROVEMENTS	.80	17.31	41.38	82.76	.87	15.40	42.86	82.86
F1. COMMERCIAL REAL	.77	13.67	55.56	77.78	.83	17.60	30.30	81.82
F2. INDUSTRIAL REAL	.95	***	****	****	.83	***	****	****
G. OIL, GAS, MINERALS	1.08	29.57	28.57	60.32	**	***	****	****
J. UTILITIES.	.88	28.03	43.66	57.75	.92	17.42	45.95	64.86
L1. COMMERCIAL PERSONAL	.59	40.13	14.71	35.29	.85	13.81	57.89	84.21
L2. INDUSTRIAL PERSONAL	.96	***	****	****	.85	***	****	****
M. OTHER PERSONAL	.92	10.24	70.83	87.50	.72	6.80	82.14	92.86
OVERALL	.80	27.71			.84	15.05		
	051 COTTLE				052 CRANE			
A. SINGLE-FAMILY RESIDENCES	1.00	14.68	47.37	78.95	.69	9.68	64.29	92.86
B. MULTI-FAMILY RESIDENCES	1.02	2.94	****	****	.73	2.74	****	****
C. VACANT LOTS	.98	13.14	25.00	87.50	.84	24.29	.00	70.00
D. ACREAGE (MARKET VALUE)	1.03	15.03	39.13	86.96	.75	29.71	14.29	42.86
D. ACREAGE (PROD. VALUE)	* .95				* 1.74			
E. FARM/RANCH IMPROVEMENTS	.98	12.59	42.86	95.24	.61	12.30	****	****
F1. COMMERCIAL REAL	.71	12.27	42.86	85.71	.74	13.24	40.00	90.00
F2. INDUSTRIAL REAL	.71	***	****	****	1.00	.00	****	****
G. OIL, GAS, MINERALS	1.10	9.20	75.00	87.50	1.14	17.06	55.56	72.22
J. UTILITIES.	.97	27.91	46.15	61.54	.91	25.33	21.05	68.42
L1. COMMERCIAL PERSONAL	.97	19.07	****	****	.98	20.70	57.14	85.71
L2. INDUSTRIAL PERSONAL	.97	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	1.03	10.57	66.67	88.89	.77	6.49	77.78	100.00
OVERALL	1.00	16.04			.78	25.16		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	
053 CROCKETT					054 CROSBY				
A. SINGLE-FAMILY RESIDENCES	.44	25.57	33.33	58.33	.77	21.69	27.27	56.82	
B. MULTI-FAMILY RESIDENCES	.72	4.51	****	****	.87	7.01	70.00	100.00	
C. VACANT LOTS	.40	63.75	****	****	.67	37.31	33.33	33.33	
D. ACREAGE (MARKET VALUE)	.80	13.75	****	****	.91	21.82	25.93	66.67	
E. ACREAGE (PROD. VALUE)	* .89				* 1.30				
F. FARM/RANCH IMPROVEMENTS	.33	30.81	50.00	66.67	.76	11.00	64.29	85.71	
F1. COMMERCIAL REAL	.52	13.99	54.55	81.82	.78	19.37	47.37	73.68	
F2. INDUSTRIAL REAL	1.00	***	****	****	.78	***	****	****	
G. OIL, GAS, MINERALS	1.07	26.50	35.00	75.00	1.17	12.54	61.11	88.89	
J. UTILITIES.	.97	23.45	50.00	62.50	.97	16.40	59.09	77.27	
L1. COMMERCIAL PERSONAL	.54	37.27	25.00	50.00	.91	21.43	21.43	64.29	
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.91	***	****	****	
M. OTHER PERSONAL	.65	20.00	****	****	.95	20.82	22.22	77.78	
OVERALL	.73	40.38			.86	22.99			
055 CULBERSON					056 DALLAM				
A. SINGLE-FAMILY RESIDENCES	.69	32.28	9.09	63.64	.71	35.09	11.43	42.86	
B. MULTI-FAMILY RESIDENCES	.63	***	****	****	.88	19.32	****	****	
C. VACANT LOTS	.40	45.77	46.15	46.15	.80	19.86	34.62	61.54	
D. ACREAGE (MARKET VALUE)	.67	32.02	27.27	54.55	.80	27.40	20.00	48.00	
E. ACREAGE (PROD. VALUE)	* 1.64				* 1.09				
F. FARM/RANCH IMPROVEMENTS	.83	12.32	44.44	100.00	.65	20.15	40.00	60.00	
F1. COMMERCIAL REAL	.63	18.43	38.89	83.33	.84	26.36	23.81	52.38	
F2. INDUSTRIAL REAL	1.00	***	****	****	**	***	****	****	
G. OIL, GAS, MINERALS	1.13	14.56	54.55	81.82	**	***	****	****	
J. UTILITIES.	1.03	9.61	70.00	80.00	.87	33.62	16.67	41.67	
L1. COMMERCIAL PERSONAL	.85	10.20	50.00	100.00	.99	19.05	35.71	71.43	
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	**	***	****	****	
M. OTHER PERSONAL	1.05	9.45	46.15	100.00	.75	9.14	85.71	92.86	
OVERALL	.82	26.64			.79	27.09			

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STATE PROPERTY TAX BOARD  
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PROPERTY CATEGORY	057 DALLAS				058 DAWSON			
	MEDIAN RATIO	COEFF DISP.	%OBS(+/-) 10% MD.	%OBS(+/-) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+/-) 10% MD.	%OBS(+/-) 25% MD.
A. SINGLE-FAMILY RESIDENCES	.96	8.86	72.23	94.18	.92	17.06	45.76	67.80
B. MULTI-FAMILY RESIDENCES	.96	18.11	40.74	75.31	1.00	11.11	44.44	88.89
C. VACANT LOTS	.82	26.59	22.51	63.20	.86	12.89	54.29	91.43
D. ACREAGE (MARKET VALUE)	.96	16.94	56.92	70.77	.92	6.75	78.72	95.74
D. ACREAGE (PROD. VALUE)	* 1.29				* .83			
E. FARM/RANCH IMPROVEMENTS	**	***	****	****	.99	9.50	68.18	86.36
F1. COMMERCIAL REAL	.95	19.75	48.56	71.84	.85	12.30	48.39	87.10
F2. INDUSTRIAL REAL	.99	2.19	100.00	100.00	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.11	18.84	37.50	75.00
J. UTILITIES.	1.07	27.87	30.83	69.17	.92	28.84	34.38	62.50
L1. COMMERCIAL PERSONAL	.96	14.42	56.11	79.87	.82	21.46	33.33	66.67
L2. INDUSTRIAL PERSONAL	1.00	2.83	83.33	100.00	1.00	***	****	****
M. OTHER PERSONAL	1.02	6.13	79.66	98.87	.95	11.15	73.53	88.24
OVERALL	.96	9.86			.93	17.03		
	059 DEAF SMITH				060 DELTA			
A. SINGLE-FAMILY RESIDENCES	.99	11.76	60.76	88.61	1.00	16.49	41.03	84.62
B. MULTI-FAMILY RESIDENCES	.89	18.16	50.00	66.67	.96	7.99	***	****
C. VACANT LOTS	.89	17.01	42.86	71.43	.96	41.54	18.75	56.25
D. ACREAGE (MARKET VALUE)	.99	11.58	53.85	88.46	1.14	13.63	50.00	88.46
D. ACREAGE (PROD. VALUE)	* 1.45				* 1.78			
E. FARM/RANCH IMPROVEMENTS	.89	15.73	30.43	91.30	.91	14.52	64.29	85.71
F1. COMMERCIAL REAL	.83	11.96	46.15	92.31	1.01	11.30	64.71	94.12
F2. INDUSTRIAL REAL	.76	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	**	***	****	****
J. UTILITIES.	.79	35.13	.00	37.50	1.01	20.79	25.00	68.75
L1. COMMERCIAL PERSONAL	.93	12.19	50.00	91.67	.86	22.92	42.86	57.14
L2. INDUSTRIAL PERSONAL	.76	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.82	6.78	68.75	100.00	1.04	31.25	.00	33.33
OVERALL	.95	14.46			1.00	20.42		

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PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	061 DENTON				062 DEWITT			
A. SINGLE-FAMILY RESIDENCES	.91	11.10	60.38	91.70	.89	20.05	41.10	76.71
B. MULTI-FAMILY RESIDENCES	.97	19.23	62.07	75.86	.87	10.23	60.00	90.00
C. VACANT LOTS	.88	24.55	31.28	61.03	.67	29.23	20.69	50.57
D. ACREAGE (MARKET VALUE)	.92	22.95	34.05	65.95	.63	23.03	26.75	66.88
D. ACREAGE (PROD. VALUE)	* 1.54				* 1.26			
E. FARM/RANCH IMPROVEMENTS	.95	5.89	91.43	98.57	.89	12.15	62.16	90.54
F1. COMMERCIAL REAL	.86	16.25	47.87	79.79	.79	23.24	27.78	72.22
F2. INDUSTRIAL REAL	1.00	.00	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.11	37.97	25.71	62.86	1.00	13.00	55.56	82.22
J. UTILITIES.	.92	22.53	39.42	65.38	1.00	22.64	47.46	74.58
L1. COMMERCIAL PERSONAL	.92	13.54	62.50	85.23	.89	11.96	68.00	84.00
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****
M. OTHER PERSONAL	.98	6.35	81.82	98.05	1.00	5.52	92.59	100.00
OVERALL	.92	14.67			.85	23.55		
	063 DICKENS				064 DIMMIT			
A. SINGLE-FAMILY RESIDENCES	.84	21.71	30.00	70.00	.93	8.97	61.54	92.31
B. MULTI-FAMILY RESIDENCES	**	***	****	****	1.02	1.31	****	****
C. VACANT LOTS	1.09	37.73	25.00	37.50	.95	13.33	66.67	77.78
D. ACREAGE (MARKET VALUE)	.78	25.90	20.41	59.18	.96	13.47	66.67	73.33
D. ACREAGE (PROD. VALUE)	* 1.26				* 1.10			
E. FARM/RANCH IMPROVEMENTS	.72	10.85	48.15	96.30	.82	11.83	40.00	100.00
F1. COMMERCIAL REAL	.49	20.14	60.00	86.67	.87	12.01	50.00	90.00
F2. INDUSTRIAL REAL	.49	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.15	25.13	26.32	57.89
J. UTILITIES.	.92	7.91	54.55	100.00	.96	17.99	81.82	81.82
L1. COMMERCIAL PERSONAL	.86	19.77	36.36	72.73	.89	15.53	54.55	63.64
L2. INDUSTRIAL PERSONAL	.86	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.91	23.08	30.00	70.00	.96	9.31	62.50	100.00
OVERALL	.79	25.32			.94	16.11		

\* THIS RATIO IS NOT A MEDIAN - SEE INTRODUCTORY TEXT  
 \*\* NOT CALCULATED - NO OBSERVATIONS IN THIS CATEGORY  
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 \*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES

STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	065 DONLEY				066 DUVAL			
	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(+) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(+) 25% MD.
A. SINGLE-FAMILY RESIDENCES	.91	9.16	70.83	91.67	.84	13.17	62.64	86.81
B. MULTI-FAMILY RESIDENCES	1.11	8.47	****	****	.85	2.82	****	****
C. VACANT LOTS	.85	26.09	23.53	52.94	.83	19.05	40.43	68.09
D. ACREAGE (MARKET VALUE)	1.04	16.70	42.42	75.76	.85	14.28	58.43	82.02
D. ACREAGE (PROD. VALUE)	* .89				* .87			
E. FARM/RANCH IMPROVEMENTS	.96	12.36	43.48	86.96	.79	6.46	79.49	97.44
F1. COMMERCIAL REAL	.84	13.55	42.86	95.24	.77	12.82	56.52	91.30
F2. INDUSTRIAL REAL	.84	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.13	38.79	33.33	62.96
J. UTILITIES.	.99	14.92	63.64	86.36	.95	14.93	54.55	87.88
L1. COMMERCIAL PERSONAL	.82	30.49	.00	50.00	.91	9.89	65.52	96.55
L2. INDUSTRIAL PERSONAL	.82	***	****	****	1.00	***	***	****
M. OTHER PERSONAL	.94	***	****	****	.97	6.29	85.00	100.00
OVERALL	.94	18.00			.87	20.02		
			067 EASTLAND				068 ECTOR	
A. SINGLE-FAMILY RESIDENCES	.89	12.31	61.90	90.48	.96	12.79	55.01	88.85
B. MULTI-FAMILY RESIDENCES	.87	5.02	100.00	100.00	.96	11.65	54.55	90.91
C. VACANT LOTS	.96	8.06	88.68	92.45	1.02	11.32	66.67	85.71
D. ACREAGE (MARKET VALUE)	.93	5.89	90.48	95.24	.90	19.44	15.00	80.00
D. ACREAGE (PROD. VALUE)	* .88				* 1.67			
E. FARM/RANCH IMPROVEMENTS	.83	6.46	84.62	94.87	1.04	13.46	****	****
F1. COMMERCIAL REAL	.89	7.32	74.19	100.00	.90	15.02	48.00	88.00
F2. INDUSTRIAL REAL	1.00	.00	****	****	1.00	.00	****	****
G. OIL, GAS, MINERALS	1.23	32.57	21.25	63.75	1.07	17.41	57.89	73.68
J. UTILITIES.	1.01	15.64	47.22	77.78	.91	21.61	40.00	66.67
L1. COMMERCIAL PERSONAL	.90	10.34	57.69	96.15	.69	29.95	23.81	47.62
L2. INDUSTRIAL PERSONAL	.92	8.70	****	****	1.00	.00	****	****
M. OTHER PERSONAL	.96	5.38	90.00	100.00	.86	10.28	54.05	91.89
OVERALL	.94	17.28			.96	13.53		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	069 EDWARDS				070 ELLIS			
	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.
A. SINGLE-FAMILY RESIDENCES	.81	18.36	29.17	70.83	.95	8.39	77.80	92.53
B. MULTI-FAMILY RESIDENCES	**	***	****	****	.97	4.99	91.11	97.78
C. VACANT LOTS	.65	43.36	27.27	36.36	.94	12.01	63.51	84.68
D. ACREAGE (MARKET VALUE)	.79	21.77	33.33	53.33	.86	19.26	36.21	74.90
D. ACREAGE (PROD. VALUE)	* 1.14				* 1.34			
E. FARM/RANCH IMPROVEMENTS	.84	8.76	57.14	92.86	.99	11.06	68.42	89.47
F1. COMMERCIAL REAL	.93	10.04	66.67	86.67	.93	8.99	69.88	93.98
F2. INDUSTRIAL REAL	**	***	****	****	1.00	.00	100.00	100.00
G. OIL, GAS, MINERALS	1.14	24.42	22.22	61.11	**	***	****	****
J. UTILITIES.	.97	18.62	47.06	82.35	.93	20.86	38.00	67.00
L1. COMMERCIAL PERSONAL	.92	10.27	66.67	77.78	.90	14.10	60.00	80.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	.00	100.00	100.00
M. OTHER PERSONAL	.84	13.79	50.00	75.00	.88	10.47	60.00	93.33
OVERALL	.87	21.41			.94	12.30		
	071 EL PASO				072 ERATH			
A. SINGLE-FAMILY RESIDENCES	.94	9.54	65.54	93.97	.96	12.23	51.56	90.63
B. MULTI-FAMILY RESIDENCES	.92	11.87	57.38	86.89	.98	8.16	66.67	88.89
C. VACANT LOTS	.91	18.07	39.66	71.93	.90	18.26	47.69	83.08
D. ACREAGE (MARKET VALUE)	.95	11.35	69.31	88.89	.88	20.68	36.07	70.49
D. ACREAGE (PROD. VALUE)	* 1.02				* 2.09			
E. FARM/RANCH IMPROVEMENTS	.96	10.40	58.82	92.16	.91	16.28	32.79	80.33
F1. COMMERCIAL REAL	.91	15.43	48.76	80.99	.91	15.74	43.48	82.61
F2. INDUSTRIAL REAL	.91	11.81	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.21	20.81	39.29	67.86
J. UTILITIES.	.94	28.14	36.73	59.18	.98	14.39	58.00	80.00
L1. COMMERCIAL PERSONAL	.95	12.12	57.62	88.74	.96	24.56	46.15	80.77
L2. INDUSTRIAL PERSONAL	.51	31.76	****	****	1.00	***	****	****
M. OTHER PERSONAL	.93	11.81	54.84	89.25	.97	5.34	80.36	100.00
OVERALL	.94	11.50			.96	15.93		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(-)	MEDIAN	COEFF	%OBS(+)	%OBS(-)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	073 FALLS				074 FANNIN			
A. SINGLE-FAMILY RESIDENCES	.90	12.76	50.00	92.45	.93	18.55	45.22	73.89
B. MULTI-FAMILY RESIDENCES	.95	5.58	80.00	100.00	.99	9.09	54.55	100.00
C. VACANT LOTS	.89	7.09	80.00	100.00	.89	14.03	60.38	75.47
D. ACREAGE (MARKET VALUE)	.94	8.35	77.46	92.96	.90	16.16	45.31	81.25
D. ACREAGE (PROD. VALUE)	* 1.24				* 1.54			
E. FARM/RANCH IMPROVEMENTS	.91	10.76	56.14	94.74	.92	7.46	76.70	97.09
F1. COMMERCIAL REAL	.89	8.35	63.33	96.67	.81	10.34	75.00	90.00
F2. INDUSTRIAL REAL	1.00	***	****	****	.93	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	**	***	****	****
J. UTILITIES.	.99	23.28	50.00	73.81	.97	10.61	70.59	90.20
L1. COMMERCIAL PERSONAL	.93	6.45	86.21	96.55	.83	18.22	36.36	72.73
L2. INDUSTRIAL PERSONAL	1.00	**	****	****	.86	***	****	****
M. OTHER PERSONAL	.86	8.60	62.86	97.14	.94	9.27	71.43	97.14
OVERALL	.92	11.57			.91	14.40		
	075 FAYETTE				076 FISHER			
A. SINGLE-FAMILY RESIDENCES	.98	4.83	93.75	100.00	.58	31.52	25.58	51.16
B. MULTI-FAMILY RESIDENCES	1.00	5.75	75.00	100.00	.82	17.07	****	****
C. VACANT LOTS	1.00	3.39	97.37	100.00	.51	44.68	.00	57.14
D. ACREAGE (MARKET VALUE)	1.00	3.23	98.51	100.00	.89	17.71	51.52	81.82
D. ACREAGE (PROD. VALUE)	* 1.36				* .81			
E. FARM/RANCH IMPROVEMENTS	.96	5.25	92.16	100.00	.64	26.42	36.36	63.64
F1. COMMERCIAL REAL	.98	5.68	86.67	100.00	.47	49.54	28.57	42.86
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.00	28.15	30.91	67.27	1.04	33.11	25.00	59.38
J. UTILITIES.	.97	9.78	71.11	86.67	.93	21.61	53.66	73.17
L1. COMMERCIAL PERSONAL	.95	3.79	100.00	100.00	.79	14.84	45.45	81.82
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****
M. OTHER PERSONAL	.95	4.65	95.83	100.00	.49	15.87	50.00	77.78
OVERALL	.99	7.65			.80	33.40		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	077 FLOYD				078 FOARD			
A. SINGLE-FAMILY RESIDENCES	.79	21.78	22.77	71.29	1.05	20.00	22.22	77.78
B. MULTI-FAMILY RESIDENCES	.79	10.44	62.50	75.00	1.04	***	****	****
C. VACANT LOTS	.82	14.78	46.15	84.62	1.00	8.00	60.00	100.00
D. ACREAGE (MARKET VALUE)	.95	16.89	52.46	81.97	.80	6.61	76.19	95.24
D. ACREAGE (PROD. VALUE)	* 1.37				* .85			
E. FARM/RANCH IMPROVEMENTS	.76	10.38	75.00	90.91	.80	8.96	66.67	100.00
F1. COMMERCIAL REAL	.80	29.56	29.03	54.84	.89	20.65	37.50	62.50
F2. INDUSTRIAL REAL	**	***	****	****	.89	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.07	19.63	37.50	75.00
J. UTILITIES.	.91	23.23	50.00	86.36	1.02	15.69	50.00	71.43
L1. COMMERCIAL PERSONAL	.76	15.49	38.46	84.62	.93	9.89	****	****
L2. INDUSTRIAL PERSONAL	**	***	****	****	.93	***	****	****
M. OTHER PERSONAL	.81	17.79	44.44	74.07	1.16	4.48	****	****
OVERALL	.83	20.81			.92	18.34		
	079 FORT BEND				080 FRANKLIN			
A. SINGLE-FAMILY RESIDENCES	.93	11.45	53.59	91.92	.92	7.92	71.79	100.00
B. MULTI-FAMILY RESIDENCES	.98	6.70	75.00	100.00	.89	3.93	****	****
C. VACANT LOTS	.93	8.03	76.25	94.38	.86	13.59	40.00	94.29
D. ACREAGE (MARKET VALUE)	.90	9.12	73.97	89.04	.94	10.82	55.17	86.21
D. ACREAGE (PROD. VALUE)	* 1.10				* 1.86			
E. FARM/RANCH IMPROVEMENTS	.90	7.36	72.41	100.00	.93	4.88	84.62	100.00
F1. COMMERCIAL REAL	.96	6.70	85.71	100.00	.93	4.73	90.00	100.00
F2. INDUSTRIAL REAL	1.00	.00	100.00	100.00	.93	***	****	****
G. OIL, GAS, MINERALS	1.03	26.03	25.00	63.89	1.01	19.80	55.56	88.89
J. UTILITIES.	.93	26.31	45.83	62.50	.97	30.56	57.14	64.29
L1. COMMERCIAL PERSONAL	.85	9.57	68.42	100.00	.93	5.48	80.00	100.00
L2. INDUSTRIAL PERSONAL	1.00	.00	100.00	100.00	.93	***	****	****
M. OTHER PERSONAL	.98	4.91	97.30	100.00	.86	6.10	100.00	100.00
OVERALL	.93	11.83			.92	11.80		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	081 FREESTONE				082 FRIO			
A. SINGLE-FAMILY RESIDENCES	.93	6.37	80.65	97.58	.95	24.89	33.33	66.67
B. MULTI-FAMILY RESIDENCES	.90	5.93	88.89	100.00	1.02	11.76	****	****
C. VACANT LOTS	.95	5.92	75.86	100.00	.80	26.25	26.67	53.33
D. ACREAGE (MARKET VALUE)	.90	9.26	63.91	93.98	.63	13.02	40.00	86.67
D. ACREAGE (PROD. VALUE)	* 1.43				* .77			
E. FARM/RANCH IMPROVEMENTS	.95	7.14	80.39	100.00	.93	15.96	47.37	73.68
F1. COMMERCIAL REAL	.93	15.48	64.00	92.00	.88	16.70	40.00	85.00
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.15	36.76	29.09	52.73	1.16	17.40	46.15	76.92
J. UTILITIES.	.96	26.40	40.00	54.00	.95	11.58	61.54	92.31
L1. COMMERCIAL PERSONAL	.90	7.44	69.57	100.00	.92	25.19	23.53	52.94
L2. INDUSTRIAL PERSONAL	1.00	**	****	****	1.00	**	****	****
M. OTHER PERSONAL	.98	6.43	78.26	95.65	1.04	6.87	61.90	100.00
OVERALL	.94	14.07			.95	22.77		
	083 GAINES				084 GALVESTON			
A. SINGLE-FAMILY RESIDENCES	.91	15.37	46.03	80.95	.94	12.66	56.81	88.73
B. MULTI-FAMILY RESIDENCES	.90	3.11	****	****	.82	22.71	26.79	75.00
C. VACANT LOTS	.86	23.15	63.64	77.27	.80	23.74	32.58	62.36
D. ACREAGE (MARKET VALUE)	.83	26.53	36.73	61.22	.77	22.39	31.08	63.51
D. ACREAGE (PROD. VALUE)	* 1.12				* 1.34			
E. FARM/RANCH IMPROVEMENTS	.94	9.41	57.89	100.00	.90	15.83	50.00	87.50
F1. COMMERCIAL REAL	.95	24.36	35.71	71.43	.86	23.61	26.80	63.92
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	.00	100.00	100.00
G. OIL, GAS, MINERALS	1.21	23.20	25.00	65.00	1.10	29.32	37.29	61.02
J. UTILITIES.	.95	20.56	47.06	79.41	1.08	32.71	25.98	60.63
L1. COMMERCIAL PERSONAL	.83	12.72	55.56	77.78	.77	33.60	26.32	42.11
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	.00	100.00	100.00
M. OTHER PERSONAL	1.00	6.82	72.73	100.00	.97	12.97	56.92	84.62
OVERALL	.92	21.96			.93	20.68		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.		RATIO	DISP.	10% MD.
	085 GARZA				086 GILLESPIE			
A. SINGLE-FAMILY RESIDENCES	.97	26.89	21.62	59.46	.98	5.84	81.82	98.18
B. MULTI-FAMILY RESIDENCES	.85	11.37	****	****	.93	***	****	****
C. VACANT LOTS	.95	37.70	43.75	62.50	.99	8.53	71.43	89.29
D. ACREAGE (MARKET VALUE)	.93	9.32	77.78	96.30	.94	10.40	58.82	97.06
D. ACREAGE (PROD. VALUE)	* 1.44				* .96			
E. FARM/RANCH IMPROVEMENTS	.85	10.48	63.64	90.91	1.00	7.06	83.33	94.44
F1. COMMERCIAL REAL	.80	26.69	17.65	64.71	.98	8.08	83.33	100.00
F2. INDUSTRIAL REAL	.80	***	****	****	.98	***	****	****
G. OIL, GAS, MINERALS	1.16	19.37	46.67	66.67	**	***	****	****
J. UTILITIES.	.92	34.55	34.78	73.91	.99	10.58	57.89	89.47
L1. COMMERCIAL PERSONAL	.72	22.22	40.00	60.00	.91	13.66	28.57	85.71
L2. INDUSTRIAL PERSONAL	.72	***	****	****	.91	***	****	****
M. OTHER PERSONAL	1.07	8.53	75.00	87.50	1.06	5.73	92.31	100.00
OVERALL	.95	25.01			.98	8.65		
	087 GLASSCOCK				088 GOLIAD			
A. SINGLE-FAMILY RESIDENCES	.85	5.41	****	****	.97	10.31	65.00	87.50
B. MULTI-FAMILY RESIDENCES	**	***	****	****	.94	***	****	****
C. VACANT LOTS	.80	22.25	****	****	.87	18.39	38.89	72.22
D. ACREAGE (MARKET VALUE)	.60	8.15	77.78	88.89	.95	12.94	60.00	84.44
D. ACREAGE (PROD. VALUE)	* .49				* 1.06			
E. FARM/RANCH IMPROVEMENTS	.78	6.62	66.67	100.00	.91	10.74	77.78	88.89
F1. COMMERCIAL REAL	.86	7.75	****	****	.80	7.00	****	****
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.06	16.70	65.00	75.00	1.10	15.21	46.67	80.00
J. UTILITIES.	.97	23.51	40.00	66.67	.93	24.73	37.50	75.00
L1. COMMERCIAL PERSONAL	.62	33.87	****	****	.88	9.94	****	****
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	1.03	7.61	83.33	100.00	.91	3.48	83.33	100.00
OVERALL	.93	22.40			.94	14.80		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	089 GONZALES				090 GRAY			
	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.
A. SINGLE-FAMILY RESIDENCES	.85	21.73	31.94	69.44	.89	16.13	49.27	78.05
B. MULTI-FAMILY RESIDENCES	.98	17.35	****	****	.97	6.80	73.33	100.00
C. VACANT LOTS	.73	46.61	9.09	36.36	.99	7.49	73.53	91.18
D. ACREAGE (MARKET VALUE)	.93	21.97	30.17	70.69	.83	11.95	57.95	86.93
D. ACREAGE (PROD. VALUE)	* 1.06				* 1.12			
E. FARM/RANCH IMPROVEMENTS	.92	17.58	47.83	73.91	.83	10.68	54.55	93.18
F1. COMMERCIAL REAL	.94	23.17	33.33	72.22	.91	10.90	58.11	90.54
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	.00	***	****
G. OIL, GAS, MINERALS	.99	17.07	58.06	77.42	1.14	16.82	38.38	82.83
J. UTILITIES.	.97	16.10	53.85	84.62	.96	28.59	32.14	60.71
L1. COMMERCIAL PERSONAL	.74	27.96	23.08	38.46	.90	10.93	59.46	91.89
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	.00	****	****
M. OTHER PERSONAL	.94	11.25	50.00	85.71	.96	5.44	90.32	100.00
OVERALL	.91	23.16			.91	16.60		
	091 GRAYSON				092 GREGG			
A. SINGLE-FAMILY RESIDENCES	.73	20.38	33.45	69.75	.99	6.85	83.58	96.27
B. MULTI-FAMILY RESIDENCES	.88	16.85	51.06	76.60	1.03	5.88	74.29	100.00
C. VACANT LOTS	.83	24.60	20.25	62.58	.99	7.96	76.74	95.35
D. ACREAGE (MARKET VALUE)	.85	22.14	30.11	68.18	.98	5.95	84.93	97.26
D. ACREAGE (PROD. VALUE)	* 1.40				* .94			
E. FARM/RANCH IMPROVEMENTS	.76	17.17	43.68	77.01	.98	6.04	81.58	100.00
F1. COMMERCIAL REAL	.81	19.73	29.03	74.19	.98	8.15	78.87	94.37
F2. INDUSTRIAL REAL	.79	19.62	****	****	1.00	.00	***	****
G. OIL, GAS, MINERALS	.96	22.33	35.29	61.76	1.22	19.83	43.24	79.28
J. UTILITIES.	.95	22.37	41.46	65.04	1.00	30.89	40.14	52.38
L1. COMMERCIAL PERSONAL	.85	17.09	40.35	73.68	.95	5.36	84.62	98.46
L2. INDUSTRIAL PERSONAL	.90	4.44	****	****	1.00	.00	****	****
M. OTHER PERSONAL	.99	6.98	85.42	96.88	.96	7.46	77.50	97.50
OVERALL	.84	21.84			.99	12.61		

\* THIS RATIO IS NOT A MEDIAN - SEE INTRODUCTORY TEXT  
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 \*\*\* NOT CALCULATED - NEED 2 OR MORE OBSERVATIONS TO DETERMINE COEFFICIENT OF DISPERSION  
 \*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES

STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	093 GRIMES				094 GUADALUPE			
A. SINGLE-FAMILY RESIDENCES	.99	8.14	82.35	100.00	.69	25.69	35.11	58.78
B. MULTI-FAMILY RESIDENCES	1.03	7.93	66.67	100.00	.55	31.82	42.86	42.86
C. VACANT LOTS	1.07	13.08	48.84	86.05	.70	32.63	30.67	58.67
D. ACREAGE (MARKET VALUE)	1.00	7.74	76.25	92.50	.53	35.45	32.84	55.22
D. ACREAGE (PROD. VALUE)	* 1.17				* .57			
E. FARM/RANCH IMPROVEMENTS	.96	9.46	91.43	91.43	.75	15.52	59.09	81.82
F1. COMMERCIAL REAL	.98	5.26	88.46	92.31	.49	56.66	17.65	29.41
F2. INDUSTRIAL REAL	1.00	.00	****	****	1.00	.00	****	****
G. OIL, GAS, MINERALS	1.02	22.03	35.29	70.59	1.14	30.08	28.57	50.00
J. UTILITIES.	.88	22.38	47.62	61.90	.97	9.43	77.78	92.59
L1. COMMERCIAL PERSONAL	.93	2.78	95.83	100.00	.47	49.09	28.57	50.00
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	.00	****	****
M. OTHER PERSONAL	.94	2.68	100.00	100.00	.89	8.99	52.94	100.00
OVERALL	.98	11.13			.70	33.77		
	095 HALE				096 HALL			
A. SINGLE-FAMILY RESIDENCES	.93	12.43	53.22	88.89	.85	27.71	25.86	62.07
B. MULTI-FAMILY RESIDENCES	1.00	9.78	66.67	100.00	1.01	5.12	75.00	100.00
C. VACANT LOTS	1.00	9.07	59.02	95.08	.83	18.07	47.37	76.32
D. ACREAGE (MARKET VALUE)	1.06	13.66	55.74	80.33	1.48	23.02	41.27	60.32
D. ACREAGE (PROD. VALUE)	* .99				* 1.00			
E. FARM/RANCH IMPROVEMENTS	.77	17.78	40.48	71.43	.66	17.23	54.17	81.25
F1. COMMERCIAL REAL	.98	16.08	45.28	77.36	.56	47.95	17.07	24.39
F2. INDUSTRIAL REAL	1.00	***	****	****	.56	***	****	****
G. OIL, GAS, MINERALS	1.02	10.42	50.00	100.00	**	***	****	****
J. UTILITIES.	.90	35.15	34.21	65.79	.92	19.39	48.00	64.00
L1. COMMERCIAL PERSONAL	.79	28.25	24.39	53.66	.77	28.21	24.00	60.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.77	***	****	****
M. OTHER PERSONAL	.91	11.98	65.85	90.24	.80	33.33	16.67	41.67
OVERALL	.94	17.04			.87	36.46		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	097 HAMILTON				098 HANSFORD			
	MEDIAN RATIO	COEFF DISP.	%OBS(+/-) 10% MD.	%OBS(+/-) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+/-) 10% MD.	%OBS(+/-) 25% MD.
A. SINGLE-FAMILY RESIDENCES	1.00	13.73	46.97	86.36	1.07	21.36	32.14	67.86
B. MULTI-FAMILY RESIDENCES	.90	11.85	50.00	100.00	.86	6.98	66.67	100.00
C. VACANT LOTS	.83	23.11	13.64	68.18	1.00	11.13	50.00	93.75
D. ACREAGE (MARKET VALUE)	.87	19.30	27.91	79.07	.89	8.20	80.33	88.52
D. ACREAGE (PROD. VALUE)	* 1.33				* 1.03			
E. FARM/RANCH IMPROVEMENTS	.83	9.57	62.86	100.00	.88	11.20	47.62	95.24
F1. COMMERCIAL REAL	.88	22.57	50.00	68.18	.81	32.72	25.00	60.00
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.26	19.58	25.86	68.97
J. UTILITIES.	.89	24.86	54.17	62.50	.96	19.95	53.33	71.11
L1. COMMERCIAL PERSONAL	.92	17.46	41.18	70.59	1.07	30.04	28.57	57.14
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.92	7.78	64.00	100.00	1.02	13.12	61.54	84.62
OVERALL	.90	17.39			.96	21.23		
	099 HARDEMAN				100 HARDIN			
A. SINGLE-FAMILY RESIDENCES	.79	17.86	34.85	81.82	.95	13.13	57.89	84.21
B. MULTI-FAMILY RESIDENCES	.87	4.60	100.00	100.00	.90	8.73	71.43	100.00
C. VACANT LOTS	.86	16.74	35.00	85.00	.83	19.63	30.89	80.49
D. ACREAGE (MARKET VALUE)	.90	4.81	86.67	96.67	.89	11.70	51.61	91.40
D. ACREAGE (PROD. VALUE)	* .65				* 1.26			
E. FARM/RANCH IMPROVEMENTS	.81	14.24	34.15	87.80	.89	7.70	78.57	92.86
F1. COMMERCIAL REAL	.82	12.97	54.55	90.91	.88	10.10	66.67	96.30
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	.93	14.77	40.00	83.33	.97	23.09	31.25	72.92
J. UTILITIES.	.99	18.79	45.00	80.00	1.03	26.23	28.21	55.13
L1. COMMERCIAL PERSONAL	.64	26.56	25.00	66.67	.89	18.61	56.52	73.91
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.91	5.03	94.74	100.00	.87	9.45	56.52	100.00
OVERALL	.87	15.59			.91	17.32		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	101 HARRIS				102 HARRISON			
A. SINGLE-FAMILY RESIDENCES	1.02	11.06	57.95	91.82	.91	16.73	44.77	77.33
B. MULTI-FAMILY RESIDENCES	.97	11.97	59.62	86.92	.97	12.59	50.00	92.86
C. VACANT LOTS	.99	20.49	34.76	65.64	.70	34.56	17.39	49.28
D. ACREAGE (MARKET VALUE)	.93	22.06	24.78	64.35	.68	28.28	24.29	54.29
D. ACREAGE (PROD. VALUE)	* 1.17				* 1.32			
E. FARM/RANCH IMPROVEMENTS	.98	13.50	46.77	88.71	.85	10.93	70.97	87.10
F1. COMMERCIAL REAL	1.02	15.27	43.80	81.56	.79	18.20	35.00	80.00
F2. INDUSTRIAL REAL	1.00	.00	100.00	100.00	1.00	.00	****	****
G. OIL, GAS, MINERALS	1.07	23.87	31.63	67.35	1.12	20.41	38.20	74.16
J. UTILITIES.	1.11	28.86	28.27	58.97	.99	25.33	49.35	67.53
L1. COMMERCIAL PERSONAL	.91	21.89	30.94	66.58	.85	15.10	41.94	80.65
L2. INDUSTRIAL PERSONAL	1.00	.00	100.00	100.00	1.00	.00	****	****
M. OTHER PERSONAL	.96	14.28	60.00	74.38	.84	13.92	36.36	87.88
OVERALL	1.01	14.28			.89	23.92		
	103 HARTLEY				104 HASKELL			
A. SINGLE-FAMILY RESIDENCES	.61	28.78	16.67	55.56	.95	20.26	34.55	69.09
B. MULTI-FAMILY RESIDENCES	**	***	****	****	.92	2.99	****	****
C. VACANT LOTS	.40	62.50	****	****	.83	24.82	34.55	74.55
D. ACREAGE (MARKET VALUE)	.68	32.98	38.10	66.67	.98	11.11	74.68	86.08
D. ACREAGE (PROD. VALUE)	* 1.24				* 1.18			
E. FARM/RANCH IMPROVEMENTS	.63	17.91	42.86	71.43	.89	11.00	70.83	91.67
F1. COMMERCIAL REAL	1.19	25.29	9.09	63.64	.90	18.54	50.00	75.00
F2. INDUSTRIAL REAL	**	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.27	12.20	30.00	100.00	1.02	20.08	38.64	72.73
J. UTILITIES.	.92	24.52	38.89	66.67	.97	19.37	54.90	74.51
L1. COMMERCIAL PERSONAL	.90	20.86	33.33	66.67	.95	6.96	83.33	94.44
L2. INDUSTRIAL PERSONAL	.90	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.58	25.29	33.33	83.33	.97	5.72	90.00	100.00
OVERALL	.72	37.06			.96	17.28		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	105 HAYS				106 HEMPHILL			
	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.
A. SINGLE-FAMILY RESIDENCES	.96	8.15	72.19	95.63	.97	10.85	57.89	89.47
B. MULTI-FAMILY RESIDENCES	.92	8.83	56.25	93.75	1.04	11.54	****	****
C. VACANT LOTS	.92	20.28	40.74	68.25	1.00	6.25	75.00	100.00
D. ACREAGE (MARKET VALUE)	.93	15.28	43.90	81.46	.87	23.22	30.00	50.00
E. ACREAGE (PROD. VALUE)	* .80				* .90			
F. FARM/RANCH IMPROVEMENTS	.86	20.60	52.38	71.43	1.05	13.17	33.33	91.67
F1. COMMERCIAL REAL	1.04	12.80	52.63	78.95	.92	10.63	66.67	88.89
F2. INDUSTRIAL REAL	1.04	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.05	21.65	41.46	68.29
J. UTILITIES.	.97	11.77	68.42	89.47	.97	19.51	46.15	69.23
L1. COMMERCIAL PERSONAL	.91	12.02	63.64	84.85	.87	19.96	45.45	63.64
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****
M. OTHER PERSONAL	.95	8.29	70.73	97.56	.79	10.27	66.67	88.89
OVERALL	.94	13.34			.97	17.98		
107 HENDERSON								
A. SINGLE-FAMILY RESIDENCES	.92	11.26	54.74	93.07	.89	13.45	50.05	88.58
B. MULTI-FAMILY RESIDENCES	.96	4.11	94.44	100.00	.90	14.65	47.37	86.84
C. VACANT LOTS	.90	12.08	61.54	88.46	.84	21.07	36.98	71.77
D. ACREAGE (MARKET VALUE)	.95	6.30	84.15	93.90	.85	20.94	38.95	73.33
E. ACREAGE (PROD. VALUE)	* 1.32				* 1.07			
F. FARM/RANCH IMPROVEMENTS	.96	7.48	71.83	100.00	.81	12.01	59.70	91.04
F1. COMMERCIAL REAL	.97	6.25	84.62	96.15	.87	16.21	42.47	78.77
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.07	15.11	51.67	80.00	1.18	18.08	37.50	79.55
J. UTILITIES.	.99	18.86	49.25	70.15	1.00	16.22	61.68	70.09
L1. COMMERCIAL PERSONAL	.93	13.63	73.58	88.68	.82	19.58	40.65	76.13
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	1.14	6.81	77.78	98.41	.94	11.33	58.82	88.24
OVERALL	.95	12.26			.89	17.17		
108 HIDALGO								

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	109 HILL				110 HOCKLEY			
A. SINGLE-FAMILY RESIDENCES	.89	8.93	68.53	94.42	.89	14.33	52.47	83.27
B. MULTI-FAMILY RESIDENCES	.90	12.30	35.71	100.00	1.01	11.26	62.50	75.00
C. VACANT LOTS	.78	7.91	79.67	93.50	.96	20.63	33.93	75.00
D. ACREAGE (MARKET VALUE)	.79	12.83	60.00	88.10	.99	15.75	56.58	81.58
D. ACREAGE (PROD. VALUE)	* 1.04				* 1.13			
E. FARM/RANCH IMPROVEMENTS	.88	8.74	65.91	97.73	1.00	13.61	49.28	86.96
F1. COMMERCIAL REAL	.84	13.88	47.14	82.86	1.04	16.96	36.17	78.72
F2. INDUSTRIAL REAL	.84	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.07	10.65	62.75	94.12
J. UTILITIES.	.90	23.31	43.81	64.76	.97	34.07	32.76	72.41
L1. COMMERCIAL PERSONAL	.91	7.75	81.13	94.34	.98	13.57	50.00	85.29
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.93	9.84	57.58	92.42	1.03	9.97	58.82	94.12
OVERALL	.85	13.10			.95	17.34		
	111 HOOD				112 HOPKINS			
A. SINGLE-FAMILY RESIDENCES	.82	15.15	47.50	86.25	1.00	5.47	85.34	100.00
B. MULTI-FAMILY RESIDENCES	.87	10.73	50.00	100.00	1.00	1.25	100.00	100.00
C. VACANT LOTS	.76	27.02	27.66	51.06	1.00	6.33	66.67	96.08
D. ACREAGE (MARKET VALUE)	.67	24.33	44.00	76.00	1.02	6.29	79.83	100.00
D. ACREAGE (PROD. VALUE)	* 1.37				* 1.65			
E. FARM/RANCH IMPROVEMENTS	.85	5.76	93.10	96.55	1.01	5.95	82.56	100.00
F1. COMMERCIAL REAL	.74	18.02	29.17	75.00	1.00	4.13	87.50	100.00
F2. INDUSTRIAL REAL	1.00	***	****	****	1.02	***	****	****
G. OIL, GAS, MINERALS	1.24	16.97	41.67	91.67	1.13	33.63	29.17	54.17
J. UTILITIES.	.99	19.45	45.16	74.19	1.02	26.05	19.61	58.82
L1. COMMERCIAL PERSONAL	.76	21.78	30.00	65.00	1.01	3.63	91.67	100.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.96	***	****	****
M. OTHER PERSONAL	1.05	11.40	54.84	87.10	1.02	3.90	92.50	100.00
OVERALL	.84	22.21			1.01	8.97		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	113 HOUSTON				114 HOWARD					
	MEDIAN RATIO	COEFF DISP.	%OBS(+/-) 10% MD.	%OBS(+/-) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+/-) 10% MD.	%OBS(+/-) 25% MD.		
A. SINGLE-FAMILY RESIDENCES	.95	11.96	61.34	87.39	.87	15.66	48.47	84.66		
B. MULTI-FAMILY RESIDENCES	.94	4.08	100.00	100.00	.86	11.10	45.45	90.91		
C. VACANT LOTS	.84	13.02	44.90	85.71	.71	33.29	18.18	54.55		
D. ACREAGE (MARKET VALUE)	.91	15.88	49.45	78.02	.81	18.07	41.46	82.93		
D. ACREAGE (PROD. VALUE)	* 1.09				* 1.14					
E. FARM/RANCH IMPROVEMENTS	.92	10.66	61.90	85.71	.81	11.52	33.33	100.00		
F1. COMMERCIAL REAL	.83	13.59	47.22	91.67	.87	18.14	35.71	78.57		
F2. INDUSTRIAL REAL	1.00	.00	****	****	1.00	***	****	****		
G. OIL, GAS, MINERALS	1.07	15.30	53.33	80.00	1.22	16.55	46.81	85.11		
J. UTILITIES.	1.00	20.48	46.00	70.00	1.02	30.37	34.21	63.16		
L1. COMMERCIAL PERSONAL	.96	14.40	55.17	86.21	1.00	20.89	33.33	77.78		
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****		
M. OTHER PERSONAL	1.04	14.89	64.86	83.78	.83	11.36	57.14	85.71		
OVERALL	.94	15.41			.89	20.25				
			115 HUDSPETH				116 HUNT			
A. SINGLE-FAMILY RESIDENCES	.79	21.76	29.03	70.97	.94	6.81	79.40	98.49		
B. MULTI-FAMILY RESIDENCES	**	***	****	****	.95	4.00	100.00	100.00		
C. VACANT LOTS	1.25	32.77	27.59	51.72	.98	4.98	89.78	99.27		
D. ACREAGE (MARKET VALUE)	.86	44.32	42.86	62.86	.99	5.30	89.47	97.74		
D. ACREAGE (PROD. VALUE)	* 1.74				* 1.07					
E. FARM/RANCH IMPROVEMENTS	.93	21.44	41.18	64.71	.96	5.14	92.96	100.00		
F1. COMMERCIAL REAL	.82	30.41	31.25	50.00	.93	6.15	85.90	98.72		
F2. INDUSTRIAL REAL	.82	***	****	****	.97	.52	****	****		
G. OIL, GAS, MINERALS	**	***	****	****	**	***	****	****		
J. UTILITIES.	.99	16.50	50.00	75.00	1.00	20.45	38.96	77.92		
L1. COMMERCIAL PERSONAL	.95	18.18	46.67	73.33	.95	5.55	90.41	100.00		
L2. INDUSTRIAL PERSONAL	.95	***	****	****	.97	1.03	****	****		
M. OTHER PERSONAL	.95	9.47	76.92	92.31	.99	5.66	85.56	100.00		
OVERALL	.95	28.72			.96	7.38				

\* THIS RATIO IS NOT A MEDIAN - SEE INTRODUCTORY TEXT

\*\* NOT CALCULATED - NO OBSERVATIONS IN THIS CATEGORY

\*\*\* NOT CALCULATED - NEED 2 OR MORE OBSERVATIONS TO DETERMINE COEFFICIENT OF DISPERSION

\*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES

STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(-) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(-) 25% MD.	
117 HUTCHINSON					118 IRION				
A. SINGLE-FAMILY RESIDENCES	.88	12.08	55.93	90.68	.57	39.14	38.46	53.85	
B. MULTI-FAMILY RESIDENCES	.91	4.18	90.00	100.00	.57	10.53	****	****	
C. VACANT LOTS	.91	20.83	40.48	73.81	.60	19.40	14.29	85.71	
D. ACREAGE (MARKET VALUE)	1.00	13.91	49.06	84.91	.66	22.73	28.57	71.43	
D. ACREAGE (PROD. VALUE)	* .90				* .70				
E. FARM/RANCH IMPROVEMENTS	.90	11.99	52.63	89.47	.57	16.57	33.33	66.67	
F1. COMMERCIAL REAL	.81	12.77	50.00	81.25	.72	14.09	57.14	71.43	
F2. INDUSTRIAL REAL	1.00	.00	****	****	1.00	***	****	****	
G. OIL, GAS, MINERALS	1.32	22.57	30.00	64.55	1.06	15.71	45.00	70.00	
J. UTILITIES.	1.01	29.48	22.58	56.45	.92	18.75	50.00	87.50	
L1. COMMERCIAL PERSONAL	.87	8.16	76.19	95.24	.91	10.77	****	****	
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****	
M. OTHER PERSONAL	.94	9.44	67.74	90.32	.74	11.76	60.00	90.00	
OVERALL	.95	23.73			.75	27.64			
119 JACK					120 JACKSON				
A. SINGLE-FAMILY RESIDENCES	.96	18.84	42.03	75.36	.90	6.50	79.17	98.61	
B. MULTI-FAMILY RESIDENCES	.88	12.50	****	****	.93	2.80	****	****	
C. VACANT LOTS	1.00	24.08	35.00	67.50	.88	4.00	88.89	100.00	
D. ACREAGE (MARKET VALUE)	.84	30.32	23.29	50.68	.91	1.50	98.53	100.00	
D. ACREAGE (PROD. VALUE)	* .94				* .89				
E. FARM/RANCH IMPROVEMENTS	.88	10.23	65.63	90.63	.89	6.03	83.08	100.00	
F1. COMMERCIAL REAL	.87	20.77	53.33	80.00	.85	10.31	58.82	94.12	
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****	
G. OIL, GAS, MINERALS	1.07	15.73	45.76	88.14	1.12	26.56	27.66	63.83	
J. UTILITIES.	1.02	21.39	34.88	83.72	.93	16.94	49.18	78.69	
L1. COMMERCIAL PERSONAL	.98	5.92	80.00	100.00	.90	7.96	75.00	100.00	
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****	
M. OTHER PERSONAL	.92	8.63	64.71	94.12	.92	3.71	100.00	100.00	
OVERALL	.96	20.76			.91	11.17			

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STATE PROPERTY TAX BOARD  
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PROPERTY CATEGORY	121 JASPER				122 JEFF DAVIS					
	MEDIAN RATIO	COEFF DISP.	%OBS(+/-) 10% MD.	%OBS(+/-) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+/-) 10% MD.	%OBS(+/-) 25% MD.		
A. SINGLE-FAMILY RESIDENCES	.83	17.51	46.88	79.17	.80	21.11	34.62	65.38		
B. MULTI-FAMILY RESIDENCES	.83	13.77	57.14	71.43	1.05	9.52	****	****		
C. VACANT LOTS	.87	16.96	48.62	77.98	.63	51.85	5.13	28.21		
D. ACREAGE (MARKET VALUE)	.89	14.17	53.10	83.19	.60	37.56	20.00	53.33		
D. ACREAGE (PROD. VALUE)	* 1.09				* 1.82					
E. FARM/RANCH IMPROVEMENTS	.91	12.64	50.00	91.67	.82	19.13	37.50	81.25		
F1. COMMERCIAL REAL	.77	25.48	28.57	57.14	.87	13.79	38.46	84.62		
F2. INDUSTRIAL REAL	1.00	.00	****	****	**	***	****	****		
G. OIL, GAS, MINERALS	1.02	16.05	56.25	87.50	**	***	****	****		
J. UTILITIES.	.92	19.32	44.44	82.22	.94	16.78	33.33	88.89		
L1. COMMERCIAL PERSONAL	.75	24.50	37.50	56.25	.88	10.23	85.71	85.71		
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	**	***	****	****		
M. OTHER PERSONAL	.90	7.58	70.59	94.12	1.05	8.71	78.57	100.00		
OVERALL	.88	17.15			.80	30.08				
			123 JEFFERSON				124 JIM HOGG			
A. SINGLE-FAMILY RESIDENCES	.94	8.81	64.99	97.27	.98	9.18	82.35	88.24		
B. MULTI-FAMILY RESIDENCES	.93	4.40	90.91	100.00	.69	***	****	****		
C. VACANT LOTS	.95	7.11	80.00	94.81	.97	11.57	44.44	100.00		
D. ACREAGE (MARKET VALUE)	.93	4.94	96.49	96.49	.82	15.77	42.86	78.57		
D. ACREAGE (PROD. VALUE)	* .87				* .75					
E. FARM/RANCH IMPROVEMENTS	.91	4.92	89.47	100.00	1.00	10.67	****	****		
F1. COMMERCIAL REAL	.92	4.94	92.65	98.53	.84	16.67	33.33	83.33		
F2. INDUSTRIAL REAL	1.00	.00	100.00	100.00	1.00	***	****	****		
G. OIL, GAS, MINERALS	.95	25.95	40.00	71.43	1.10	26.86	25.00	65.00		
J. UTILITIES.	1.11	26.27	26.83	63.41	.96	25.94	40.00	60.00		
L1. COMMERCIAL PERSONAL	.93	6.88	74.71	97.70	.81	28.40	50.00	50.00		
L2. INDUSTRIAL PERSONAL	1.00	.00	100.00	100.00	1.00	***	****	****		
M. OTHER PERSONAL	.93	6.10	83.78	97.30	.98	10.06	71.43	85.71		
OVERALL	.94	11.35			.97	20.09				

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)	
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.	
125 JIM WELLS					126 JOHNSON				
A. SINGLE-FAMILY RESIDENCES	.91	10.03	66.42	94.78	.87	13.58	55.09	86.81	
B. MULTI-FAMILY RESIDENCES	.93	11.29	****	****	.90	8.86	62.16	94.59	
C. VACANT LOTS	.86	13.22	54.65	87.21	.85	14.49	43.69	86.41	
D. ACREAGE (MARKET VALUE)	.83	17.14	33.33	80.70	.81	25.81	26.43	59.29	
D. ACREAGE (PROD. VALUE)	* .92				* 1.93				
E. FARM/RANCH IMPROVEMENTS	.88	5.98	80.00	100.00	.90	13.26	50.85	81.36	
F1. COMMERCIAL REAL	.86	13.42	53.85	84.62	.83	25.84	19.44	62.50	
F2. INDUSTRIAL REAL	1.00	***	****	****	1.18	***	****	****	
G. OIL, GAS, MINERALS	1.15	20.03	32.00	72.00	**	***	****	****	
J. UTILITIES.	.91	11.62	53.06	91.84	.88	24.59	43.82	61.80	
L1. COMMERCIAL PERSONAL	.97	5.67	83.33	96.67	.81	41.46	7.55	41.51	
L2. INDUSTRIAL PERSONAL	1.00	6.00	****	****	.99	***	****	****	
M. OTHER PERSONAL	.91	3.45	95.24	97.62	.77	20.69	25.33	66.67	
OVERALL	.91	13.09			.86	18.75			
127 JONES					128 KARNES				
A. SINGLE-FAMILY RESIDENCES	.84	28.71	25.74	51.49	.88	9.16	63.64	96.97	
B. MULTI-FAMILY RESIDENCES	.76	9.47	****	****	.96	4.69	100.00	100.00	
C. VACANT LOTS	.51	63.17	18.75	31.25	.84	4.21	92.31	94.23	
D. ACREAGE (MARKET VALUE)	.75	23.16	31.34	59.70	.87	12.27	65.79	78.95	
D. ACREAGE (PROD. VALUE)	* 1.42				* 1.18				
E. FARM/RANCH IMPROVEMENTS	.76	28.95	37.04	62.96	.87	9.63	59.52	97.62	
F1. COMMERCIAL REAL	.76	27.91	29.17	58.33	.91	8.64	68.18	100.00	
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****	
G. OIL, GAS, MINERALS	1.01	23.20	32.65	61.22	1.09	22.77	33.33	64.10	
J. UTILITIES.	.92	16.53	58.49	77.36	.99	14.70	68.89	84.44	
L1. COMMERCIAL PERSONAL	.71	28.43	25.00	50.00	.85	11.10	50.00	93.75	
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	.00	****	****	
M. OTHER PERSONAL	.91	13.34	48.28	86.21	1.00	9.58	66.67	91.67	
OVERALL	.85	27.58			.88	14.12			

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.		RATIO	DISP.	10% MD.
	129 KAUFMAN				130 KENDALL			
A. SINGLE-FAMILY RESIDENCES	.93	13.85	57.22	83.42	.93	13.75	43.06	88.89
B. MULTI-FAMILY RESIDENCES	1.00	4.73	93.33	100.00	.99	3.03	***	****
C. VACANT LOTS	.97	11.31	63.64	88.64	1.02	13.10	39.29	82.14
D. ACREAGE (MARKET VALUE)	.96	13.52	71.11	83.70	.92	17.82	48.78	78.05
D. ACREAGE (PROD. VALUE)	* 1.84				* .96			
E. FARM/RANCH IMPROVEMENTS	.92	7.90	68.75	97.92	.98	20.36	30.00	70.00
F1. COMMERCIAL REAL	.95	17.06	79.31	86.21	.71	7.04	83.33	100.00
F2. INDUSTRIAL REAL	.88	19.70	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	.94	20.34	41.18	64.71	**	***	****	****
J. UTILITIES.	.95	16.13	59.18	81.63	.97	10.10	53.33	86.67
L1. COMMERCIAL PERSONAL	.97	3.83	93.75	100.00	.76	30.45	28.57	42.86
L2. INDUSTRIAL PERSONAL	.89	15.17	****	****	1.00	***	****	****
M. OTHER PERSONAL	.98	3.36	96.30	100.00	1.36	6.42	72.73	100.00
OVERALL	.96	12.40			.97	16.58		
	131 KENEDY				132 KENT			
A. SINGLE-FAMILY RESIDENCES	.97	14.78	50.00	83.33	.94	27.58	30.77	69.23
B. MULTI-FAMILY RESIDENCES	**	***	****	****	**	***	****	****
C. VACANT LOTS	.47	***	****	****	1.00	8.25	****	****
D. ACREAGE (MARKET VALUE)	1.00	7.35	70.59	88.24	1.06	19.22	50.00	50.00
D. ACREAGE (PROD. VALUE)	* .41				* .94			
E. FARM/RANCH IMPROVEMENTS	.95	***	****	****	.98	14.29	****	****
F1. COMMERCIAL REAL	1.01	1.49	****	****	.73	15.98	****	****
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.13	14.05	37.50	100.00	.96	19.52	36.84	63.16
J. UTILITIES.	.97	13.14	41.67	83.33	.90	19.39	36.36	72.73
L1. COMMERCIAL PERSONAL	.70	***	****	****	.86	12.79	****	****
L2. INDUSTRIAL PERSONAL	.99	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	1.00	.00	****	****	.83	17.07	50.00	66.67
OVERALL	1.00	11.53			.95	20.46		

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STATE PROPERTY TAX BOARD  
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PROPERTY CATEGORY	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(+) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(+) 25% MD.
	133 KERR				134 KIMBLE			
A. SINGLE-FAMILY RESIDENCES	.93	18.48	41.99	78.21	.54	22.98	17.65	52.94
B. MULTI-FAMILY RESIDENCES	.86	12.16	36.36	90.91	**	***	****	****
C. VACANT LOTS	.88	27.92	22.47	53.93	.64	53.39	.00	.00
D. ACREAGE (MARKET VALUE)	.82	24.92	33.33	66.67	.56	21.98	30.77	76.92
D. ACREAGE (PROD. VALUE)	* .99				* .93			
E. FARM/RANCH IMPROVEMENTS	.93	15.54	48.48	81.82	.54	19.14	25.00	75.00
F1. COMMERCIAL REAL	.84	28.46	33.33	57.14	.63	24.96	27.27	72.73
F2. INDUSTRIAL REAL	.84	***	****	****	.63	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	**	***	****	****
J. UTILITIES.	1.00	12.04	80.77	92.31	1.00	12.40	****	****
L1. COMMERCIAL PERSONAL	.96	14.09	61.90	80.95	.95	6.95	****	****
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.95	***	****	****
M. OTHER PERSONAL	1.08	7.08	94.12	100.00	.78	16.03	33.33	83.33
OVERALL	.92	20.31			.61	30.53		
	135 KING				136 KINNEY			
A. SINGLE-FAMILY RESIDENCES	.88	21.52	23.53	76.47	.84	15.75	46.15	76.92
B. MULTI-FAMILY RESIDENCES	**	***	****	****	.88	9.09	****	****
C. VACANT LOTS	.75	33.73	30.00	50.00	.82	21.22	****	****
D. ACREAGE (MARKET VALUE)	.69	16.06	50.00	79.17	.76	20.56	37.50	75.00
D. ACREAGE (PROD. VALUE)	* .87				* .80			
E. FARM/RANCH IMPROVEMENTS	.84	14.29	40.00	80.00	.98	5.25	85.71	100.00
F1. COMMERCIAL REAL	.60	11.33	****	****	.69	24.82	37.50	75.00
F2. INDUSTRIAL REAL	1.00	***	****	****	**	***	****	****
G. OIL, GAS, MINERALS	1.01	19.37	45.00	80.00	**	***	****	****
J. UTILITIES.	1.02	12.50	75.00	87.50	.94	8.87	66.67	100.00
L1. COMMERCIAL PERSONAL	.76	14.80	****	****	.91	6.46	87.50	100.00
L2. INDUSTRIAL PERSONAL	**	***	****	****	**	***	****	****
M. OTHER PERSONAL	1.14	2.28	****	****	.77	8.28	75.00	100.00
OVERALL	.85	25.00			.84	16.17		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	137 KLEBERG				138 KNOX			
	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.
A. SINGLE-FAMILY RESIDENCES	.93	9.34	65.73	95.77	.96	32.41	25.58	44.19
B. MULTI-FAMILY RESIDENCES	.95	12.75	44.44	100.00	**	***	****	****
C. VACANT LOTS	.93	19.22	32.65	77.55	.72	24.27	28.57	71.43
D. ACREAGE (MARKET VALUE)	.98	11.79	67.14	85.71	.90	20.29	50.00	79.41
D. ACREAGE (PROD. VALUE)	* .80				* 1.03			
E. FARM/RANCH IMPROVEMENTS	.98	8.44	65.52	96.55	.54	19.93	38.10	80.95
F1. COMMERCIAL REAL	.96	9.51	78.13	93.75	.78	35.23	22.22	48.15
F2. INDUSTRIAL REAL	1.00	***	****	****	.78	***	****	****
G. OIL, GAS, MINERALS	1.18	37.07	16.13	58.06	.98	20.26	42.86	64.29
J. UTILITIES.	.88	22.79	31.58	66.67	.98	18.30	53.13	71.88
L1. COMMERCIAL PERSONAL	.95	8.60	82.61	86.96	.83	20.78	35.00	70.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.83	***	****	****
M. OTHER PERSONAL	.96	8.20	67.74	96.77	.59	13.32	50.00	92.86
OVERALL	.94	14.38			.86	29.24		

PROPERTY CATEGORY	139 LAMAR				140 LAMB			
	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.
A. SINGLE-FAMILY RESIDENCES	.96	12.91	55.72	86.07	.84	18.42	34.52	77.38
B. MULTI-FAMILY RESIDENCES	.99	5.81	75.00	100.00	.96	19.92	50.00	62.50
C. VACANT LOTS	.98	20.83	48.28	62.07	.96	7.01	87.88	90.91
D. ACREAGE (MARKET VALUE)	1.00	19.91	36.96	64.13	1.04	8.72	75.29	92.94
D. ACREAGE (PROD. VALUE)	* 1.74				* 1.05			
E. FARM/RANCH IMPROVEMENTS	.92	12.27	46.43	89.29	.82	17.54	31.03	79.31
F1. COMMERCIAL REAL	.95	17.49	47.73	75.00	.72	38.77	25.00	38.89
F2. INDUSTRIAL REAL	.91	16.04	***	****	.72	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	**	***	****	****
J. UTILITIES.	.97	19.90	38.46	71.79	1.00	23.60	41.82	69.09
L1. COMMERCIAL PERSONAL	.84	29.07	36.84	63.16	1.01	21.20	41.67	75.00
L2. INDUSTRIAL PERSONAL	.81	20.99	***	****	1.00	***	****	****
M. OTHER PERSONAL	1.02	12.35	60.00	80.00	.86	21.44	23.53	70.59
OVERALL	.96	16.60			.95	20.00		

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 \*\* NOT CALCULATED - NO OBSERVATIONS IN THIS CATEGORY  
 \*\*\* NOT CALCULATED - NEED 2 OR MORE OBSERVATIONS TO DETERMINE COEFFICIENT OF DISPERSION  
 \*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES



STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(+) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(+) 25% MD.
	141 LAMPASAS				142 LASALLE			
A. SINGLE-FAMILY RESIDENCES	.97	3.15	100.00	100.00	.60	12.87	66.67	77.78
B. MULTI-FAMILY RESIDENCES	.96	2.08	100.00	100.00	.62	4.44	****	****
C. VACANT LOTS	.96	2.56	100.00	100.00	.66	14.94	42.86	71.43
D. ACREAGE (MARKET VALUE)	.93	4.40	86.36	100.00	.33	15.15	46.67	86.67
D. ACREAGE (PROD. VALUE)	* 1.13				* .84			
E. FARM/RANCH IMPROVEMENTS	.96	2.70	100.00	100.00	.63	11.64	55.56	88.89
F1. COMMERCIAL REAL	.95	4.00	93.33	100.00	.54	12.14	33.33	88.89
F2. INDUSTRIAL REAL	.95	***	****	****	**	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.06	31.52	29.41	52.94
J. UTILITIES.	.97	22.68	37.50	56.25	1.03	31.61	44.44	55.56
L1. COMMERCIAL PERSONAL	.93	2.48	100.00	100.00	.72	23.61	44.44	55.56
L2. INDUSTRIAL PERSONAL	.89	***	****	****	**	***	****	****
M. OTHER PERSONAL	.95	1.05	100.00	100.00	.61	10.02	66.67	100.00
OVERALL	.95	4.98			.62	38.58		
	143 LAVACA				144 LEE			
A. SINGLE-FAMILY RESIDENCES	.95	4.45	97.14	100.00	.87	9.76	68.89	91.11
B. MULTI-FAMILY RESIDENCES	.95	9.47	****	****	.94	8.26	70.59	100.00
C. VACANT LOTS	1.00	1.63	100.00	100.00	.83	7.66	75.00	96.43
D. ACREAGE (MARKET VALUE)	.96	3.45	97.40	100.00	.83	13.25	60.00	83.75
D. ACREAGE (PROD. VALUE)	* 1.00				* 1.04			
E. FARM/RANCH IMPROVEMENTS	.94	3.55	98.53	100.00	.88	9.69	63.89	88.89
F1. COMMERCIAL REAL	.93	5.15	87.50	95.83	.92	9.99	58.06	93.55
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.05	24.09	34.04	61.70	.98	21.04	28.21	71.79
J. UTILITIES.	.93	22.83	41.18	70.59	1.02	15.59	42.86	71.43
L1. COMMERCIAL PERSONAL	.98	10.12	52.17	95.65	.96	5.92	84.00	100.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.96	4.56	95.83	100.00	.83	12.05	56.52	86.96
OVERALL	.96	8.76			.88	13.62		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	145 LEON				146 LIBERTY					
	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.		
A. SINGLE-FAMILY RESIDENCES	.90	10.01	70.67	92.00	.96	7.00	77.78	98.48		
B. MULTI-FAMILY RESIDENCES	.96	3.99	83.33	100.00	.97	6.19	83.33	100.00		
C. VACANT LOTS	.91	17.21	59.78	80.43	.95	9.72	67.63	91.33		
D. ACREAGE (MARKET VALUE)	.79	19.66	36.04	68.53	.94	7.51	79.86	98.61		
D. ACREAGE (PROD. VALUE)	* 1.08				* 1.10					
E. FARM/RANCH IMPROVEMENTS	.89	11.39	62.07	91.38	.92	8.32	71.43	97.14		
F1. COMMERCIAL REAL	.90	7.22	77.27	100.00	.92	7.36	79.07	95.35		
F2. INDUSTRIAL REAL	1.00	**	****	****	1.00	.00	****	****		
G. OIL, GAS, MINERALS	1.03	25.41	25.53	48.94	1.04	21.79	30.36	62.50		
J. UTILITIES.	.94	22.34	36.07	62.30	.96	30.16	34.15	65.85		
L1. COMMERCIAL PERSONAL	.81	12.65	50.00	90.00	.93	6.26	83.24	100.00		
L2. INDUSTRIAL PERSONAL	1.00	**	****	****	1.00	.00	****	****		
M. OTHER PERSONAL	1.07	11.70	36.00	92.00	.96	7.82	65.12	100.00		
OVERALL	.89	18.33			.95	12.23				
			147 LIMESTONE				148 LIPSCOMB			
A. SINGLE-FAMILY RESIDENCES	.88	7.88	76.92	100.00	.85	12.79	68.75	84.38		
B. MULTI-FAMILY RESIDENCES	.84	7.47	63.64	100.00	.91	10.50	55.56	100.00		
C. VACANT LOTS	.88	11.87	68.89	88.89	.95	10.60	65.91	86.36		
D. ACREAGE (MARKET VALUE)	.90	8.12	71.79	96.15	.73	10.05	66.67	86.67		
D. ACREAGE (PROD. VALUE)	* .76				* .80					
E. FARM/RANCH IMPROVEMENTS	.90	8.08	70.27	97.30	.76	3.76	94.44	100.00		
F1. COMMERCIAL REAL	.79	13.36	52.63	86.84	.72	14.53	52.46	78.69		
F2. INDUSTRIAL REAL	1.00	**	****	****	1.00	**	****	****		
G. OIL, GAS, MINERALS	1.13	23.63	20.00	66.67	1.22	25.01	23.08	61.54		
J. UTILITIES.	.92	27.66	32.26	48.39	.90	24.66	39.02	65.85		
L1. COMMERCIAL PERSONAL	.94	4.75	88.46	100.00	.88	9.38	64.10	94.87		
L2. INDUSTRIAL PERSONAL	1.00	**	****	****	1.00	**	****	****		
M. OTHER PERSONAL	.92	4.70	95.00	97.50	.85	5.05	87.50	100.00		
OVERALL	.90	12.47			.84	22.10				

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\*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES

STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	149 LIVE OAK				150 LLAND			
A. SINGLE-FAMILY RESIDENCES	.83	12.61	56.00	86.67	.90	18.26	30.00	73.33
B. MULTI-FAMILY RESIDENCES	.86	7.75	****	****	.98	6.46	66.67	100.00
C. VACANT LOTS	.82	17.80	40.38	80.77	1.09	15.81	57.14	71.43
D. ACREAGE (MARKET VALUE)	.60	19.29	40.74	64.81	.58	25.29	33.33	66.67
E. ACREAGE (PROD. VALUE)	* .54				* 1.19			
F. FARM/RANCH IMPROVEMENTS	.82	11.19	56.52	95.65	.90	13.06	****	****
F1. COMMERCIAL REAL	.85	12.46	64.71	88.24	1.04	13.85	****	****
F2. INDUSTRIAL REAL	1.00	***	****	****	**	***	****	****
G. OIL, GAS, MINERALS	.99	19.07	50.00	73.53	**	***	****	****
J. UTILITIES.	1.02	22.89	37.93	75.86	1.24	15.67	42.86	85.71
L1. COMMERCIAL PERSONAL	.90	14.62	61.54	84.62	.85	14.90	****	****
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	**	***	****	****
M. OTHER PERSONAL	.98	3.16	90.48	100.00	.72	21.53	****	****
OVERALL	.83	20.04			.92	19.70		
	151 LOVING				152 LUBBOCK			
A. SINGLE-FAMILY RESIDENCES	1.06	6.60	****	****	.94	8.67	68.78	96.86
B. MULTI-FAMILY RESIDENCES	**	***	****	****	.97	10.48	64.71	91.76
C. VACANT LOTS	1.09	33.94	****	****	.94	9.96	67.03	93.41
D. ACREAGE (MARKET VALUE)	.63	6.46	92.86	92.86	.99	5.84	91.11	94.81
D. ACREAGE (PROD. VALUE)	* .00				* 1.31			
E. FARM/RANCH IMPROVEMENTS	1.11	24.32	****	****	1.03	13.13	51.67	89.44
F1. COMMERCIAL REAL	.94	21.28	****	****	.99	13.80	48.60	83.18
F2. INDUSTRIAL REAL	**	***	****	****	.96	1.04	****	****
G. OIL, GAS, MINERALS	1.12	23.04	****	****	.86	16.63	46.51	81.40
J. UTILITIES.	**	***	****	****	.93	33.52	44.44	69.84
L1. COMMERCIAL PERSONAL	1.00	.00	****	****	.95	7.88	79.59	93.20
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	.50	****	****
M. OTHER PERSONAL	1.12	19.20	****	****	.91	7.12	92.22	94.81
OVERALL	.99	27.66			.95	9.39		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	153 LYNN				154 MADISON			
	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.
A. SINGLE-FAMILY RESIDENCES	.91	25.49	27.50	65.00	.82	10.95	58.00	96.00
B. MULTI-FAMILY RESIDENCES	.98	3.40	****	****	.74	14.86	****	****
C. VACANT LOTS	.95	14.91	48.00	88.00	.65	21.37	42.86	57.14
D. ACREAGE (MARKET VALUE)	.95	10.94	69.81	88.68	.72	23.41	20.00	65.45
D. ACREAGE (PROD. VALUE)	* 1.54				* .83			
E. FARM/RANCH IMPROVEMENTS	.93	18.43	28.57	71.43	.81	8.16	72.73	96.97
F1. COMMERCIAL REAL	.93	26.96	27.59	55.17	.87	9.28	78.57	92.86
F2. INDUSTRIAL REAL	.93	***	****	****	**	***	****	****
G. OIL, GAS, MINERALS	1.20	12.58	50.00	95.00	.93	19.97	35.14	75.68
J. UTILITIES.	.97	32.99	55.17	72.41	.92	16.65	40.91	72.73
L1. COMMERCIAL PERSONAL	.85	13.68	50.00	87.50	.67	13.32	69.23	76.92
L2. INDUSTRIAL PERSONAL	.85	***	****	****	**	***	****	****
M. OTHER PERSONAL	1.07	7.06	83.33	88.89	.83	5.03	91.43	100.00
OVERALL	.95	19.79			.82	16.49		
	155 MARION				156 MARTIN			
A. SINGLE-FAMILY RESIDENCES	.86	27.60	20.59	52.94	.78	14.76	51.61	83.87
B. MULTI-FAMILY RESIDENCES	.78	.85	****	****	.97	12.89	****	****
C. VACANT LOTS	.83	38.07	15.00	50.00	.90	22.22	40.91	68.18
D. ACREAGE (MARKET VALUE)	.95	21.49	41.18	70.59	.95	12.71	53.85	80.77
D. ACREAGE (PROD. VALUE)	* 2.19				* 1.26			
E. FARM/RANCH IMPROVEMENTS	.92	15.08	50.00	75.00	.91	8.84	71.43	100.00
F1. COMMERCIAL REAL	.94	39.36	.00	25.00	.81	18.87	33.33	71.43
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.05	23.76	45.00	45.00	1.14	11.39	56.86	86.27
J. UTILITIES.	.94	16.79	57.14	85.71	.91	32.68	14.29	62.86
L1. COMMERCIAL PERSONAL	.63	34.92	****	****	.81	17.02	35.71	85.71
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.68	49.06	27.27	36.36	.95	11.89	55.00	85.00
OVERALL	.94	27.04			.93	20.17		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	157 MASON				158 MATAGORDA			
A. SINGLE-FAMILY RESIDENCES	.89	10.94	53.33	93.33	.82	13.35	55.91	85.04
B. MULTI-FAMILY RESIDENCES	.90	**	****	****	.92	5.24	81.82	100.00
C. VACANT LOTS	.62	27.42	28.57	57.14	.83	27.50	28.89	60.00
D. ACREAGE (MARKET VALUE)	.84	16.40	38.89	88.89	.89	17.06	41.67	78.33
E. ACREAGE (PROD. VALUE)	* .90				* .79			
F. FARM/RANCH IMPROVEMENTS	.92	11.96	40.00	100.00	.84	7.55	72.41	96.55
F1. COMMERCIAL REAL	.87	11.95	70.00	80.00	.89	11.47	66.67	84.62
F2. INDUSTRIAL REAL	.87	**	****	****	1.00	.00	****	****
G. OIL, GAS, MINERALS	**	**	****	****	1.10	17.75	42.62	75.41
J. UTILITIES.	.85	23.97	25.00	50.00	.97	22.65	42.06	71.96
L1. COMMERCIAL PERSONAL	.87	11.69	50.00	83.33	.89	21.44	25.53	68.09
L2. INDUSTRIAL PERSONAL	.87	**	****	****	1.00	.00	****	****
M. OTHER PERSONAL	**	**	****	****	.97	5.33	96.55	100.00
OVERALL	.85	15.78			.90	19.38		
	159 MAVERICK				160 MCCULLOCH			
A. SINGLE-FAMILY RESIDENCES	.93	9.43	65.63	93.75	.95	12.69	52.94	88.24
B. MULTI-FAMILY RESIDENCES	1.02	7.35	****	****	.90	4.44	****	****
C. VACANT LOTS	.99	13.62	56.76	86.49	.99	37.60	33.33	55.56
D. ACREAGE (MARKET VALUE)	.97	14.27	61.54	76.92	.68	28.49	37.04	55.56
E. ACREAGE (PROD. VALUE)	* .95				* 1.09			
F. FARM/RANCH IMPROVEMENTS	.97	7.39	75.00	100.00	.70	7.27	90.91	100.00
F1. COMMERCIAL REAL	.98	8.23	80.00	93.33	.91	10.62	66.67	93.33
F2. INDUSTRIAL REAL	1.00	**	****	****	1.00	**	****	****
G. OIL, GAS, MINERALS	.97	8.76	62.50	87.50	**	**	****	****
J. UTILITIES.	.92	17.75	50.00	66.67	.87	19.97	37.50	56.25
L1. COMMERCIAL PERSONAL	.99	6.70	72.73	90.91	.97	22.45	11.11	77.78
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	**	****	****
M. OTHER PERSONAL	.93	14.19	46.67	86.67	1.00	13.60	****	****
OVERALL	.97	10.86			.87	21.68		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	161 MCLENNAN				162 MCMULLEN			
A. SINGLE-FAMILY RESIDENCES	.87	9.68	69.67	94.49	.64	18.55	37.50	75.00
B. MULTI-FAMILY RESIDENCES	.89	8.93	86.96	93.48	**	***	****	****
C. VACANT LOTS	.85	5.99	85.00	96.11	.28	81.84	33.33	33.33
D. ACREAGE (MARKET VALUE)	.85	4.13	89.53	98.84	.32	3.30	94.44	94.44
D. ACREAGE (PROD. VALUE)	* 1.54				* .42			
E. FARM/RANCH IMPROVEMENTS	.86	4.73	95.57	100.00	.63	9.52	****	****
F1. COMMERCIAL REAL	.88	4.73	92.75	99.28	.66	15.34	50.00	87.50
F2. INDUSTRIAL REAL	.81	3.70	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	.99	63.29	41.18	47.06
J. UTILITIES.	.92	13.37	54.39	78.95	.97	25.67	50.00	60.00
L1. COMMERCIAL PERSONAL	.88	3.28	100.00	100.00	.50	6.67	****	****
L2. INDUSTRIAL PERSONAL	.91	7.33	****	****	1.00	***	****	****
M. OTHER PERSONAL	.87	4.65	92.13	100.00	.74	6.08	83.33	100.00
OVERALL	.86	7.45			.63	55.11		
	163 MEDINA				164 MENARD			
A. SINGLE-FAMILY RESIDENCES	.97	5.24	92.08	98.02	1.04	11.47	60.00	86.67
B. MULTI-FAMILY RESIDENCES	.99	6.16	80.00	100.00	1.02	9.31	****	****
C. VACANT LOTS	.98	5.75	86.79	98.11	.87	44.17	14.29	28.57
D. ACREAGE (MARKET VALUE)	.98	5.51	88.06	98.51	.65	24.34	36.36	72.73
D. ACREAGE (PROD. VALUE)	* 1.31				* .86			
E. FARM/RANCH IMPROVEMENTS	1.01	7.15	85.00	97.50	.89	11.80	60.00	90.00
F1. COMMERCIAL REAL	.99	5.35	93.33	100.00	.89	11.74	33.33	100.00
F2. INDUSTRIAL REAL	1.00	***	****	****	**	***	****	****
G. OIL, GAS, MINERALS	1.09	18.69	37.50	50.00	1.08	37.42	16.67	50.00
J. UTILITIES.	.93	9.55	66.67	96.97	.98	16.84	50.00	90.00
L1. COMMERCIAL PERSONAL	.97	12.37	61.90	85.71	.98	3.35	100.00	100.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	**	***	****	****
M. OTHER PERSONAL	1.01	6.68	79.17	100.00	.99	11.48	45.45	100.00
OVERALL	.98	6.89			.94	21.25		

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\*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES

STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
165 MIDLAND					166 MILAM			
A. SINGLE-FAMILY RESIDENCES	.94	5.97	86.79	99.53	.89	21.46	33.50	69.04
B. MULTI-FAMILY RESIDENCES	1.07	9.72	70.00	90.00	.95	8.66	76.92	92.31
C. VACANT LOTS	.98	4.80	91.89	98.65	.93	21.45	44.00	64.00
D. ACREAGE (MARKET VALUE)	.91	10.62	69.23	92.31	.93	19.51	49.33	72.67
D. ACREAGE (PROD. VALUE)	* 1.05				* 1.29			
E. FARM/RANCH IMPROVEMENTS	.96	7.29	75.00	100.00	.82	12.54	53.52	90.14
F1. COMMERCIAL REAL	.99	5.88	87.88	96.97	.86	12.49	60.00	85.71
F2. INDUSTRIAL REAL	.99	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.22	20.62	35.14	72.97	1.24	26.19	17.65	52.94
J. UTILITIES.	.94	29.66	29.41	58.82	.94	20.21	50.98	72.55
L1. COMMERCIAL PERSONAL	.94	11.65	56.14	92.98	.91	10.64	77.27	90.91
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****
M. OTHER PERSONAL	1.03	7.94	63.93	100.00	.96	7.90	77.42	100.00
OVERALL	.97	10.65			.91	19.31		
167 MILLS					168 MITCHELL			
A. SINGLE-FAMILY RESIDENCES	.76	10.84	73.81	90.48	.90	24.82	33.33	61.11
B. MULTI-FAMILY RESIDENCES	.91	8.79	****	****	1.27	5.51	****	****
C. VACANT LOTS	.82	15.85	47.22	86.11	.70	21.29	40.00	60.00
D. ACREAGE (MARKET VALUE)	.98	7.40	72.73	100.00	.94	22.44	30.30	63.64
D. ACREAGE (PROD. VALUE)	* 1.00				* .98			
E. FARM/RANCH IMPROVEMENTS	.75	7.38	73.33	100.00	.95	20.56	46.67	66.67
F1. COMMERCIAL REAL	.73	8.36	78.95	94.74	.73	29.00	16.67	58.33
F2. INDUSTRIAL REAL	**	***	****	****	.73	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.06	21.13	32.14	75.00
J. UTILITIES.	.88	16.25	33.33	85.19	.94	24.68	38.89	58.33
L1. COMMERCIAL PERSONAL	.91	5.25	77.78	100.00	.82	16.80	44.44	88.89
L2. INDUSTRIAL PERSONAL	**	***	****	****	.82	***	****	****
M. OTHER PERSONAL	.68	8.82	66.67	100.00	1.06	17.07	45.45	72.73
OVERALL	.81	15.37			.91	25.02		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+--)	%OBS(+--)	MEDIAN	COEFF	%OBS(+--)	%OBS(+--)	
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.	
169 MONTAGUE					170 MONTGOMERY				
A. SINGLE-FAMILY RESIDENCES	.91	12.88	52.50	88.33	.94	6.28	82.91	98.29	
B. MULTI-FAMILY RESIDENCES	.94	7.57	66.67	100.00	.93	8.03	64.71	100.00	
C. VACANT LOTS	.91	12.35	61.76	83.82	.96	8.19	71.54	98.42	
D. ACREAGE (MARKET VALUE)	.89	10.05	71.30	87.04	.97	14.89	50.00	81.48	
D. ACREAGE (PROD. VALUE)	* 1.15				* 1.07				
E. FARM/RANCH IMPROVEMENTS	.88	5.95	81.36	96.61	.87	16.82	61.36	75.00	
F1. COMMERCIAL REAL	.95	11.75	65.79	89.47	.94	6.86	73.68	100.00	
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****	
G. OIL, GAS, MINERALS	1.05	19.08	38.71	74.19	.91	22.33	39.29	71.43	
J. UTILITIES.	.98	18.97	45.59	69.12	.90	23.41	41.33	72.00	
L1. COMMERCIAL PERSONAL	.88	11.00	72.00	92.00	.91	15.96	61.82	78.18	
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****	
M. OTHER PERSONAL	.97	8.34	72.73	96.97	.80	7.06	75.00	100.00	
OVERALL	.91	14.39			.93	10.13			
171 MOORE					172 MORRIS				
A. SINGLE-FAMILY RESIDENCES	.83	13.66	47.65	86.58	1.01	6.22	81.40	100.00	
B. MULTI-FAMILY RESIDENCES	.89	10.27	63.64	90.91	1.04	10.38	****	****	
C. VACANT LOTS	.89	7.78	67.86	100.00	.98	17.53	45.45	63.64	
D. ACREAGE (MARKET VALUE)	.91	11.13	47.83	91.30	.94	15.43	40.00	85.00	
D. ACREAGE (PROD. VALUE)	* 1.23				* 1.67				
E. FARM/RANCH IMPROVEMENTS	.86	7.77	63.64	100.00	1.05	10.63	66.67	91.67	
F1. COMMERCIAL REAL	.74	18.27	42.25	77.46	.97	11.42	53.85	92.31	
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****	
G. OIL, GAS, MINERALS	1.28	20.16	32.50	72.50	**	***	****	****	
J. UTILITIES.	.91	38.66	31.82	40.91	.81	22.96	.00	70.00	
L1. COMMERCIAL PERSONAL	.88	11.59	54.00	90.00	1.09	22.17	.00	66.67	
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****	
M. OTHER PERSONAL	.80	15.10	41.67	87.50	1.20	13.75	****	****	
OVERALL	.87	17.58			1.00	12.30			

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STATE PROPERTY TAX BOARD  
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	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	173 MOTLEY				174 NACOGDOCHES			
A. SINGLE-FAMILY RESIDENCES	.69	30.62	29.17	58.33	.53	30.06	15.54	41.89
B. MULTI-FAMILY RESIDENCES	**	***	****	****	.79	9.28	77.78	88.89
C. VACANT LOTS	.85	39.93	.00	33.33	.35	154.05	25.29	44.83
D. ACREAGE (MARKET VALUE)	1.03	21.82	47.62	57.14	.64	22.08	39.56	59.34
D. ACREAGE (PROD. VALUE)	* 1.31				* 1.29			
E. FARM/RANCH IMPROVEMENTS	.69	24.89	30.43	60.87	.45	21.46	43.04	72.15
F1. COMMERCIAL REAL	.75	19.56	50.00	50.00	.53	26.14	30.91	54.55
F2. INDUSTRIAL REAL	1.00	***	****	****	.71	26.06	***	****
G. OIL, GAS, MINERALS	.92	27.58	.00	62.50	1.14	21.70	20.00	73.85
J. UTILITIES.	.88	17.05	50.00	75.00	.90	24.44	53.97	76.19
L1. COMMERCIAL PERSONAL	.67	50.15	****	****	.59	31.53	28.30	41.51
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.41	10.98	***	****
M. OTHER PERSONAL	.94	.53	****	****	.45	14.39	60.32	84.13
OVERALL	.81	30.80			.56	50.40		
	175 NAVARRO				176 NEWTON			
A. SINGLE-FAMILY RESIDENCES	.95	10.25	68.66	91.71	.93	22.43	27.45	68.63
B. MULTI-FAMILY RESIDENCES	.87	13.91	40.00	90.00	.81	16.67	***	****
C. VACANT LOTS	.96	8.97	78.46	90.77	.88	14.09	45.45	89.09
D. ACREAGE (MARKET VALUE)	.71	21.13	32.14	65.00	.94	11.71	77.66	88.30
D. ACREAGE (PROD. VALUE)	* 1.96				* 1.08			
E. FARM/RANCH IMPROVEMENTS	.96	5.21	89.29	98.21	.88	8.83	69.23	92.31
F1. COMMERCIAL REAL	.92	9.30	75.00	88.89	.73	17.35	41.67	66.67
F2. INDUSTRIAL REAL	1.00	.00	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.06	46.81	23.53	47.06	.88	13.13	60.00	90.00
J. UTILITIES.	.97	20.28	48.48	62.12	.98	26.65	34.62	65.38
L1. COMMERCIAL PERSONAL	.82	15.18	47.22	86.11	.95	6.12	81.82	100.00
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****
M. OTHER PERSONAL	1.20	8.82	75.29	87.06	.81	11.80	44.44	88.89
OVERALL	.93	18.28			.93	16.06		

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STATE PROPERTY TAX BOARD  
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	RATIO	DISP.	10% MD.	25% MD.		RATIO	DISP.	10% MD.
	177 NOLAN				178 NUECES			
A. SINGLE-FAMILY RESIDENCES	.93	18.07	38.83	75.00	.96	7.01	80.98	97.47
B. MULTI-FAMILY RESIDENCES	.98	12.24	42.86	100.00	.95	4.59	96.97	96.97
C. VACANT LOTS	.84	27.38	38.89	57.41	.95	7.13	80.72	96.41
D. ACREAGE (MARKET VALUE)	.89	19.85	51.52	81.82	.95	7.33	81.21	97.58
D. ACREAGE (PROD. VALUE)	* 1.02				* .97			
E. FARM/RANCH IMPROVEMENTS	.90	16.86	47.06	76.47	.96	6.08	80.36	98.21
F1. COMMERCIAL REAL	.89	16.36	36.00	64.00	.94	5.51	91.09	96.04
F2. INDUSTRIAL REAL	1.00	.00	****	****	1.00	.00	100.00	100.00
G. OIL, GAS, MINERALS	.97	19.35	33.87	79.03	1.15	28.79	30.51	58.47
J. UTILITIES.	.99	23.23	44.26	68.85	.99	17.21	55.64	75.19
L1. COMMERCIAL PERSONAL	.94	9.57	72.73	90.91	.97	3.58	95.79	98.95
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	.00	100.00	100.00
M. OTHER PERSONAL	.69	7.88	68.75	100.00	.97	5.11	91.00	99.00
OVERALL	.92	20.47			.96	8.99		
	179 OCHILTREE				180 OLDHAM			
A. SINGLE-FAMILY RESIDENCES	.80	15.94	43.21	87.65	.72	20.32	37.04	74.07
B. MULTI-FAMILY RESIDENCES	.78	14.36	****	****	.82	***	****	****
C. VACANT LOTS	.77	9.74	58.33	100.00	.85	10.34	65.52	94.83
D. ACREAGE (MARKET VALUE)	.59	11.86	51.43	91.43	.78	7.26	73.58	98.11
D. ACREAGE (PROD. VALUE)	* 1.06				* 1.06			
E. FARM/RANCH IMPROVEMENTS	.73	14.25	40.00	80.00	.78	19.31	37.50	81.25
F1. COMMERCIAL REAL	.77	19.74	46.67	93.33	.83	31.70	26.92	38.46
F2. INDUSTRIAL REAL	.77	***	****	****	.83	***	****	****
G. OIL, GAS, MINERALS	1.25	24.40	25.00	57.14	1.21	22.20	14.29	71.43
J. UTILITIES.	1.09	21.84	26.92	61.54	.99	25.25	50.00	70.00
L1. COMMERCIAL PERSONAL	.80	15.67	53.85	76.92	1.03	28.24	31.82	54.55
L2. INDUSTRIAL PERSONAL	.80	***	****	****	1.03	***	****	****
M. OTHER PERSONAL	.79	13.92	55.56	66.67	.92	16.08	47.37	78.95
OVERALL	.79	25.79			.83	20.42		

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PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	181 ORANGE				182 PALO PINTO			
A. SINGLE-FAMILY RESIDENCES	.95	8.43	72.36	95.73	.89	12.29	59.50	88.43
B. MULTI-FAMILY RESIDENCES	1.00	11.72	61.11	88.89	.97	26.35	33.33	55.56
C. VACANT LOTS	.79	20.71	37.55	69.57	.71	24.95	30.43	50.00
D. ACREAGE (MARKET VALUE)	.78	16.43	43.08	75.38	.88	14.71	54.02	74.71
D. ACREAGE (PROD. VALUE)	* 1.87				* 1.01			
E. FARM/RANCH IMPROVEMENTS	.86	9.72	64.29	92.86	.89	10.44	64.52	88.71
F1. COMMERCIAL REAL	.85	8.46	68.42	96.49	.84	20.06	40.38	69.23
F2. INDUSTRIAL REAL	1.00	.00	****	****	.73	6.16	****	****
G. OIL, GAS, MINERALS	.99	19.02	40.00	82.86	1.06	27.68	25.29	62.07
J. UTILITIES.	.93	30.83	32.95	46.59	1.00	25.57	42.62	72.13
L1. COMMERCIAL PERSONAL	.70	24.47	25.45	60.00	.96	16.97	54.17	70.83
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	.91	2.75	****	****
M. OTHER PERSONAL	.87	8.33	77.27	95.45	.88	9.17	68.18	97.73
OVERALL	.89	16.33			.89	19.60		
	183 PANOLA				184 PARKER			
A. SINGLE-FAMILY RESIDENCES	.80	8.42	70.31	100.00	.96	11.19	63.44	89.25
B. MULTI-FAMILY RESIDENCES	.88	6.36	****	****	.95	7.02	88.89	100.00
C. VACANT LOTS	.80	17.41	55.56	81.48	.94	15.21	51.85	76.54
D. ACREAGE (MARKET VALUE)	.87	10.69	58.14	95.35	.98	13.64	55.65	81.74
D. ACREAGE (PROD. VALUE)	* .98				* 1.66			
E. FARM/RANCH IMPROVEMENTS	.84	10.71	52.78	100.00	.92	9.55	63.83	97.87
F1. COMMERCIAL REAL	.78	15.27	34.78	82.61	.92	11.49	60.00	87.50
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	.00	****	****
G. OIL, GAS, MINERALS	1.16	14.91	48.44	82.81	1.11	22.52	29.52	65.71
J. UTILITIES.	.95	22.67	42.22	75.56	1.02	23.02	34.18	69.62
L1. COMMERCIAL PERSONAL	.90	15.09	47.37	78.95	.95	12.05	65.52	89.66
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.95	***	****	****
M. OTHER PERSONAL	.88	6.25	81.82	100.00	.90	8.91	72.41	94.83
OVERALL	.89	18.09			.96	15.45		

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PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	185 PARMER				186 PECOS			
A. SINGLE-FAMILY RESIDENCES	.86	20.26	40.35	71.93	.95	19.59	38.60	73.68
B. MULTI-FAMILY RESIDENCES	.54	29.86	37.50	75.00	.83	12.85	***	***
C. VACANT LOTS	.88	6.82	76.92	100.00	.59	48.16	.00	25.00
D. ACREAGE (MARKET VALUE)	.98	18.12	65.57	73.77	.97	17.17	62.07	79.31
D. ACREAGE (PROD. VALUE)	* 1.10				* .71			
E. FARM/RANCH IMPROVEMENTS	.87	18.88	39.39	68.18	.89	20.88	36.84	73.68
F1. COMMERCIAL REAL	.84	31.02	20.00	57.14	.83	22.59	45.00	70.00
F2. INDUSTRIAL REAL	.84	***	***	***	1.00	.00	***	***
G. OIL, GAS, MINERALS	**	***	***	***	1.23	53.09	24.49	46.94
J. UTILITIES.	1.01	34.46	35.48	54.84	.94	21.98	40.43	76.60
L1. COMMERCIAL PERSONAL	.96	19.92	40.00	72.00	.79	10.80	52.94	88.24
L2. INDUSTRIAL PERSONAL	.96	***	***	***	1.00	.00	***	***
M. OTHER PERSONAL	.90	13.76	58.97	79.49	.93	6.34	85.00	100.00
OVERALL	.90	21.99			.94	30.39		
	187 POLK				188 POTTER-RANDALL			
A. SINGLE-FAMILY RESIDENCES	.79	18.40	42.78	78.07	.72	14.83	48.29	85.12
B. MULTI-FAMILY RESIDENCES	.70	6.94	71.43	100.00	.87	16.63	50.00	78.57
C. VACANT LOTS	.61	33.78	24.30	50.47	.73	14.37	45.90	83.61
D. ACREAGE (MARKET VALUE)	.60	24.08	33.85	60.00	.76	12.43	48.98	89.80
D. ACREAGE (PROD. VALUE)	* 1.24				* .82			
E. FARM/RANCH IMPROVEMENTS	.81	10.46	60.53	92.11	.85	5.62	88.89	100.00
F1. COMMERCIAL REAL	.71	16.90	39.53	79.07	.75	15.60	44.68	84.04
F2. INDUSTRIAL REAL	.87	12.07	***	***	.75	6.67	***	***
G. OIL, GAS, MINERALS	.96	15.12	46.51	81.40	1.23	20.15	35.14	59.46
J. UTILITIES.	.90	27.01	35.48	51.61	.88	25.58	40.43	68.09
L1. COMMERCIAL PERSONAL	.84	20.26	38.64	75.00	.89	10.20	71.21	87.88
L2. INDUSTRIAL PERSONAL	1.33	13.16	***	***	.35	85.71	***	***
M. OTHER PERSONAL	.95	7.93	80.00	100.00	.85	10.40	62.79	95.35
OVERALL	.78	24.42			.77	18.14		

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PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(-)	MEDIAN	COEFF	%OBS(+)	%OBS(-)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	189 PRESIDIO				190 RAINS			
A. SINGLE-FAMILY RESIDENCES	.88	12.27	56.00	92.00	.87	11.22	64.71	82.35
B. MULTI-FAMILY RESIDENCES	.85	10.00	83.33	83.33	1.01	2.97	****	****
C. VACANT LOTS	.61	24.18	33.33	66.67	.95	11.88	64.29	92.86
D. ACREAGE (MARKET VALUE)	.84	40.91	9.09	36.36	.96	16.07	57.14	64.29
D. ACREAGE (PROD. VALUE)	* 1.02				* 1.97			
E. FARM/RANCH IMPROVEMENTS	.86	10.16	66.67	93.33	.96	6.10	78.57	100.00
F1. COMMERCIAL REAL	.76	12.77	58.33	87.50	.98	7.14	****	****
F2. INDUSTRIAL REAL	.76	***	****	****	.98	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.29	5.81	90.00	100.00
J. UTILITIES.	.86	5.43	100.00	100.00	.89	29.78	37.50	62.50
L1. COMMERCIAL PERSONAL	.95	15.86	46.67	73.33	.86	6.98	****	****
L2. INDUSTRIAL PERSONAL	.95	***	****	****	.86	***	****	****
M. OTHER PERSONAL	1.15	5.22	85.71	100.00	.92	11.18	42.86	100.00
OVERALL	.86	17.10			.96	14.82		
	191 RANDALL				192 REAGAN			
A. SINGLE-FAMILY RESIDENCES					.76	22.87	28.57	71.43
B. MULTI-FAMILY RESIDENCES					.95	***	****	****
C. VACANT LOTS					.52	32.21	****	****
D. ACREAGE (MARKET VALUE)					.86	10.08	66.67	100.00
D. ACREAGE (PROD. VALUE)					* .47			
E. FARM/RANCH IMPROVEMENTS					1.05	8.76	****	****
F1. COMMERCIAL REAL	SEE POTTER-RANDALL CAD				.82	17.07	33.33	91.67
F2. INDUSTRIAL REAL					1.00	***	****	****
G. OIL, GAS, MINERALS					1.15	18.75	37.50	75.00
J. UTILITIES.					.92	20.31	57.89	78.95
L1. COMMERCIAL PERSONAL					.81	47.53	.00	50.00
L2. INDUSTRIAL PERSONAL					1.00	***	****	****
M. OTHER PERSONAL					1.04	4.95	71.43	100.00
OVERALL					.91	22.42		

\* THIS RATIO IS NOT A MEDIAN - SEE INTRODUCTORY TEXT

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\*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES

STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	193 REAL				194 RED RIVER			
A. SINGLE-FAMILY RESIDENCES	.67	16.67	33.33	83.33	.92	22.03	34.83	65.17
B. MULTI-FAMILY RESIDENCES	**	***	***	***	.80	20.36	14.29	71.43
C. VACANT LOTS	.83	17.56	35.71	78.57	.70	36.88	24.24	42.42
D. ACREAGE (MARKET VALUE)	.72	25.46	.00	66.67	.66	22.35	36.84	67.11
D. ACREAGE (PROD. VALUE)	* .95				* .87			
E. FARM/RANCH IMPROVEMENTS	.84	9.82	50.00	100.00	.86	15.04	50.00	80.00
F1. COMMERCIAL REAL	.64	41.62	9.09	54.55	.72	37.75	17.86	46.43
F2. INDUSTRIAL REAL	1.00	***	***	***	.72	***	***	***
G. OIL, GAS, MINERALS	**	***	***	***	1.01	11.39	61.11	94.44
J. UTILITIES.	.88	15.75	42.86	71.43	1.02	13.29	56.00	84.00
L1. COMMERCIAL PERSONAL	.72	18.52	33.33	66.67	.66	34.94	31.25	31.25
L2. INDUSTRIAL PERSONAL	**	***	***	***	1.00	***	***	***
M. OTHER PERSONAL	.70	19.05	50.00	66.67	.71	22.72	26.67	66.67
OVERALL	.75	23.04			.82	26.62		
	195 REEVES				196 REFUGIO			
A. SINGLE-FAMILY RESIDENCES	.87	14.02	48.39	83.87	.67	14.37	54.17	86.11
B. MULTI-FAMILY RESIDENCES	.95	13.33	***	***	.80	4.17	***	***
C. VACANT LOTS	.72	6.37	66.67	100.00	.67	18.15	55.26	76.32
D. ACREAGE (MARKET VALUE)	.66	18.53	36.36	81.82	.32	23.03	32.26	58.06
D. ACREAGE (PROD. VALUE)	* .43				* 1.01			
E. FARM/RANCH IMPROVEMENTS	.81	8.74	61.54	100.00	.74	11.40	56.25	93.75
F1. COMMERCIAL REAL	.89	9.75	64.00	88.00	.77	14.41	38.10	85.71
F2. INDUSTRIAL REAL	1.00	***	***	***	1.00	***	***	***
G. OIL, GAS, MINERALS	.99	23.83	25.93	70.37	.96	19.61	37.14	77.14
J. UTILITIES.	1.05	19.61	33.33	66.67	.97	32.02	34.55	56.36
L1. COMMERCIAL PERSONAL	.82	16.86	47.06	82.35	.82	21.00	55.56	77.78
L2. INDUSTRIAL PERSONAL	1.00	***	***	***	1.00	***	***	***
M. OTHER PERSONAL	.89	9.59	61.54	92.31	.71	6.51	75.00	100.00
OVERALL	.87	18.78			.70	33.57		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	197 ROBERTS				198 ROBERTSON			
	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.
A. SINGLE-FAMILY RESIDENCES	.92	7.86	63.64	100.00	.92	17.16	42.70	80.90
B. MULTI-FAMILY RESIDENCES	**	***	****	****	.95	5.96	88.89	88.89
C. VACANT LOTS	1.00	13.65	58.82	76.47	.85	19.09	42.59	75.93
D. ACREAGE (MARKET VALUE)	.88	16.81	62.07	79.31	.97	12.41	58.49	83.02
D. ACREAGE (PROD. VALUE)	* 1.09				* .94			
E. FARM/RANCH IMPROVEMENTS	.87	4.60	88.24	100.00	.92	9.40	67.57	91.89
F1. COMMERCIAL REAL	.81	9.77	50.00	100.00	.87	13.28	57.50	85.00
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.19	33.45	20.00	55.00	1.18	21.29	37.50	75.00
J. UTILITIES.	.93	18.91	47.06	70.59	.99	20.04	44.78	76.12
L1. COMMERCIAL PERSONAL	.86	17.79	30.00	70.00	.95	9.44	68.75	87.50
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.99	6.20	85.71	100.00	1.06	7.72	78.57	100.00
OVERALL	.92	18.06			.95	15.39		
	199 ROCKWALL				200 RUNNELS			
A. SINGLE-FAMILY RESIDENCES	.86	9.52	64.71	96.08	.75	25.60	27.14	54.29
B. MULTI-FAMILY RESIDENCES	.97	3.32	100.00	100.00	.90	6.67	66.67	100.00
C. VACANT LOTS	.91	13.46	52.50	82.50	.62	42.43	15.38	46.15
D. ACREAGE (MARKET VALUE)	.80	8.37	80.00	90.00	.55	33.95	24.49	40.82
D. ACREAGE (PROD. VALUE)	* 1.21				* .86			
E. FARM/RANCH IMPROVEMENTS	.98	3.92	84.62	100.00	.64	21.79	31.43	65.71
F1. COMMERCIAL REAL	.94	10.23	71.43	85.71	.51	35.73	22.22	44.44
F2. INDUSTRIAL REAL	1.03	***	****	****	1.09	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.09	19.00	45.76	77.97
J. UTILITIES.	.93	27.76	31.25	56.25	.98	15.46	51.28	74.36
L1. COMMERCIAL PERSONAL	.91	7.33	77.78	100.00	.68	37.21	13.04	34.78
L2. INDUSTRIAL PERSONAL	.76	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.96	2.24	100.00	100.00	1.09	20.45	58.33	79.17
OVERALL	.89	11.36			.78	33.87		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	201 RUSK				202 SABINE					
	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.		
A. SINGLE-FAMILY RESIDENCES	.94	14.07	50.99	84.11	.93	11.77	51.28	89.74		
B. MULTI-FAMILY RESIDENCES	.95	15.50	54.55	72.73	.93	***	***	****		
C. VACANT LOTS	.88	23.76	30.36	69.64	.86	21.83	22.22	77.78		
D. ACREAGE (MARKET VALUE)	.86	19.63	38.32	72.90	1.00	19.42	15.38	80.77		
D. ACREAGE (PROD. VALUE)	* 1.01				* .89					
E. FARM/RANCH IMPROVEMENTS	.93	9.81	62.50	94.64	.94	7.33	77.78	100.00		
F1. COMMERCIAL REAL	.87	15.59	43.75	79.17	.73	17.53	40.00	80.00		
F2. INDUSTRIAL REAL	1.00	***	***	****	.73	***	***	****		
G. OIL, GAS, MINERALS	1.15	23.46	30.93	67.01	.96	5.00	***	****		
J. UTILITIES.	1.01	28.18	34.96	51.22	.91	13.86	61.54	76.92		
L1. COMMERCIAL PERSONAL	.88	10.58	65.63	84.38	.73	17.39	30.77	76.92		
L2. INDUSTRIAL PERSONAL	1.00	.00	***	****	.73	***	***	****		
M. OTHER PERSONAL	.98	11.15	56.36	94.55	.82	11.53	45.45	90.91		
OVERALL	.95	20.53			.89	16.42				
			203 SAN AUGUSTINE				204 SAN JACINTO			
A. SINGLE-FAMILY RESIDENCES	.87	13.48	55.17	86.21	.96	15.61	60.66	85.25		
B. MULTI-FAMILY RESIDENCES	1.05	5.08	***	****	1.04	***	***	****		
C. VACANT LOTS	.74	17.12	33.33	83.33	.94	12.56	63.16	89.47		
D. ACREAGE (MARKET VALUE)	.80	13.07	54.17	83.33	1.00	4.38	83.33	100.00		
D. ACREAGE (PROD. VALUE)	* 1.24				* 1.57					
E. FARM/RANCH IMPROVEMENTS	.96	8.72	68.42	94.74	.86	8.32	61.54	100.00		
F1. COMMERCIAL REAL	.85	19.69	53.33	73.33	.82	13.72	50.00	81.25		
F2. INDUSTRIAL REAL	.85	***	***	****	**	***	***	****		
G. OIL, GAS, MINERALS	**	***	***	****	.99	14.77	37.50	75.00		
J. UTILITIES.	.91	19.66	77.78	77.78	.91	26.62	50.00	77.27		
L1. COMMERCIAL PERSONAL	.75	14.67	42.86	85.71	.91	10.39	63.64	90.91		
L2. INDUSTRIAL PERSONAL	.75	***	***	****	**	***	***	****		
M. OTHER PERSONAL	.80	16.46	58.33	91.67	.97	5.35	93.75	100.00		
OVERALL	.85	15.78			.94	13.69				

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	205 SAN PATRICIO				206 SAN SABA			
A. SINGLE-FAMILY RESIDENCES	.91	13.40	53.02	84.13	.87	7.29	75.00	96.88
B. MULTI-FAMILY RESIDENCES	.89	4.71	81.25	100.00	.97	8.51	****	****
C. VACANT LOTS	.86	17.25	42.60	79.29	.87	8.66	80.00	100.00
D. ACREAGE (MARKET VALUE)	.92	11.20	76.09	86.96	.75	2.83	88.00	100.00
D. ACREAGE (PROD. VALUE)	* 1.14				* 1.14			
E. FARM/RANCH IMPROVEMENTS	.93	7.11	84.62	96.15	.86	9.03	61.90	100.00
F1. COMMERCIAL REAL	.91	11.82	73.33	88.00	.81	12.06	61.54	84.62
F2. INDUSTRIAL REAL	1.00	.00	****	****	.81	***	****	****
G. OIL, GAS, MINERALS	1.12	19.96	29.69	68.75	**	***	****	****
J. UTILITIES.	1.01	28.72	40.00	63.48	.89	18.69	31.58	84.21
L1. COMMERCIAL PERSONAL	.95	6.63	86.27	98.04	.88	11.08	66.67	91.67
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****
M. OTHER PERSONAL	.95	4.58	95.05	99.01	.92	6.32	81.82	100.00
OVERALL	.93	15.16			.86	11.24		
	207 SCHLEICHER				208 SCURRY			
A. SINGLE-FAMILY RESIDENCES	.78	34.99	17.65	29.41	.94	15.02	49.03	86.45
B. MULTI-FAMILY RESIDENCES	.91	10.44	****	****	1.02	.65	****	****
C. VACANT LOTS	.80	28.19	33.33	44.44	.90	24.40	26.92	61.54
D. ACREAGE (MARKET VALUE)	.67	45.34	62.50	75.00	.99	20.37	42.86	68.57
D. ACREAGE (PROD. VALUE)	* .69				* 1.08			
E. FARM/RANCH IMPROVEMENTS	.58	10.56	50.00	100.00	.93	22.99	15.38	61.54
F1. COMMERCIAL REAL	.78	13.21	50.00	100.00	.89	32.51	37.50	56.25
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.08	26.33	25.00	62.50	1.25	30.62	29.79	57.45
J. UTILITIES.	1.06	22.73	54.55	72.73	.99	17.71	51.16	72.09
L1. COMMERCIAL PERSONAL	.78	3.69	100.00	100.00	.88	9.43	70.00	90.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.65	9.69	40.00	100.00	.95	21.99	33.33	72.22
OVERALL	.80	31.26			.97	21.83		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)	
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.	
209 SHACKELFORD					210 SHELBY				
A. SINGLE-FAMILY RESIDENCES	1.00	5.11	81.82	100.00	.81	14.16	51.81	83.13	
B. MULTI-FAMILY RESIDENCES	.95	1.47	****	****	.95	11.84	****	****	
C. VACANT LOTS	.99	4.14	80.00	100.00	.74	18.21	52.78	72.22	
D. ACREAGE (MARKET VALUE)	.93	4.86	93.10	100.00	.82	12.04	59.68	88.71	
D. ACREAGE (PROD. VALUE)	* .98				* .85				
E. FARM/RANCH IMPROVEMENTS	1.00	5.70	70.00	100.00	.80	12.29	48.94	87.23	
F1. COMMERCIAL REAL	.98	3.34	100.00	100.00	.65	20.28	29.63	74.07	
F2. INDUSTRIAL REAL	.98	***	****	****	1.00	***	***	***	
G. OIL, GAS, MINERALS	1.03	30.49	29.73	56.76	1.10	18.45	32.26	70.97	
J. UTILITIES.	.90	17.28	40.00	75.00	.93	34.68	56.82	63.64	
L1. COMMERCIAL PERSONAL	.95	5.26	87.50	100.00	.85	17.19	42.31	76.92	
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	***	***	
M. OTHER PERSONAL	.99	5.16	88.89	100.00	.87	11.96	59.26	85.19	
OVERALL	.98	12.26			.84	19.89			
211 SHERMAN					212 SMITH				
A. SINGLE-FAMILY RESIDENCES	.87	22.21	46.43	78.57	.97	6.32	84.31	98.88	
B. MULTI-FAMILY RESIDENCES	**	***	****	****	1.01	9.93	66.67	93.94	
C. VACANT LOTS	.86	10.68	75.00	87.50	1.00	9.97	61.22	91.84	
D. ACREAGE (MARKET VALUE)	1.01	21.01	13.04	78.26	1.00	9.96	61.54	94.02	
D. ACREAGE (PROD. VALUE)	* 1.11				* 1.60				
E. FARM/RANCH IMPROVEMENTS	.96	20.66	50.00	66.67	.97	10.91	65.45	89.09	
F1. COMMERCIAL REAL	.87	27.54	29.17	62.50	.98	4.88	84.62	100.00	
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	.00	***	***	
G. OIL, GAS, MINERALS	1.27	13.77	45.71	80.00	1.07	18.33	50.00	77.78	
J. UTILITIES.	.93	21.83	40.00	65.00	1.01	24.32	42.65	66.18	
L1. COMMERCIAL PERSONAL	1.01	21.29	33.33	75.00	.98	2.85	96.55	100.00	
L2. INDUSTRIAL PERSONAL	1.01	***	****	****	1.00	.00	***	***	
M. OTHER PERSONAL	.89	14.76	40.00	80.00	.97	4.09	91.07	100.00	
OVERALL	.97	22.90			.98	9.36			

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(+) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(+) 25% MD.
	213 SOMERVELL				214 STARR			
A. SINGLE-FAMILY RESIDENCES	.79	22.10	23.08	46.15	.67	21.31	27.78	72.22
B. MULTI-FAMILY RESIDENCES	.87	13.79	****	****	.58	17.24	42.86	85.71
C. VACANT LOTS	1.12	20.54	28.57	57.14	.36	43.68	16.44	32.88
D. ACREAGE (MARKET VALUE)	.98	22.13	42.11	73.68	.65	18.76	41.30	71.74
D. ACREAGE (PROD. VALUE)	* .95				* 1.16			
E. FARM/RANCH IMPROVEMENTS	1.01	3.30	100.00	100.00	.79	6.05	77.78	100.00
F1. COMMERCIAL REAL	.81	16.46	41.67	75.00	.68	20.05	31.82	72.73
F2. INDUSTRIAL REAL	**	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	1.08	47.38	35.42	62.50
J. UTILITIES.	.90	19.63	33.33	55.56	.90	15.85	56.52	78.26
L1. COMMERCIAL PERSONAL	.73	22.43	37.50	75.00	.51	44.71	20.00	20.00
L2. INDUSTRIAL PERSONAL	**	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.99	12.30	58.82	88.24	.50	19.57	50.00	64.29
OVERALL	.91	21.50			.65	44.28		
	215 STEPHENS				216 STERLING			
A. SINGLE-FAMILY RESIDENCES	.93	18.61	42.62	72.13	.79	13.08	55.56	88.89
B. MULTI-FAMILY RESIDENCES	1.00	5.00	****	****	.87	***	****	****
C. VACANT LOTS	.73	33.08	25.00	60.00	.80	7.29	83.33	83.33
D. ACREAGE (MARKET VALUE)	.75	18.16	33.33	80.95	.54	5.97	77.78	100.00
D. ACREAGE (PROD. VALUE)	* .97				* .49			
E. FARM/RANCH IMPROVEMENTS	.90	14.00	50.00	70.00	.91	15.11	50.00	62.50
F1. COMMERCIAL REAL	.91	17.03	62.50	62.50	.67	21.23	33.33	66.67
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	.92	13.36	41.18	88.24	1.16	20.87	57.14	85.71
J. UTILITIES.	1.02	13.91	56.25	87.50	1.01	23.96	46.67	73.33
L1. COMMERCIAL PERSONAL	.81	33.83	30.00	70.00	.80	32.14	28.57	28.57
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.87	5.56	83.33	100.00	.98	3.64	100.00	100.00
OVERALL	.89	19.88			.89	26.23		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	217 STONEWALL				218 SUTTON			
	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.
A. SINGLE-FAMILY RESIDENCES	.87	18.97	42.86	57.14	.75	17.65	36.00	84.00
B. MULTI-FAMILY RESIDENCES	.64	12.50	****	****	.89	10.67	****	****
C. VACANT LOTS	.45	41.11	33.33	50.00	.61	26.64	****	****
D. ACREAGE (MARKET VALUE)	.72	25.42	30.00	65.00	.63	42.86	14.29	28.57
D. ACREAGE (PROD. VALUE)	* 1.18				* .79			
E. FARM/RANCH IMPROVEMENTS	.59	15.98	42.86	71.43	.83	13.37	20.00	100.00
F1. COMMERCIAL REAL	.79	1.69	****	****	.87	14.56	50.00	83.33
F2. INDUSTRIAL REAL	**	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	.91	21.25	33.33	66.67	1.25	30.95	62.50	75.00
J. UTILITIES.	.93	13.71	50.00	75.00	1.06	26.23	40.00	80.00
L1. COMMERCIAL PERSONAL	.81	23.95	****	****	.83	10.09	62.50	87.50
L2. INDUSTRIAL PERSONAL	**	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.54	9.88	****	****	.60	17.08	50.00	91.67
OVERALL	.79	24.66			.86	30.66		
	219 SWISHER				220 TARRANT			
A. SINGLE-FAMILY RESIDENCES	.89	17.99	50.75	76.12	.93	10.24	62.56	93.17
B. MULTI-FAMILY RESIDENCES	.91	4.27	88.89	100.00	.99	14.89	45.66	79.77
C. VACANT LOTS	.90	22.03	41.18	70.59	.81	26.13	21.78	64.71
D. ACREAGE (MARKET VALUE)	.97	16.62	42.42	72.73	.75	26.17	29.37	53.85
D. ACREAGE (PROD. VALUE)	* 1.38				* 1.39			
E. FARM/RANCH IMPROVEMENTS	.87	13.65	33.33	96.97	.93	17.89	40.26	76.62
F1. COMMERCIAL REAL	1.01	25.25	20.83	58.33	.87	19.88	36.19	72.01
F2. INDUSTRIAL REAL	1.01	***	****	****	1.00	9.80	****	****
G. OIL, GAS, MINERALS	**	***	****	****	**	***	****	****
J. UTILITIES.	.90	27.78	32.26	67.74	.91	21.58	39.71	68.38
L1. COMMERCIAL PERSONAL	1.00	23.15	46.15	69.23	.80	40.30	16.07	41.07
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.92	8.48	****	****
M. OTHER PERSONAL	1.17	7.45	85.71	92.86	.84	21.42	41.12	66.27
OVERALL	.93	20.08			.92	14.69		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(+) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+) 10% MD.	%OBS(+) 25% MD.
	221 TAYLOR				222 TERRELL			
A. SINGLE-FAMILY RESIDENCES	.97	11.11	66.15	91.85	1.19	17.19	45.45	72.73
B. MULTI-FAMILY RESIDENCES	.96	11.39	62.79	86.05	**	***	***	***
C. VACANT LOTS	.99	12.32	63.76	83.22	.74	44.37	33.33	50.00
D. ACREAGE (MARKET VALUE)	.99	14.77	58.67	77.33	1.06	31.84	37.50	62.50
D. ACREAGE (PROD. VALUE)	* 1.05				* 1.17			
E. FARM/RANCH IMPROVEMENTS	.96	11.43	67.69	84.62	1.06	10.85	66.67	83.33
F1. COMMERCIAL REAL	.99	13.10	55.41	89.19	.80	15.71	42.86	71.43
F2. INDUSTRIAL REAL	.99	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.07	24.11	32.94	61.18	1.33	20.38	30.00	60.00
J. UTILITIES.	.99	18.20	41.76	83.52	.93	16.26	50.00	87.50
L1. COMMERCIAL PERSONAL	.95	12.97	74.47	87.23	.97	3.09	100.00	100.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.91	16.35	52.94	79.83	.86	11.63	50.00	90.00
OVERALL	.97	12.84			.99	23.47		
	223 TERRY				224 THROCKMORTON			
A. SINGLE-FAMILY RESIDENCES	.94	20.54	41.24	74.23	.62	20.33	45.45	81.82
B. MULTI-FAMILY RESIDENCES	.95	1.58	****	****	**	***	****	****
C. VACANT LOTS	.89	11.50	53.85	88.46	.68	28.56	10.53	78.95
D. ACREAGE (MARKET VALUE)	1.03	9.76	72.73	90.91	.47	13.43	75.00	87.50
D. ACREAGE (PROD. VALUE)	* 1.77				* .42			
E. FARM/RANCH IMPROVEMENTS	.94	12.62	60.00	80.00	.55	22.00	40.00	80.00
F1. COMMERCIAL REAL	.90	17.78	47.62	76.19	.76	19.50	27.27	72.73
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.18	17.80	33.33	75.00	.95	24.58	32.50	72.50
J. UTILITIES.	1.00	27.09	48.57	65.71	1.01	15.71	59.09	81.82
L1. COMMERCIAL PERSONAL	.94	9.39	64.71	94.12	.74	10.59	50.00	83.33
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.94	14.41	45.83	87.50	.94	10.64	57.14	85.71
OVERALL	.97	18.45			.76	31.65		

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STATE PROPERTY TAX BOARD  
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PROPERTY CATEGORY	225 TITUS				226 TOM GREEN			
	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.
A. SINGLE-FAMILY RESIDENCES	.93	16.54	41.43	76.43	.95	11.54	61.82	90.42
B. MULTI-FAMILY RESIDENCES	.90	10.22	****	****	1.02	12.75	60.00	70.00
C. VACANT LOTS	.77	22.86	28.00	48.00	.95	22.64	49.09	61.82
D. ACREAGE (MARKET VALUE)	1.00	17.55	54.55	65.91	.94	13.02	53.73	85.07
D. ACREAGE (PROD. VALUE)	* 1.25				* .89			
E. FARM/RANCH IMPROVEMENTS	.99	10.24	63.64	90.91	1.00	7.83	72.22	97.22
F1. COMMERCIAL REAL	.74	21.90	41.67	62.50	.92	12.50	59.09	86.36
F2. INDUSTRIAL REAL	1.00	***	****	****	.92	***	****	****
G. OIL, GAS, MINERALS	1.01	26.04	50.00	80.00	1.07	22.83	42.55	72.34
J. UTILITIES.	.92	14.25	45.71	91.43	.99	17.86	34.09	88.64
L1. COMMERCIAL PERSONAL	.75	21.90	21.43	57.14	.85	20.59	31.58	68.42
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	.00	****	****
M. OTHER PERSONAL	.82	21.95	37.50	50.00	1.00	10.56	68.75	95.83
OVERALL	.92	18.28			.95	13.63		
	227 TRAVIS				228 TRINITY			
A. SINGLE-FAMILY RESIDENCES	.96	9.81	68.19	93.46	.94	10.89	57.14	91.07
B. MULTI-FAMILY RESIDENCES	.94	11.83	53.31	92.46	.97	12.89	****	****
C. VACANT LOTS	.98	17.65	45.18	74.46	.91	16.15	56.67	78.33
D. ACREAGE (MARKET VALUE)	.98	14.16	57.26	82.05	.87	9.11	54.72	100.00
D. ACREAGE (PROD. VALUE)	* 1.37				* 1.03			
E. FARM/RANCH IMPROVEMENTS	1.00	5.09	84.21	98.25	.93	7.63	80.00	100.00
F1. COMMERCIAL REAL	.97	12.75	59.31	86.21	.81	14.31	44.44	77.78
F2. INDUSTRIAL REAL	.92	7.97	****	****	.81	***	****	****
G. OIL, GAS, MINERALS	**	***	****	****	**	***	****	****
J. UTILITIES.	.98	29.78	38.64	65.91	.90	24.33	43.33	73.33
L1. COMMERCIAL PERSONAL	.95	12.83	62.40	82.40	.81	16.50	45.45	77.27
L2. INDUSTRIAL PERSONAL	.97	6.19	****	****	.81	***	****	****
M. OTHER PERSONAL	.99	7.62	83.54	96.20	.98	10.68	64.71	94.12
OVERALL	.96	10.61			.90	14.25		

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STATE PROPERTY TAX BOARD  
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PROPERTY CATEGORY	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+)- 10% MD.	%OBS(+)- 25% MD.	
229 TYLER					230 UPHUR				
A. SINGLE-FAMILY RESIDENCES	.83	10.39	63.73	96.08	.94	11.48	56.06	88.64	
B. MULTI-FAMILY RESIDENCES	.97	5.89	71.43	100.00	.95	7.65	78.95	94.74	
C. VACANT LOTS	.83	22.33	26.53	65.31	.99	12.54	62.86	84.29	
D. ACREAGE (MARKET VALUE)	.71	23.75	22.55	61.76	.98	12.42	60.24	84.34	
D. ACREAGE (PROD. VALUE)	* 1.17				* 1.52				
E. FARM/RANCH IMPROVEMENTS	.81	5.86	81.25	100.00	.92	7.54	69.57	100.00	
F1. COMMERCIAL REAL	.89	11.45	54.05	91.89	.96	5.55	82.50	100.00	
F2. INDUSTRIAL REAL	1.00	***	****	****	.96	***	****	****	
G. OIL, GAS, MINERALS	1.10	13.14	50.00	79.17	1.12	14.80	47.06	77.94	
J. UTILITIES.	.95	20.95	32.56	67.44	.92	28.45	35.00	58.75	
L1. COMMERCIAL PERSONAL	.95	13.65	57.14	89.29	.97	6.91	79.41	97.06	
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****	
M. OTHER PERSONAL	.95	7.03	80.49	100.00	1.02	8.45	68.97	96.55	
OVERALL	.87	17.40			.97	14.06			
231 UPTON					232 UVALDE				
A. SINGLE-FAMILY RESIDENCES	.85	11.76	44.44	94.44	.94	11.86	50.00	92.50	
B. MULTI-FAMILY RESIDENCES	.93	***	****	****	.99	13.85	28.57	100.00	
C. VACANT LOTS	.96	24.06	18.75	68.75	.86	24.58	25.00	57.14	
D. ACREAGE (MARKET VALUE)	1.01	3.88	92.31	100.00	.89	13.83	38.46	96.15	
D. ACREAGE (PROD. VALUE)	* .55				* .71				
E. FARM/RANCH IMPROVEMENTS	.89	6.85	80.00	100.00	.97	9.39	65.52	96.55	
F1. COMMERCIAL REAL	.91	11.75	61.54	84.62	.91	11.88	57.69	92.31	
F2. INDUSTRIAL REAL	1.00	***	****	****	.90	***	****	****	
G. OIL, GAS, MINERALS	1.00	37.17	44.83	65.52	1.04	13.58	62.50	75.00	
J. UTILITIES.	.94	34.51	44.00	52.00	.92	31.14	35.29	58.82	
L1. COMMERCIAL PERSONAL	.88	12.09	63.64	90.91	.83	17.69	24.00	80.00	
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.91	***	****	****	
M. OTHER PERSONAL	.86	13.95	50.00	91.67	.87	16.61	32.26	74.19	
OVERALL	.93	22.00			.91	15.93			

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	233 VAL VERDE				234 VAN ZANDT					
	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.	MEDIAN RATIO	COEFF DISP.	%OBS(+ -) 10% MD.	%OBS(+ -) 25% MD.		
A. SINGLE-FAMILY RESIDENCES	.97	8.63	68.29	99.19	.92	8.97	67.57	96.73		
B. MULTI-FAMILY RESIDENCES	1.05	5.50	77.78	100.00	.95	6.72	76.19	100.00		
C. VACANT LOTS	.77	36.82	23.53	29.41	.91	6.46	91.43	97.14		
D. ACREAGE (MARKET VALUE)	.98	21.79	29.41	58.82	.93	6.47	83.11	97.86		
D. ACREAGE (PROD. VALUE)	* .89				* 1.53					
E. FARM/RANCH IMPROVEMENTS	.95	7.99	72.73	90.91	.94	7.23	75.73	98.06		
F1. COMMERCIAL REAL	1.02	15.65	60.00	76.67	.95	7.86	76.47	94.12		
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****		
G. OIL, GAS, MINERALS	1.02	18.19	35.00	80.00	1.06	28.58	55.88	91.18		
J. UTILITIES.	.98	29.54	61.11	72.22	.97	26.54	47.14	62.86		
L1. COMMERCIAL PERSONAL	.68	32.19	.00	33.33	1.02	5.50	80.56	100.00		
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****		
M. OTHER PERSONAL	.82	12.95	53.85	92.31	.99	6.24	81.19	98.02		
OVERALL	.96	16.72			.94	9.17				
			235 VICTORIA				236 WALKER			
A. SINGLE-FAMILY RESIDENCES	.94	9.89	62.43	94.18	.93	7.18	73.56	100.00		
B. MULTI-FAMILY RESIDENCES	1.00	4.90	100.00	100.00	.97	4.98	83.33	100.00		
C. VACANT LOTS	.86	13.83	59.38	84.38	.90	16.08	42.11	78.95		
D. ACREAGE (MARKET VALUE)	.87	8.00	81.63	91.84	.88	15.56	61.22	81.63		
D. ACREAGE (PROD. VALUE)	* 1.12				* 1.25					
E. FARM/RANCH IMPROVEMENTS	.95	5.70	82.35	100.00	.92	8.78	61.54	96.15		
F1. COMMERCIAL REAL	.95	4.54	97.14	100.00	.91	6.07	84.00	100.00		
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****		
G. OIL, GAS, MINERALS	1.06	17.61	46.30	81.48	**	***	****	****		
J. UTILITIES.	1.03	26.21	33.33	61.40	.95	21.81	46.88	59.38		
L1. COMMERCIAL PERSONAL	.96	5.37	84.38	100.00	.78	13.35	40.91	90.91		
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****		
M. OTHER PERSONAL	.96	5.41	92.31	100.00	.94	4.96	83.87	100.00		
OVERALL	.94	13.15			.92	11.60				

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STATE PROPERTY TAX BOARD  
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PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)	
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.	
237 WALLER					238 WARD				
A. SINGLE-FAMILY RESIDENCES	.97	10.60	61.88	92.57	.83	13.43	54.84	85.48	
B. MULTI-FAMILY RESIDENCES	.88	8.74	69.23	92.31	.92	8.97	62.50	100.00	
C. VACANT LOTS	1.00	22.12	34.52	61.90	.58	31.49	13.33	40.00	
D. ACREAGE (MARKET VALUE)	.98	17.07	40.68	81.36	.76	23.11	44.00	56.00	
D. ACREAGE (PROD. VALUE)	* 1.33				* 4.17				
E. FARM/RANCH IMPROVEMENTS	.92	9.35	76.00	92.00	.80	12.95	35.71	85.71	
F1. COMMERCIAL REAL	.87	21.32	39.39	69.70	.88	17.59	42.86	71.43	
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	***	****	****	
G. OIL, GAS, MINERALS	1.09	21.57	48.48	66.67	1.05	17.94	48.65	75.68	
J. UTILITIES.	.89	15.93	40.00	81.82	.99	24.11	38.71	67.74	
L1. COMMERCIAL PERSONAL	.98	21.20	17.78	68.89	.89	15.45	41.67	83.33	
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****	
M. OTHER PERSONAL	1.07	6.85	79.17	95.83	1.05	11.94	60.00	86.67	
OVERALL	.97	16.13			.87	21.39			
239 WASHINGTON					240 WEBB				
A. SINGLE-FAMILY RESIDENCES	.95	7.25	72.58	100.00	.95	9.51	64.73	92.00	
B. MULTI-FAMILY RESIDENCES	.92	8.33	55.56	100.00	.94	11.39	51.35	91.89	
C. VACANT LOTS	.94	3.44	97.06	100.00	.96	13.41	59.02	85.25	
D. ACREAGE (MARKET VALUE)	.96	4.21	90.00	98.00	.95	5.02	90.91	100.00	
D. ACREAGE (PROD. VALUE)	* 1.50				* .86				
E. FARM/RANCH IMPROVEMENTS	.96	4.04	96.97	100.00	.94	9.08	69.23	84.62	
F1. COMMERCIAL REAL	.97	4.12	95.00	100.00	.91	12.55	51.11	86.67	
F2. INDUSTRIAL REAL	1.00	.00	****	****	1.00	***	****	****	
G. OIL, GAS, MINERALS	1.12	37.13	25.00	54.17	1.02	20.01	51.35	81.08	
J. UTILITIES.	.93	19.04	41.18	58.82	.93	11.90	68.97	89.66	
L1. COMMERCIAL PERSONAL	.93	3.36	100.00	100.00	.99	4.79	88.10	95.24	
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****	
M. OTHER PERSONAL	.97	2.58	100.00	100.00	.95	5.17	91.38	98.28	
OVERALL	.95	9.38			.95	10.46			

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	241 WHARTON				242 WHEELER			
A. SINGLE-FAMILY RESIDENCES	.98	7.29	77.12	100.00	.94	15.89	53.19	74.47
B. MULTI-FAMILY RESIDENCES	.98	6.91	84.62	100.00	1.03	21.36	****	****
C. VACANT LOTS	.98	5.89	85.00	97.50	1.00	13.04	52.17	82.61
D. ACREAGE (MARKET VALUE)	.99	7.02	80.52	93.51	1.01	4.98	79.31	96.55
D. ACREAGE (PROD. VALUE)	* 1.06				* .92			
E. FARM/RANCH IMPROVEMENTS	.97	6.04	84.48	100.00	.87	18.10	40.91	77.27
F1. COMMERCIAL REAL	.96	8.88	76.19	95.24	.95	28.22	26.92	53.85
F2. INDUSTRIAL REAL	1.00	.00	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.05	17.83	38.33	86.67	1.18	18.94	37.18	82.05
J. UTILITIES.	.98	23.13	47.19	74.16	.97	25.15	46.97	66.67
L1. COMMERCIAL PERSONAL	.95	3.68	100.00	100.00	.94	22.40	22.22	66.67
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****	1.00	***	****	****
M. OTHER PERSONAL	.95	4.44	95.65	100.00	.93	17.20	33.33	72.22
OVERALL	.98	10.96			1.00	20.69		
	243 WICHITA				244 WILBARGER			
A. SINGLE-FAMILY RESIDENCES	.98	3.74	92.65	99.01	.82	18.04	32.97	78.02
B. MULTI-FAMILY RESIDENCES	.99	8.11	70.97	100.00	.97	5.74	71.43	100.00
C. VACANT LOTS	.96	13.98	57.97	76.81	.93	16.89	50.00	79.17
D. ACREAGE (MARKET VALUE)	.95	7.52	80.95	95.24	.83	11.19	63.64	83.64
D. ACREAGE (PROD. VALUE)	* .93				* .83			
E. FARM/RANCH IMPROVEMENTS	.98	6.12	80.00	100.00	.80	10.40	67.74	87.10
F1. COMMERCIAL REAL	.99	14.64	55.21	78.13	.90	11.18	62.50	87.50
F2. INDUSTRIAL REAL	1.01	3.96	****	****	1.00	***	****	****
G. OIL, GAS, MINERALS	1.02	14.69	52.94	86.76	1.03	15.29	56.25	78.13
J. UTILITIES.	1.20	39.55	17.39	56.52	.98	18.78	48.15	70.37
L1. COMMERCIAL PERSONAL	.95	14.68	50.00	85.29	.87	11.40	58.33	91.67
L2. INDUSTRIAL PERSONAL	1.00	2.33	****	****	1.00	***	****	****
M. OTHER PERSONAL	.97	5.90	83.33	94.44	.98	4.34	83.33	100.00
OVERALL	.98	7.39			.86	16.53		

\* THIS RATIO IS NOT A MEDIAN - SEE INTRODUCTORY TEXT  
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 \*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES

STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	245 WILLACY				246 WILLIAMSON			
A. SINGLE-FAMILY RESIDENCES	.88	18.56	44.71	75.29	.95	3.15	97.64	99.66
B. MULTI-FAMILY RESIDENCES	.85	11.18	62.50	87.50	.95	4.56	92.73	98.18
C. VACANT LOTS	.60	36.28	15.63	45.31	.95	6.32	83.75	97.50
D. ACREAGE (MARKET VALUE)	.85	22.18	40.98	67.21	.95	6.44	82.31	97.28
D. ACREAGE (PROD. VALUE)	* 1.01				* 1.30			
E. FARM/RANCH IMPROVEMENTS	.85	12.62	54.55	86.36	.95	1.70	100.00	100.00
F1. COMMERCIAL REAL	.81	21.12	37.04	70.37	.95	2.83	96.00	99.00
F2. INDUSTRIAL REAL	1.00	***	****	****	.93	7.53	****	****
G. OIL, GAS, MINERALS	1.16	19.20	37.93	72.41	**	***	****	****
J. UTILITIES.	1.02	12.78	65.52	82.76	.97	12.72	63.24	76.47
L1. COMMERCIAL PERSONAL	.73	28.95	17.39	47.83	.94	2.23	100.00	100.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.98	1.02	****	****
M. OTHER PERSONAL	.99	12.81	52.63	89.47	.96	1.52	100.00	100.00
OVERALL	.85	26.03			.95	4.42		
	247 WILSON				248 WINKLER			
A. SINGLE-FAMILY RESIDENCES	.92	9.17	68.00	97.00	.92	10.28	64.91	92.98
B. MULTI-FAMILY RESIDENCES	.93	6.37	78.57	100.00	1.04	6.73	****	****
C. VACANT LOTS	.82	16.55	44.44	81.48	.98	16.42	36.36	81.82
D. ACREAGE (MARKET VALUE)	.71	20.96	35.19	71.30	.69	18.73	17.07	85.37
D. ACREAGE (PROD. VALUE)	* .99				* .89			
E. FARM/RANCH IMPROVEMENTS	.76	10.86	60.00	97.14	1.00	9.50	50.00	100.00
F1. COMMERCIAL REAL	.97	13.44	50.00	80.77	.79	29.49	23.53	58.82
F2. INDUSTRIAL REAL	1.00	***	****	****	1.00	.00	****	****
G. OIL, GAS, MINERALS	1.06	18.61	56.76	81.08	1.20	61.02	50.00	71.88
J. UTILITIES.	.94	23.05	54.55	81.82	1.03	26.89	30.30	63.64
L1. COMMERCIAL PERSONAL	.95	14.89	57.14	80.95	.89	10.73	54.55	90.91
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	1.00	***	****	****
M. OTHER PERSONAL	.97	7.69	83.33	95.83	1.03	11.12	54.55	90.91
OVERALL	.89	18.16			.93	29.36		

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STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)		MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.		RATIO	DISP.	10% MD.	25% MD.
	249 WISE					250 WOOD			
A. SINGLE-FAMILY RESIDENCES	.93	13.00	50.00	86.07		.93	12.23	55.05	90.40
B. MULTI-FAMILY RESIDENCES	.95	5.07	90.91	100.00		.98	10.52	76.92	92.31
C. VACANT LOTS	.92	15.79	54.63	81.48		.95	12.23	60.23	87.50
D. ACREAGE (MARKET VALUE)	1.00	18.68	40.97	72.22		.92	13.22	61.21	87.07
D. ACREAGE (PROD. VALUE)	* 1.42					* 1.31			
E. FARM/RANCH IMPROVEMENTS	.94	14.51	51.52	80.30		.90	8.76	65.12	97.67
F1. COMMERCIAL REAL	.94	15.48	55.17	82.76		.94	8.71	66.67	97.62
F2. INDUSTRIAL REAL	1.00	.00	****	****		1.00	.00	****	****
G. OIL, GAS, MINERALS	1.21	42.92	22.40	49.60		1.06	10.77	65.00	86.67
J. UTILITIES.	.98	15.79	46.15	75.38		.97	20.50	40.98	65.57
L1. COMMERCIAL PERSONAL	.92	10.55	73.53	91.18		.97	4.70	97.06	100.00
L2. INDUSTRIAL PERSONAL	1.00	.00	****	****		1.00	.00	****	****
M. OTHER PERSONAL	.97	6.00	86.36	100.00		1.00	4.45	85.71	100.00
OVERALL	.98	21.81				.95	12.25		
	251 YOAKUM					252 YOUNG			
A. SINGLE-FAMILY RESIDENCES	.91	18.44	44.44	82.22		.84	20.78	32.14	71.43
B. MULTI-FAMILY RESIDENCES	1.03	15.53	****	****		.95	8.19	77.78	88.89
C. VACANT LOTS	.89	14.86	38.89	88.89		.60	27.06	28.95	52.63
D. ACREAGE (MARKET VALUE)	1.12	13.99	33.33	83.33		.88	13.16	57.69	86.54
D. ACREAGE (PROD. VALUE)	* 1.18					* 1.14			
E. FARM/RANCH IMPROVEMENTS	1.06	8.77	70.00	100.00		.55	18.68	51.52	66.67
F1. COMMERCIAL REAL	.97	9.18	70.00	90.00		.68	27.40	40.74	62.96
F2. INDUSTRIAL REAL	1.00	***	****	****		.98	***	****	****
G. OIL, GAS, MINERALS	1.16	22.97	41.94	74.19		1.09	19.38	47.37	73.68
J. UTILITIES.	1.02	23.53	30.00	70.00		1.02	23.37	29.73	64.86
L1. COMMERCIAL PERSONAL	.97	10.05	58.33	91.67		.83	16.81	45.00	80.00
L2. INDUSTRIAL PERSONAL	1.00	***	****	****		.94	***	****	****
M. OTHER PERSONAL	1.07	6.80	72.73	100.00		1.26	15.84	34.62	88.46
OVERALL	1.00	18.75				.88	26.46		

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 \*\*\*\* NOT CALCULATED - NEED 6 OR MORE OBSERVATIONS TO DETERMINE PERCENTAGES

STATE PROPERTY TAX BOARD  
1986 APPRAISAL DISTRICT STUDY SUMMARY

PROPERTY CATEGORY	MEDIAN	COEFF	%OBS(+)	%OBS(+)	MEDIAN	COEFF	%OBS(+)	%OBS(+)
	RATIO	DISP.	10% MD.	25% MD.	RATIO	DISP.	10% MD.	25% MD.
	253 ZAPATA				254 ZAVALA			
A. SINGLE-FAMILY RESIDENCES	.79	18.21	30.77	76.92	.89	13.70	57.69	88.46
B. MULTI-FAMILY RESIDENCES	.81	12.35	****	****	.89	7.87	****	****
C. VACANT LOTS	.73	25.99	20.51	48.72	.93	11.90	81.25	93.75
D. ACREAGE (MARKET VALUE)	.57	25.40	38.10	71.43	.82	8.63	69.23	92.31
D. ACREAGE (PROD. VALUE)	* .68				* .74			
E. FARM/RANCH IMPROVEMENTS	.74	13.51	****	****	.87	10.87	63.64	81.82
F1. COMMERCIAL REAL	.84	14.29	50.00	80.00	.87	12.79	43.75	87.50
F2. INDUSTRIAL REAL	1.00	***	****	****	.87	***	****	****
G. OIL, GAS, MINERALS	1.07	11.96	53.33	93.33	1.09	12.15	58.62	82.76
J. UTILITIES.	.99	13.13	****	****	1.08	17.09	63.64	81.82
L1. COMMERCIAL PERSONAL	.85	15.69	44.44	77.78	.75	21.67	25.00	66.67
L2. INDUSTRIAL PERSONAL	1.00	***	****	****	.75	***	****	****
M. OTHER PERSONAL	.97	5.98	****	****	.83	18.76	28.57	85.71
OVERALL	.79	24.38			.91	17.62		

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# APPENDIX B

## **State Summary and Individual School District Taxable Values Listed Alphabetically by School District**

Report of the Findings of the  
**1986 Property Value Study  
of School & Appraisal Districts**  
May 1987





STATE PROPERTY TAX BOARD - VALUATION DIVISION  
 1986 PROPERTY VALUE STUDY  
 SCHOOL DISTRICT SUMMARY WORKSHEET  
 STATE TOTALS

CATEGORY	LOCAL TAX ROLL VALUE	1986 SPTB VALUE ESTIMATE	1985 SPTB VALUE ESTIMATE	
A. SINGLE-FAMILY RESIDENCES	241,762,237,273	259,950,394,953	252,348,601,589	A
B. MULTI-FAMILY RESIDENCES	34,229,481,081	36,475,921,475	35,107,771,069	B
C. VACANT LOTS	30,933,073,325	39,179,091,272	38,094,483,201	C
D. ACREAGE (MARKET VALUE)	115,407,723,186	136,091,955,294	140,118,129,541	D-MKT
E. FARM/RANCH IMPROVEMENTS	12,163,837,417	13,540,814,313	12,830,357,033	E
F1. COMMERCIAL REAL	103,332,905,421	113,716,502,718	105,282,584,594	F1
F2. INDUSTRIAL REAL	42,651,538,452	43,561,366,724	47,399,054,473	F2
G. OIL, GAS, MINERALS	68,578,796,508	62,164,533,102	83,913,125,839	G
J. UTILITIES	38,336,840,423	37,304,189,487	34,784,859,116	J
L1. COMMERCIAL PERSONAL	41,873,906,418	47,486,067,279	45,578,257,939	L1
L2. INDUSTRIAL PERSONAL	27,032,378,376	28,248,572,742	29,520,841,915	L2
M. OTHER PERSONAL	3,858,294,336	6,327,209,133	5,767,454,144	M
N. INTANGIBLE PERSONAL	<u>9,750</u>	<u>9,750</u>	<u>59,500</u>	N
MARKET VALUE TOTALS:	760,161,021,966	824,046,628,242	830,745,579,953	
LESS VALUE LOST TO PRODUCTIVITY VALUATION:	80,238,091,859	98,333,292,318	97,478,293,487	
LESS TOTAL EXEMPTIONS:	<u>32,826,373,858</u>	<u>33,826,366,054</u>	<u>30,947,750,578</u>	
TOTAL TAXABLE VALUE:	647,027,556,249	691,886,969,870	702,319,535,888	

\*\*\*\*\*

	SPTB VALUE ESTIMATE	CATEGORY D: ACREAGE	LOCAL TAX ROLL	SPTB VALUE ESTIMATE
STATE HOMESTEAD EXEMPTIONS:	20,931,776,107	MKT VAL OF QUAL. ACRES:	90,799,971,108	107,864,019,587
VETERAN'S EXEMPTIONS:	239,635,146	LESS PROD VAL OF QUAL. ACRES:	<u>10,561,879,249</u>	<u>9,530,727,269</u>
VALUE LOST TO TAX LIMIT ON OVER 65 HOMESTEADS:	12,219,546,614	VALUE LOST TO PRODUCTIVITY VALUATION:	80,238,091,859	98,333,292,318
VALUE LOST TO TAX ABATEMENT/ INCREMENT FINANCING:	<u>435,408,187</u>			
TOTAL EXEMPTIONS:	33,826,366,054			





STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
109-901 ABBOTT	18,861,266	17,929,301	194-902 AVERY	25,332,330	24,975,695
095-901 ABERNATHY	308,625,723	258,381,170	034-902 AVINGER	24,314,743	30,539,431
221-901 ABILENE	2,693,045,843	2,725,762,235	161-918 AXTELL	36,341,864	42,023,422
014-901 ACADEMY	51,960,088	53,409,797	220-915 AZLE	571,192,400	632,986,211
180-903 ADRIAN	28,122,818	27,928,717	030-903 BAIRD	90,209,462	73,922,939
178-901 AGUA DULCE	67,057,798	62,905,795	200-901 BALLINGER	182,598,372	159,162,160
015-901 ALAMO HEIGHTS	1,694,362,851	2,078,529,523	195-902 BALMORHEA	38,359,690	27,015,119
250-906 ALBA-GOLDEN	57,264,057	57,361,622	010-902 BANDERA	341,399,716	366,739,937
209-901 ALBANY	154,444,144	131,383,097	025-901 BANGS	109,043,984	111,679,607
101-902 ALDINE	8,258,382,215	7,011,610,810	178-913 BANQUETE	125,407,173	117,109,430
184-907 ALEDO	197,217,564	221,435,711	036-902 BARBERS HILL	1,986,461,666	1,555,157,332
125-901 ALICE	592,636,063	537,963,986	014-902 BARTLETT	37,729,728	36,993,710
101-903 ALIEF	7,136,653,239	6,603,838,275	011-901 BASTROP	603,669,536	595,719,122
115-002 ALLAMOORE	14,814,655	18,125,573	158-901 BAY CITY	852,168,115	854,292,500
090-901 ALLANREED	35,562,895	32,387,265	123-910 BEAUMONT	4,929,631,118	4,814,460,998
043-901 ALLEN	659,969,846	920,372,363	183-901 BECKVILLE	398,772,215	316,508,571
242-904 ALLISON	368,472,607	253,929,106	013-901 BEEVILLE	362,327,707	380,742,274
022-901 ALPINE	150,413,368	152,197,678	039-904 BELLEVUE	31,619,245	27,028,112
037-901 ALTO	89,844,891	77,917,825	091-901 BELLS	36,108,531	42,215,382
126-901 ALVARADO	192,756,845	201,736,810	008-901 BELLVILLE	347,093,433	327,021,794
020-901 ALVIN	1,407,795,201	1,303,777,673	014-903 BELTON	398,672,295	423,657,245
249-901 ALVORD	105,114,686	78,665,506	125-902 BEN BOLT-PALITO B	100,325,579	65,756,334
188-901 AMARILLO	3,970,801,537	4,168,825,441	066-901 BENAVIDES	171,246,847	131,714,608
140-901 AMHERST	31,576,577	30,872,789	138-904 BENJAMIN	55,031,573	40,191,574
036-901 ANAHUAC	478,940,513	441,190,684	187-901 BIG SANDY	71,135,146	72,611,022
093-901 ANDERSON-SHIRO	157,868,881	151,145,152	230-901 BIG SANDY	88,093,345	92,942,941
002-901 ANDREWS	2,982,163,223	2,478,735,436	114-901 BIG SPRING	778,539,826	734,634,077
020-902 ANGLETON	1,935,648,484	1,836,322,502	220-902 BIRDVILLE	3,212,868,871	3,597,698,026
043-902 ANNA	41,993,068	45,824,509	178-902 BISHOP	420,512,773	427,806,006
127-901 ANSON	81,850,490	80,664,089	177-903 BLACKWELL	127,423,266	136,226,058
071-906 ANTHONY	55,592,414	58,129,068	016-902 BLANCO	115,603,867	120,427,576
110-901 ANTON	65,976,839	53,394,259	116-915 BLAND	23,942,612	25,204,420
228-905 APPLE SPRINGS	29,280,178	27,652,556	025-904 BLANKET	13,681,269	14,056,957
109-912 AQUILLA	15,101,343	15,699,930	040-903 BLEDSOE	88,132,440	73,256,970
004-901 ARANSAS COUNTY	850,379,592	773,591,040	034-909 BLOOMBURG	24,445,772	22,240,859
205-901 ARANSAS PASS	190,493,989	200,060,386	175-902 BLOOMING GROVE	40,136,931	46,582,432
005-901 ARCHER CITY	164,364,182	128,460,905	235-901 BLOOMINGTON	168,379,895	119,209,698
061-910 ARGYLE	103,167,265	141,227,303	043-917 BLUE RIDGE	40,627,094	51,335,015
220-901 ARLINGTON	12,688,205,025	12,465,208,227	072-904 BLUFF DALE	21,029,089	22,634,902
212-901 ARP	115,741,128	99,020,875	109-913 BLUM	35,407,650	33,571,640
064-901 ASHERTON	24,153,917	21,859,244	130-901 BOERNE C/L	624,056,119	713,120,230
217-901 ASPERMONT	235,947,008	178,662,484	116-916 BOLES HOME	4,734,393	5,260,050
107-901 ATHENS	500,938,922	519,623,501	241-901 BOLING	284,997,777	266,994,855
034-901 ATLANTA	285,919,164	284,448,386	074-903 BONHAM	272,314,564	220,809,746
061-907 AUBREY	70,336,219	85,412,147	148-901 BOOKER	361,036,662	208,192,100
227-901 AUSTIN	23,807,296,194	25,093,286,273	017-901 BORDEN COUNTY	538,208,788	363,104,075
196-901 AUSTWELL-TIVOLI	364,586,480	277,765,717	117-901 BORGER	530,306,094	497,180,684
070-901 AVALON	10,506,997	11,498,302	151-923 BOSQUEVILLE	43,525,621	46,294,580

STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
185-901 BOVINA	49,407,352	48,048,370	071-907 CANUTILLO	225,906,335	223,737,882
169-901 BOWIE	235,211,575	224,020,043	191-901 CANYON	786,053,056	798,312,779
249-902 BOYD	112,016,090	117,644,627	067-901 CARBON	53,167,861	44,587,192
136-901 BRACKETT	110,358,680	96,013,865	201-913 CARLISLE	81,667,020	65,804,843
160-901 BRADY	189,292,383	167,315,668	064-903 CARRIZO SPRINGS	377,777,100	305,285,238
020-905 BRAZOSPORT	4,401,461,129	4,025,445,405	220-919 CARROLL	387,118,424	479,230,220
215-901 BRECKENRIDGE	642,302,592	636,301,081	057-903 CARROLLTON FARMERS	6,858,637,654	7,528,789,999
198-901 BREMOND	87,829,471	80,042,664	183-902 CARTHAGE	1,333,758,934	1,067,213,225
239-901 BRENHAM	798,927,956	762,251,339	220-917 CASTLEBERRY	323,989,927	328,083,069
181-901 BRIDGE CITY	506,009,726	563,683,019	001-902 CAYUGA	129,289,218	111,158,009
249-903 BRIDGEPORT	443,316,735	379,143,762	057-904 CEDAR HILL	530,696,268	833,630,420
242-906 BRISCOE	309,522,095	228,612,200	116-902 CELESTE	27,122,123	28,033,450
203-902 BROADDUS	45,976,188	51,911,132	043-903 CELINA	108,730,746	122,988,851
184-909 BROCK	55,501,869	53,343,509	210-901 CENTER	208,370,538	205,978,869
041-901 BRONTE	53,511,889	52,368,289	133-901 CENTER POINT	79,063,403	89,531,129
025-908 BROOKESMITH	16,793,716	16,732,156	145-902 CENTERVILLE	126,156,935	157,811,579
121-902 BROOKLAND	102,820,703	95,185,002	228-904 CENTERVILLE	20,251,105	20,169,726
024-901 BROOKS	821,208,899	476,870,122	003-907 CENTRAL	88,126,219	84,170,258
223-901 BROWNFIELD	667,580,914	569,161,536	174-908 CENTRAL HEIGHTS	55,621,109	45,618,768
107-902 BROWNSBORO	344,604,926	317,232,685	101-905 CHANNELVIEW	926,030,466	957,336,302
031-901 BROWNSVILLE	1,500,563,963	1,761,033,904	103-901 CHANNING	105,262,083	86,643,079
025-902 BROWNWOOD	492,420,791	488,665,585	212-909 CHAPEL HILL	487,226,156	414,691,211
161-919 BRUCEVILLE-EDDY	44,202,649	46,024,763	225-906 CHAPEL HILL	20,211,349	24,233,540
021-902 BRYAN	2,201,627,373	2,025,945,376	007-901 CHARLOTTE	60,424,814	58,415,829
119-901 BRYSON	129,568,776	101,269,110	206-903 CHEROKEE	17,390,723	19,811,584
166-907 BUCKHOLTS	12,831,334	13,170,999	229-906 CHESTER	42,580,065	43,149,485
186-901 BUENA VISTA	223,758,807	190,834,505	249-904 CHICO	190,318,295	181,248,126
145-901 BUFFALO	103,993,643	127,126,715	038-901 CHILDRESS	117,747,412	119,801,703
212-902 BULLARD	165,275,628	173,525,501	099-902 CHILLICOTHE	159,233,519	132,083,614
121-903 BUNA	146,409,522	158,150,869	073-901 CHILTON	27,281,229	28,568,759
243-901 BURKBURNETT	455,032,767	454,340,021	161-920 CHINA SPRINGS	81,333,575	89,072,324
176-901 BURKEVILLE	87,876,065	90,978,168	174-901 CHIRENO	31,306,274	26,878,046
126-902 BURLESON	644,852,404	688,629,936	139-905 CHISUM	98,035,386	121,454,778
027-903 BURNET	390,527,970	458,144,392	226-901 CHRISTOVAL	111,756,477	93,988,959
239-903 BURTON	165,014,994	157,456,257	067-902 CISCO	150,679,989	121,082,481
188-904 BUSHLAND	241,932,962	244,295,347	243-906 CITY VIEW	87,921,647	92,760,460
039-901 BYERS	12,534,801	14,232,720	065-901 CLARENDON	82,840,329	81,530,460
109-902 BYNUM	18,426,379	18,005,295	194-904 CLARKSVILLE	142,999,983	154,903,565
116-901 CADDO MILLS	54,745,504	63,148,483	006-902 CLAUDE	66,098,157	65,020,355
178-903 CALALLEN	852,228,896	847,573,639	084-910 CLEAR CREEK	4,798,859,525	4,962,986,712
026-901 CALDWELL	448,845,958	366,268,976	126-903 CLEBURNE	741,995,583	792,469,718
029-901 CALHOUN COUNTY	1,904,660,779	1,796,208,052	146-901 CLEVELAND	279,842,282	328,614,232
049-905 CALLISBURG	170,015,576	152,879,141	018-901 CLIFTON	151,761,732	158,316,415
198-902 CALVERT	42,609,712	43,191,617	071-901 CLINT	190,418,296	180,080,220
166-901 CAMERON	146,533,374	156,944,249	030-902 CLYDE-HAMBY	161,133,921	147,512,393
116-910 CAMPBELL	28,275,150	25,920,704	114-901 COAHOMA	302,308,928	236,870,488
106-901 CANADIAN	1,075,909,193	803,255,231	204-902 COLD-SPRGS-OAKHURST	476,369,840	469,535,008
234-902 CANTON	171,674,588	186,967,289	042-901 COLEMAN	115,170,438	109,278,729

STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
021-901 COLLEGE STATION	1,428,010,664	1,366,633,957	020-910 DAMON	38,420,480	38,964,075
091-902 COLLINSVILLE	37,569,697	38,805,584	020-904 DANBURY	110,153,741	79,725,957
229-901 COLMESNEIL	66,474,802	65,150,090	148-905 DARROUZETT	210,102,844	137,114,442
168-901 COLORADO	281,206,746	239,873,251	058-902 DAWSON	329,563,116	222,122,747
020-907 COLUMBIA-BRAZORIA	643,737,525	615,138,953	175-904 DAWSON	34,701,536	37,494,620
045-902 COLUMBUS	297,423,119	268,948,751	146-902 DAYTON	333,846,755	388,852,255
046-902 COMAL	1,471,704,961	1,648,089,867	047-902 DE LEON	108,273,327	102,549,638
047-901 COMANCHE	144,455,231	147,520,195	057-906 DE SOTO	771,623,426	1,060,774,873
130-902 COMFORT	155,588,394	164,615,520	249-905 DECATUR	355,236,248	329,568,171
116-903 COMMERCE	180,005,689	186,808,605	101-908 DEER PARK	5,316,749,096	4,794,931,804
043-918 COMMUNITY	64,384,371	92,037,515	019-901 DEKALB	81,707,692	81,987,820
112-908 COMO-PICKTON	69,570,114	75,057,265	227-910 DEL VALLE	625,923,357	880,956,965
233-903 COMSTOCK	59,578,527	47,735,026	115-903 DELL CITY	34,853,369	36,457,760
161-921 CONNALLY	174,371,573	194,675,248	091-903 DENISON	532,161,999	630,975,553
170-902 CONROE	4,559,823,943	4,043,904,280	061-901 DENTON	2,000,500,829	2,304,689,958
147-901 COOLIDGE	25,234,011	24,236,078	251-901 DENVER CITY	2,319,429,264	2,064,036,109
060-902 COOPER	54,332,641	72,190,479	194-905 DETROIT	31,848,235	33,898,018
057-922 COPPELL	1,434,312,998	1,683,316,632	146-903 DEVERS	124,612,671	103,362,515
050-910 COPPERAS COVE	378,044,551	396,873,714	163-901 DEVINE	136,950,280	131,210,841
178-904 CORPUS CHRISTI	5,830,142,103	5,895,374,450	081-906 DEW	46,323,037	34,352,221
187-904 CORRIGAN-CAMDEN	205,702,808	188,816,888	176-903 DEWEYVILLE	127,496,699	129,386,967
175-903 CORSICANA	739,142,802	679,883,920	003-905 DIBOLL	218,426,961	207,274,419
095-902 COTTON CENTER	31,289,242	32,581,216	084-901 DICKINSON	962,536,822	950,246,667
142-901 COTULLA	160,518,411	151,387,245	082-902 DILLEY	96,872,117	88,828,501
246-914 COUPLAND	17,276,852	16,736,449	144-903 DIME BOX	159,696,509	126,058,481
109-903 COVINGTON	15,749,851	14,734,013	035-901 DIMMITT	210,878,932	199,349,774
129-901 CRANDALL	76,234,487	83,891,297	133-012 DIVIDE	20,180,231	16,006,506
052-901 CRANE	2,089,920,967	1,605,504,881	074-904 DODD CITY	13,102,835	11,795,803
018-908 CRANFILLS GAP	25,040,400	24,112,874	108-902 DONNA	286,858,269	285,581,284
161-901 CRAWFORD	33,991,145	36,981,803	086-024 DOSS	7,817,922	8,165,652
113-901 CROCKETT	210,112,439	209,862,293	077-904 DOUGHERTY	11,540,698	11,487,274
053-001 CROCKETT CO	692,795,208	648,030,262	174-911 DOUGLASS	52,925,510	42,313,023
101-906 CROSBY	517,010,174	533,441,598	105-904 DRIPPING SPRINGS	283,263,088	428,488,328
054-901 CROSBYTON	74,056,718	75,570,462	178-905 DRISCOLL	86,685,697	89,981,083
030-901 CROSS PLAINS	93,059,653	73,364,326	072-902 DUBLIN	109,475,015	113,215,871
107-904 CROSS ROADS	188,553,501	140,750,972	171-901 DUMAS	1,161,183,330	1,007,126,741
078-901 CROWELL	87,778,881	75,418,405	057-907 DUNCANVILLE	1,759,507,061	2,091,896,132
220-912 CROWLEY	1,027,155,122	1,208,370,825	220-918 EAGLE MT-SAGINAW	1,307,873,189	1,265,200,627
254-901 CRYSTAL CITY	149,585,263	151,861,972	159-901 EAGLE PASS	557,356,258	520,092,030
062-901 CUERO	131,425,165	193,265,298	227-909 EANES	2,243,489,576	2,369,078,169
055-901 CULBERSON CO	367,108,952	400,399,799	025-909 EARLY	97,637,478	100,553,036
112-905 CUMBY	30,689,969	30,738,948	241-902 EAST BERNARD	146,555,706	141,385,889
174-902 CUSHING	202,505,471	155,745,501	015-911 EAST CENTRAL	571,517,227	597,535,773
101-907 CYPRESS-FAIRBANKS	9,749,780,860	8,856,869,928	036-903 EAST CHAMBERS	191,420,090	181,105,654
163-902 D HANIS	29,826,948	31,921,543	067-903 EASTLAND	211,623,421	175,317,035
172-902 DAINGRFLD-LONE STR	932,129,909	768,239,491	074-905 ECTOR	11,104,475	10,854,331
056-901 DALHART	214,659,716	199,792,368	068-901 ECTOR COUNTY	5,838,183,909	5,160,429,543
057-905 DALLAS	51,431,326,396	53,758,159,097	108-903 EDCOUCH ELSA	75,568,886	82,760,805

STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
048-901 EDEN CONSOLIDATED	74,926,544	62,151,857	043-905 FRISCO	538,420,182	546,211,131
015-905 EDGEWOOD	563,579,739	541,837,757	175-905 FROST	18,020,169	20,896,803
234-903 EDGEWOOD	97,881,428	100,543,507	234-909 FRUITVALE	52,789,185	48,300,375
108-904 EDINBURG	1,687,957,057	1,418,642,763	122-901 FT DAVIS	58,151,519	62,227,982
120-901 EDNA	290,836,049	279,278,087	115-901 FT HANCOCK	55,043,216	63,950,940
241-903 EL CAMPO	592,618,775	562,376,519	186-902 FT STOCKTON	1,528,914,182	1,329,850,775
071-902 EL PASO	6,503,199,330	6,493,268,624	049-901 GAINESVILLE	419,766,514	423,281,885
243-902 ELECTRA	181,965,196	150,528,824	101-910 GALENA PARK	2,306,254,089	2,086,200,025
011-902 ELGIN	232,999,911	222,398,841	084-902 GALVESTON	2,373,371,440	2,257,217,839
001-903 ELKHART	97,516,553	103,929,301	120-902 GANADO	162,979,912	133,621,412
102-906 ELYSIAN FIELDS	238,572,437	205,321,883	057-909 GARLAND	6,026,444,764	6,958,078,582
070-903 ENNIS	449,362,249	501,696,585	184-911 GARNER	59,005,134	57,556,313
049-906 ERA	40,363,683	39,332,100	174-903 GARRISON	127,179,855	103,785,828
096-901 ESTELLINE	16,583,855	16,109,720	183-904 GARY	64,004,048	56,400,436
174-910 ETOILE	26,292,426	22,766,220	050-902 GATESVILLE	189,995,149	204,696,052
030-906 EULA	76,961,885	76,536,235	166-902 GAUSE	12,807,269	12,822,508
107-905 EUSTACE	351,956,942	277,897,695	149-901 GEORGE WEST	724,797,492	536,092,918
121-906 EVADALE	300,075,848	314,280,466	246-904 GEORGETOWN	811,564,162	913,380,910
050-901 EVANT	34,499,441	35,292,765	161-925 GHOLSON	12,411,291	13,614,499
220-904 EVERMAN	565,491,838	553,820,762	144-901 GIDDINGS	464,516,576	400,393,839
210-906 EXCELSIOR	6,713,198	6,569,664	230-902 GILMER	299,570,418	267,205,720
143-906 EZZELL	65,061,831	58,340,951	092-901 GLADEWATER	775,563,941	626,826,045
071-903 FABENS	71,985,586	68,628,349	087-901 GLASSCOCK	489,343,831	418,882,017
081-902 FAIRFIELD	663,715,332	627,852,822	213-901 GLEN ROSE	2,249,119,054	2,363,797,171
128-904 FALLS CITY	47,681,348	46,879,109	126-911 GODLEY	55,769,169	54,337,150
060-914 FANNINDEL	25,150,904	28,303,192	169-906 GOLD BURG	34,602,707	24,506,819
043-904 FARMERSVILLE	91,309,061	123,384,956	167-901 GOLDTHWAITE	57,967,574	60,882,320
185-902 FARWELL	72,977,914	68,788,823	088-902 GOLIAD	520,038,464	476,659,512
075-906 FAYETTEVILLE	47,295,680	41,885,808	089-901 GONZALES	286,579,840	266,065,089
070-905 FERRIS	93,589,418	107,722,838	187-903 GOODRICH	59,433,932	55,283,309
075-901 FLATONIA	157,695,530	119,098,155	101-911 GOOSE CREEK	4,781,147,723	4,642,662,598
246-902 FLORENCE	61,103,261	65,994,956	182-901 GORDON	50,084,411	42,173,537
247-901 FLORESVILLE	231,060,312	233,784,838	138-901 GOREE	16,314,965	13,387,428
178-914 FLOUR BLUFF	947,255,723	784,214,960	067-904 GORMAN	49,036,358	48,137,361
077-901 FLJOYDADA	111,000,104	115,835,445	156-905 GRADY	243,457,745	207,699,769
148-902 FOLLETT	197,916,154	176,436,259	182-902 GRAFORD	129,935,036	138,129,782
169-910 FORESTBURG	17,738,401	18,187,484	252-901 GRAHAM	530,361,759	457,427,858
129-902 FORNEY	175,873,678	200,864,279	111-901 GRANBURY	833,005,363	857,010,412
114-904 FORSAN	452,700,095	334,665,145	057-910 GRAND PRAIRIE	2,152,880,370	2,368,423,790
079-907 FORT BEND	5,287,954,314	5,372,466,644	234-904 GRAND SALINE	113,301,945	117,548,142
220-905 FORT WORTH	15,261,856,958	15,586,348,160	126-904 GRANDVIEW	72,982,720	75,084,998
198-903 FRANKLIN	221,835,232	197,136,797	090-905 GRANDVIEW-HOPKINS	130,552,315	109,126,371
001-904 FRANKSTON	194,337,352	153,698,620	238-904 GRANFALLS-ROYALTY	131,022,517	123,805,234
086-901 FREDERICKSBURG	396,820,681	449,647,899	246-905 GRANGER	34,538,000	37,043,843
066-902 FREER	517,876,061	394,397,406	226-907 GRAPE CREEK-PULLI	86,361,194	93,689,258
152-907 FRENSHIP	293,666,085	333,247,835	113-902 GRAPELAND	149,456,741	148,454,051
084-911 FRIENDSWOOD	510,252,197	540,847,962	220-906 GRAPEVINE	2,074,567,343	2,420,453,953
185-903 FRIONA	157,907,221	154,860,113	116-905 GREENVILLE	690,804,040	719,453,274

STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
165-902 GREENWOOD	295,709,088	237,491,865	084-908 HITCHCOCK	186,135,146	198,897,347
205-902 GREGORY-PORTLAND	628,012,708	619,120,227	076-901 HOBBS	45,762,345	40,947,798
147-902 GROESBECK	1,081,971,227	1,120,328,332	014-905 HOLLAND	28,029,202	28,957,646
033-901 GROOM	68,135,226	58,377,020	005-902 HOLLIDAY	149,122,295	132,239,202
228-901 GROVETON	124,317,071	129,705,084	163-904 HONDO	157,898,034	163,799,395
098-901 GRUVER	228,733,171	220,633,737	074-907 HONEY GROVE	57,742,784	51,285,786
091-917 GUNTER	25,915,582	31,103,520	019-902 HOOKS	49,963,452	51,264,207
047-903 GUSTINE	23,398,771	24,915,509	101-912 HOUSTON	61,851,718,582	54,917,392,677
135-001 GUTHRIE	274,025,438	267,788,330	091-905 HOWE	61,985,601	70,719,861
095-903 HALE CENTER	61,383,441	62,322,091	019-913 HUBBARD	7,341,854	7,175,609
143-901 HALLETTSVILLE	363,809,760	338,736,467	109-905 HUBBARD	32,247,179	32,989,786
161-924 HALLSBURG	82,827,301	80,375,047	072-908 HUJCKABAY	46,194,204	41,908,255
102-904 HALLSVILLE	896,299,406	878,948,395	003-902 HUDSON	132,273,411	114,879,846
097-902 HAMILTON	104,818,690	104,391,501	101-925 HUFFMAN	232,585,382	229,697,145
127-903 HAMLIN	134,834,930	126,897,090	034-903 HUGHES SPRINGS	243,098,807	244,264,910
123-914 HAMSHIRE-FANNETT	432,102,199	351,577,355	146-905 HULL DAISSETTA	172,839,190	149,776,244
219-901 HAPPY	49,749,512	40,341,674	101-913 HUMBLE	2,984,719,055	2,901,754,970
146-904 HARDIN	144,389,745	129,637,288	133-902 HUNT	86,350,328	97,793,512
100-905 HARDIN-JEFFERSON	403,899,080	394,341,150	003-904 HUNTINGTON	113,478,224	95,197,225
015-904 HARLANDALE	810,575,946	854,354,275	236-902 HUNTSVILLE	785,509,814	814,488,935
102-905 HARLETON	96,968,611	82,457,525	220-916 HURST-EULESS-B	4,465,078,416	4,952,932,926
031-903 HARLINGEN	1,180,053,150	1,191,922,506	246-906 HUTTO	66,328,806	77,642,351
230-905 HARMONY	128,755,424	122,084,746	152-910 IDALOU	99,273,855	89,968,842
086-902 HARPER	69,408,617	75,885,232	120-905 INDUSTRIAL	465,206,062	412,213,636
244-901 HARROLD	45,039,313	41,759,044	205-903 INGLESIDE	481,443,707	511,074,319
035-902 HART	50,097,548	48,317,678	133-904 INGRAM	140,358,584	165,140,142
103-902 HARTLEY	33,997,715	34,366,881	093-903 IOLA	154,160,190	85,687,508
225-907 HARTS BLUFF	23,848,862	26,888,589	243-903 IOWA PARK	256,318,134	256,904,240
104-901 HASKELL	70,010,775	72,422,213	208-903 IRA	175,168,458	130,548,772
250-902 HAWKINS	831,212,224	806,835,362	186-903 IRAAN-SHEFFIELD	4,902,195,394	3,832,577,562
127-904 HAWLEY	50,081,607	54,973,566	018-906 IREDELL	25,542,704	20,837,909
105-906 HAYS CONS	773,542,503	593,510,299	118-902 IRION COUNTY	376,958,495	360,084,436
198-905 HEARNE	157,727,846	163,004,846	057-912 IRVING	6,351,003,462	6,833,566,118
065-902 HEDLEY	21,064,871	21,053,753	070-907 ITALY	32,779,350	36,883,359
202-903 HEMPHIL	178,610,037	181,047,806	109-907 ITASCA	50,732,792	50,335,382
237-902 HEMPSTEAD	166,303,910	165,372,679	119-902 JACKSBORO	404,309,523	326,000,460
201-902 HENDERSON	690,843,464	642,210,993	037-904 JACKSONVILLE	515,926,984	503,505,476
039-902 HENRIETTA	138,575,137	138,962,294	246-907 JARRELL	42,207,176	42,371,024
059-901 HEREFORD	465,250,194	464,529,221	121-904 JASPER	349,243,166	348,464,787
208-901 HERMLEIGH	30,572,653	30,533,541	132-902 JAYTON-GIRARD	683,890,872	637,483,114
097-903 HICO	42,902,683	45,206,704	155-901 JEFFERSON	297,033,286	317,312,917
108-905 HIDALGO	73,605,599	89,166,498	124-901 JIM HOGG COUNTY	234,180,114	222,565,677
148-903 HIGGINS	100,798,326	72,569,438	221-911 JIM NED	143,775,187	131,334,744
084-903 HIGH ISLAND	119,394,657	91,308,304	210-902 JOAQUIN	78,759,678	77,257,278
177-905 HIGHLAND	80,098,043	61,399,612	016-901 JOHNSON CITY	106,323,772	127,054,523
057-911 HIGHLAND PARK	4,276,085,757	4,140,548,728	050-909 JONESBORO	22,142,943	21,862,685
188-903 HIGHLAND PARK	781,733,340	799,877,410	126-905 JOSHUA	299,513,267	307,270,686
109-904 HILLSBORO	185,950,161	188,426,535	007-902 JOURDANTON	378,194,357	391,238,015

STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
015-916 JUDSON	1,740,702,145	2,112,653,996	058-906 LAMESA	355,136,699	320,576,469
134-901 JUNCTION	116,742,296	122,939,501	141-901 LAMPASAS	232,277,723	256,778,831
233-004 JUNO	25,898,984	20,039,296	057-913 LANCASTER	707,821,388	770,576,694
102-901 KARNACK	55,599,744	61,725,239	201-903 LANEVILLE	51,154,163	47,686,994
128-901 KARNES	168,024,106	141,162,813	240-901 LAREDO	1,093,814,922	1,064,101,431
101-914 KATY	5,469,775,659	5,457,308,989	245-901 LASARA	33,834,816	37,196,056
129-903 KAUFMAN	197,109,783	210,371,908	113-905 LATEXO	57,044,220	61,395,166
126-906 KEENE	65,017,207	69,828,560	137-905 LAURELES	440,404,391	245,859,713
220-907 KELLER	1,056,117,901	1,236,521,508	185-904 LAZBUDDIE	44,404,391	44,007,332
242-905 KELTON	126,580,231	84,479,251	193-902 LEAKEY	89,600,937	97,238,811
129-904 KEMP	113,988,980	120,710,800	246-913 LEANDER	1,255,560,204	1,423,819,129
079-908 KENDLETON	23,196,048	21,092,090	019-914 LEARY	9,529,425	9,914,379
128-902 KENEDY	117,685,808	106,862,951	090-902 LEFORS	126,478,167	112,286,780
131-001 KENEDY COUNTY WIDE	576,239,606	389,098,644	187-906 LEGGETT	52,577,179	47,718,824
113-906 KENNARD	62,835,212	59,917,044	242-907 LELA	15,793,156	14,776,266
220-914 KENNEDALE	260,372,254	275,026,073	145-911 LEON	288,613,036	376,091,875
175-907 KERENS	70,894,438	65,945,039	074-909 LEONARD	45,533,007	41,287,865
248-901 KERMIT	522,170,426	458,821,948	110-902 LEVELLAND	1,474,614,761	1,115,541,911
133-903 KERRVILLE	917,555,254	1,064,254,042	201-904 LEVERETTS CHAPEL	65,413,552	49,226,073
092-902 KILGORE	653,409,961	581,792,656	019-914 LEWISVILLE	2,756,060,945	3,731,832,348
014-906 KILLEEN	1,276,435,316	1,328,774,418	144-902 LEXINGTON	86,598,156	94,662,257
137-901 KINGSVILLE	749,910,842	620,802,435	146-906 LIBERTY	368,148,785	345,214,985
121-905 KIRBYVILLE	149,825,105	143,180,273	126-912 LIBERTY CHAPEL	28,485,589	31,118,750
101-915 KLEIN	4,145,762,001	3,737,509,004	246-908 LIBERTY HILL	130,704,791	132,719,497
058-905 KLONDIKE	330,933,479	258,730,708	019-908 LIBERTY-EYLAU	212,149,791	217,262,768
232-901 KNIPPA	17,910,351	18,978,428	212-903 LINDALE	251,691,165	260,769,136
138-902 KNOX CITY-O BRIEN	69,449,399	75,238,848	034-905 LINDEN-KILDARE	144,406,302	124,863,473
018-907 KOPPERL	33,394,041	36,664,058	049-907 LINDSAY	54,774,605	60,836,340
100-903 KOUNTZE	137,562,506	139,214,168	072-909 LINGLEVILLE	32,743,059	34,342,187
219-905 KRESS	49,477,173	47,167,121	111-902 LIPAN	32,050,695	37,035,029
061-905 KRUM	70,902,661	73,664,832	181-908 LITTLE CYPRESS-M	427,160,933	415,188,248
031-905 LA FERIA	104,558,835	99,913,650	061-914 LITTLE ELM	89,282,485	116,651,674
125-906 LA GLORIA	46,100,647	41,966,967	140-904 LITTLEFIELD	177,645,921	174,996,669
075-902 LA GRANGE	578,248,524	469,274,601	187-907 LIVINGSTON	479,291,099	509,347,915
108-912 LA JOYA	678,328,279	523,012,757	150-901 LLANO	940,659,721	805,866,801
084-904 LA MARQUE	1,216,867,233	1,078,606,807	028-902 LOCKHART	309,779,910	351,289,458
101-916 LA PORTE	2,567,379,993	2,499,433,780	077-902 LOCKNEY	72,102,867	74,369,811
107-910 LA POYNOR	310,322,010	223,070,502	160-905 LOHN	12,495,363	12,519,160
254-902 LA PRYOR	37,048,763	39,776,585	141-902 LOMETA	25,595,225	27,429,649
161-906 LA VEGA	174,370,638	176,064,793	178-906 LONDON	59,947,959	39,824,254
247-903 LA VERNIA	89,796,460	98,738,062	116-906 LONE OAK	51,176,183	52,555,603
108-914 LA VILLA	53,014,034	58,863,229	092-903 LONGVIEW	1,762,076,985	1,703,210,072
227-912 LAGO VISTA	388,881,838	367,281,033	083-902 LOOP	213,542,966	178,084,633
061-912 LAKE DALLAS	186,309,647	246,832,352	168-902 LORAIN	23,247,408	23,823,928
227-913 LAKE TRAVIS	1,140,493,716	1,249,047,153	161-907 LORENA	74,304,466	80,609,407
220-910 LAKE WORTH	283,116,852	335,942,269	054-902 LORENZO	83,382,010	76,817,203
095-908 LAKEVIEW	16,716,440	16,175,305	031-906 LOS FRESNOS	295,167,628	318,401,649
079-901 LAMAR CONSOLIDATED	2,913,698,051	2,820,289,718	241-906 LOUISE	120,022,730	106,086,731

STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
043-919 LOVEJOY	161,113,620	192,883,201	005-903 MEGARGEL	42,195,690	40,594,491
113-903 LOVELADY	135,045,554	116,169,713	043-908 MELISSA	42,287,562	58,642,080
152-901 LUBBROCK	4,102,702,058	4,264,320,407	096-904 MEMPHIS	68,917,451	61,890,703
152-906 LUBBOCK-COOPER	116,141,809	121,933,285	164-901 MENARD	84,755,486	84,750,683
127-905 LUEDERS-AVOCA	50,164,076	41,688,018	108-907 MERCEDES	130,759,451	141,646,460
003-903 LUFKIN	1,207,638,298	1,238,703,664	018-902 MERIDIAN	56,886,820	56,033,213
028-903 LULING	183,731,520	164,771,196	221-904 MERKEL	176,230,962	138,998,966
100-907 LUMBERTON	220,820,862	235,871,868	057-914 MESQUITE	2,916,834,841	3,320,977,997
245-902 LYFORD	205,944,526	184,108,259	147-903 MEXIA	227,748,108	210,253,831
007-904 LYTLE	54,143,285	54,703,552	062-906 MEYERSVILLE	52,603,643	84,606,973
129-905 MABANK	327,025,191	353,881,717	197-902 MIAMI	377,204,205	342,489,409
154-901 MADISONVILLE	322,988,445	292,411,915	165-901 MIDLAND	4,975,636,295	4,275,270,034
170-906 MAGNOLIA	526,602,321	475,149,453	070-908 MIDLOTHIAN	519,762,376	610,844,720
107-906 MALAKOFF	301,179,675	286,620,030	039-905 MIDWAY	95,931,251	68,997,088
109-908 MALONE	11,084,666	10,772,706	161-903 MIDWAY	886,333,919	985,517,865
019-910 MALTA	8,157,313	7,493,156	166-903 MILANO	47,512,176	47,560,922
227-907 MANOR	340,955,755	557,861,293	175-910 MILDRED	99,640,043	97,205,254
220-908 MANSFIELD	1,109,882,278	1,377,174,437	200-902 MILES	36,687,727	36,096,487
022-902 MARATHON	23,854,427	28,456,509	070-909 MILFORD	19,115,231	19,440,517
027-904 MARBLE FALLS	510,682,687	647,431,582	112-907 MILLER GROVE	25,190,053	24,859,478
189-901 MARFA	70,410,911	82,996,430	184-904 MILLSAP	63,006,348	69,628,257
034-908 MARIETTA	9,398,021	9,456,638	250-903 MINEOLA	225,482,520	270,691,932
094-904 MARION	77,754,451	83,842,247	182-903 MINERAL WELLS	387,793,537	388,935,606
073-903 MARLIN	131,725,006	142,724,436	240-902 MIRANOO CITY	50,051,266	38,352,423
102-902 MARSHALL	1,321,678,005	1,133,781,522	108-908 MISSION	328,675,154	349,277,344
161-908 MART	49,871,487	52,536,665	242-901 MOBEETIE	53,375,577	39,890,239
234-905 MARTINS MILL	35,310,657	35,382,778	238-902 MONAHANS-WICKETT-P	984,177,546	828,750,140
174-909 MARTINSVILLE	20,545,883	18,537,523	169-908 MONTAGUE	10,017,501	9,433,027
157-901 MASON	112,714,124	123,067,501	108-915 MONTE ALTO	28,599,242	30,756,148
158-904 MATAGORDA	85,725,932	101,580,167	170-903 MONTGOMERY	709,258,185	648,577,101
205-904 MATHIS	147,271,011	148,982,369	161-910 MOODY	43,199,358	46,159,334
019-903 MAUD	23,975,317	22,794,742	209-902 MORAN	61,681,429	41,871,325
025-905 MAY	66,684,651	56,084,909	018-903 MORGAN	22,132,176	22,490,971
037-905 MAYDELLE	24,548,624	24,752,446	072-910 MORGAN MILL	27,905,589	40,190,063
070-915 MAYPEARL	36,495,015	43,454,360	040-901 MORTON	68,793,481	60,918,663
108-906 MCALLEN	1,900,523,597	2,141,562,269	173-901 MOTLEY	46,261,203	55,369,970
231-901 MCCAMEY	555,220,510	494,586,071	143-902 MOULTON	40,524,782	38,496,720
076-902 MCCAULLEY	35,217,845	29,903,481	109-910 MOUNT CALM	11,987,003	12,207,816
011-905 MCDADE	23,928,626	22,603,432	201-907 MOUNT ENTERPRISE	34,847,032	32,855,260
235-903 MCFADDIN	28,304,243	23,295,462	225-902 MOUNT PLEASANT	755,999,467	813,398,593
161-909 MCGREGOR	91,693,785	95,606,544	080-901 MOUNT VERNON	309,999,751	280,717,101
043-907 MCKINNEY	949,882,639	1,211,720,119	049-902 MUENSTER	88,716,161	82,021,631
090-903 MCLEAN	74,443,200	71,898,524	009-901 MULESHOE	175,962,958	174,757,879
034-906 MCLEOD	22,208,846	19,670,631	167-902 MULLEN	20,630,148	21,874,188
162-904 MCMULLEN	353,063,397	447,038,756	198-906 MUMFORD	12,719,443	12,254,062
223-902 MEADOW	60,880,659	44,917,737	138-903 MUNDAY	31,197,712	27,429,977
010-901 MEDINA	69,104,109	69,031,232	107-908 MURCHISON	25,170,014	22,924,397
163-908 MEDINA VALLEY	188,661,869	214,631,574	174-904 NACOGDOCHES	976,617,417	938,572,891



STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
163-903 NATALIA	39,275,707	38,377,945	001-906 NECHES	74,258,411	66,523,448
094-903 NAVARRO	83,273,793	93,984,474	123-905 NEDERLAND	997,943,737	912,262,600
093-904 NAVASOTA	338,070,056	309,919,238	079-906 NEEDVILLE	225,664,910	214,502,832
035-903 NAZARETH	18,217,336	18,145,918	019-905 NEW BOSTON	116,545,060	116,378,944
001-906 NECHES	74,258,411	66,523,448	046-901 NEW BRAUNFELS	684,061,481	822,635,690
123-905 NEDERLAND	997,943,737	912,262,600	170-908 NEW CANEY	683,138,972	647,228,607
079-906 NEEDVILLE	225,664,910	214,502,832	152-902 NEW DEAL	62,042,531	68,773,441
019-905 NEW BOSTON	116,545,060	116,378,944	230-906 NEW DIANA	42,650,654	44,195,549
046-901 NEW BRAUNFELS	684,061,481	822,635,690	153-905 NEW HOME	26,555,630	24,796,590
170-908 NEW CANEY	683,138,972	647,228,607	037-908 NEW SUMMERFIELD	22,555,236	22,772,370
152-902 NEW DEAL	62,042,531	68,773,441	236-901 NEW WAVERLY	69,153,667	74,298,003
230-906 NEW DIANA	42,650,654	44,195,549	252-902 NEWCASTLE	66,106,630	54,803,471
153-905 NEW HOME	26,555,630	24,796,590	176-902 NEWTON	179,651,436	182,548,922
037-908 NEW SUMMERFIELD	22,555,236	22,772,370	089-903 NIXON-SMILEY	84,157,188	81,158,311
236-901 NEW WAVERLY	69,153,667	74,298,003	169-902 NOCONA	108,290,204	98,346,292
252-902 NEWCASTLE	66,106,630	54,803,471	062-902 NORDHEIM	61,379,176	44,538,825
176-902 NEWTON	179,651,436	182,548,922	145-906 NORMANGEE	137,710,361	143,534,365
089-903 NIXON-SMILEY	84,157,188	81,158,311	015-910 NORTH EAST	10,765,418,427	11,284,292,492
169-902 NOCONA	108,290,204	98,346,292	101-909 NORTH FOREST	934,845,307	901,034,074
062-902 NORDHEIM	61,379,176	44,538,825	112-906 NORTH HOPKINS	89,455,256	71,662,827
145-906 NORMANGEE	137,710,361	143,534,365	139-911 NORTH LAMAR	260,087,554	288,404,379
015-910 NORTH EAST	10,765,418,427	11,284,292,492	154-903 NORTH ZULCH	71,135,866	55,341,700
101-909 NORTH FOREST	934,845,307	901,034,074	015-915 NORTHSIDE	8,692,695,205	9,981,423,139
112-906 NORTH HOPKINS	89,455,256	71,662,827	244-905 NORTHSIDE	18,079,476	14,737,606
139-911 NORTH LAMAR	260,087,554	288,404,379	061-911 NORTHWEST	422,292,066	548,549,465
154-903 NORTH ZULCH	71,135,866	55,341,700	042-906 NOVICE	67,289,492	47,347,285
015-915 NORTHSIDE	8,692,695,205	9,981,423,139	069-902 NUECES CANYON	81,461,679	83,435,775
244-905 NORTHSIDE	18,079,476	14,737,606	235-904 NURSERY	37,484,049	36,688,107
061-911 NORTHWEST	422,292,066	548,549,465	153-903 O DONNELL	66,066,516	64,156,943
042-906 NOVICE	67,289,492	47,347,285	145-907 OAKWOOD	79,574,891	85,069,590
069-902 NUECES CANYON	81,461,679	83,435,775	205-905 ODEM	122,334,773	110,242,407
235-904 NURSERY	37,484,049	36,688,107	050-904 OGLESBY	14,565,408	14,352,750
153-903 O DONNELL	66,066,516	64,156,943	200-906 OLFEN	5,254,537	5,097,984
145-907 OAKWOOD	79,574,891	85,069,590	252-903 OLNEY	135,956,524	113,488,554
205-905 ODEM	122,334,773	110,242,407	140-905 OLTON	85,444,068	89,782,031
050-904 OGLESBY	14,565,408	14,352,750	187-910 ONALASKA	190,155,256	217,821,975
200-906 OLFEN	5,254,537	5,097,984	125-903 ORANGE GROVE	84,989,237	81,861,530
252-903 OLNEY	135,956,524	113,488,554	181-905 ORANGEFIELD	161,578,182	158,244,236
140-905 OLTON	85,444,068	89,782,031	230-903 ORE CITY	90,293,232	78,519,097
187-910 ONALASKA	190,155,256	217,821,975	201-908 OVERTON	47,252,343	44,905,850
125-903 ORANGE GROVE	84,989,237	81,861,530	051-901 PADUCAH	93,502,026	83,303,997
181-905 ORANGEFIELD	161,578,182	158,244,236	104-907 PAINT CREEK	50,342,289	46,237,477
230-903 ORE CITY	90,293,232	78,519,097	048-903 PAINT ROCK	39,342,522	35,736,321
201-908 OVERTON	47,252,343	44,905,850	158-905 PALACIOS	1,374,813,577	1,611,394,273
051-901 PADUCAH	93,502,026	83,303,997			
104-907 PAINT CREEK	50,342,289	46,237,477			
048-903 PAINT ROCK	39,342,522	35,736,321			
158-905 PALACIOS	1,374,813,577	1,611,394,273			
			001-907 PALESTINE	475,757,646	452,345,191
			070-910 PALMER	49,096,059	63,824,804
			182-906 PALO PINTO	90,736,035	78,349,039
			090-904 PAMPA	1,018,610,336	904,524,166
			033-902 PANHANDLE	378,719,260	271,734,614
			042-905 PANTHER CREEK	64,651,871	60,093,153
			249-906 PARADISE	151,601,544	132,667,411
			139-909 PARIS	495,855,720	487,983,591
			101-917 PASADENA	5,850,057,811	5,115,853,402
			063-906 PATTON SPRINGS	19,295,562	20,835,756
			013-902 PAWNEE	53,210,203	53,163,859
			020-908 PEARLAND	902,876,786	846,641,039
			082-903 PEARSALL	201,525,272	198,604,320
			184-908 PEASTER	42,878,434	49,397,130
			195-901 PECOS-BARSTOW-TOYA	700,032,491	594,176,650
			109-914 PENELOPE	10,097,837	9,937,722
			119-903 PERRIN-WHITT	101,348,685	82,204,891
			179-901 PERRYTON	654,855,534	607,160,951
			095-904 PETERSBURG	42,724,192	44,259,460
			039-903 PETROLIA	35,128,351	36,502,594
			013-903 PETTUS	125,632,845	95,371,043
			172-905 PEWITT	117,045,257	120,820,521
			227-904 PFLUGERVILLE	908,519,230	1,462,669,280
			108-909 PHARR-SAN JUAN-ALA	697,069,313	702,131,920
			117-902 PHILLIPS	579,209,822	577,287,386
			061-903 PILOT POINT	118,414,888	125,301,344
			092-904 PINE TREE	1,519,145,708	1,317,723,795
			032-902 PITTSBURG	268,935,405	269,075,411
			251-902 PLAINS	972,109,093	805,872,751
			095-905 PLAINVIEW	552,112,693	597,667,334
			043-910 PLANO	9,486,284,346	10,797,941,697
			019-912 PLEASANT GROVE	195,768,369	208,426,716
			007-905 PLEASANTON	295,226,412	284,361,475
			117-906 PLEMONS	63,210,608	48,671,847
			031-909 POINT ISABEL	989,000,523	1,092,393,852
			061-906 PONDER	44,974,508	44,492,447
			184-901 POOLVILLE	39,453,940	41,000,142
			178-908 PORT ARANSAS	484,158,713	535,576,462
			123-907 PORT ARTHUR	3,153,623,746	3,172,965,872
			123-908 PORT NECHES	1,154,210,995	1,188,994,624
			085-902 POST	548,825,022	476,521,983
			007-906 POTEET	71,701,499	80,428,304
			247-904 POTH	95,632,550	87,132,468
			091-913 POTTSBORO	205,403,105	242,100,690
			097-904 POTTSVILLE	16,033,020	18,208,680
			028-906 PRAIRIE LEA	42,905,142	42,505,759
			169-909 PRAIRIE VALLEY	51,782,992	37,491,951
			139-912 PRAIRILAND	78,811,712	77,061,900

STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
125-905 PREMONT	361,880,328	189,650,471	177-901 ROSCOE	50,314,529	46,265,589
189-902 PRESIDIO	46,964,035	56,552,731	073-905 ROSEBUD-LOTT	75,997,399	76,590,982
167-904 PRIDDY	9,183,153	10,139,213	076-904 ROTAN	80,279,022	84,333,330
043-911 PRINCETON	115,884,102	145,918,087	246-909 ROUND ROCK	3,724,295,931	4,239,155,592
098-903 PRINGLE-MORSE	133,331,698	136,042,291	075-908 ROUND TOP CARMINE	229,454,935	150,834,496
108-910 PROGRESO	31,126,962	31,554,868	139-908 ROXTON	26,134,456	21,647,528
043-912 PROSPER	125,465,588	163,995,774	237-905 ROYAL	659,201,358	513,312,200
099-903 QUANAH	187,914,718	171,548,746	199-902 ROYSE CITY	103,959,718	109,708,097
034-907 QUEEN CITY	321,383,490	287,592,585	104-903 RULE	40,192,850	35,296,314
116-908 QUINLAN	220,675,520	221,790,482	128-903 RUNGE	59,408,205	45,650,966
250-904 QUITMAN	343,165,338	292,604,379	037-907 RUSK	179,686,127	165,631,555
190-903 RAINS	264,177,138	270,844,600	091-914 S AND S CONS	179,370,521	155,192,248
054-903 RALLS	87,815,826	81,071,530	232-902 SABINAL	58,584,273	59,607,941
066-005 RAMIREZ	22,723,504	18,413,201	092-906 SABINE	408,679,812	304,947,205
067-907 RANGER	118,692,485	105,327,589	123-913 SABINE PASS	331,622,203	301,951,453
231-902 RANKIN	440,700,269	384,538,198	169-911 SAINT JO	55,900,644	49,020,962
245-903 RAYMONDVILLE	159,223,221	182,947,258	014-908 SALADO	89,767,323	97,626,653
192-901 REAGAN	673,151,033	578,582,014	112-909 SALTILLO	27,084,993	26,701,824
019-911 RED LICK	25,367,546	26,716,627	074-917 SAM RAYBURN	31,256,527	32,262,992
070-911 RED OAK	275,423,644	347,331,479	044-904 SAMNORWOOD	49,150,855	43,469,588
019-906 REDWATER	43,406,508	51,312,787	226-903 SAN ANGELO	1,981,500,510	2,073,801,764
196-903 REFUGIO	1,355,143,895	1,016,589,351	015-907 SAN ANTONIO	6,815,537,927	7,803,432,749
137-902 RICARDO	53,951,889	52,815,046	203-901 SAN AUGUSTINE	96,910,899	99,172,653
175-911 RICE	18,618,037	21,273,291	031-912 SAN BENITO	346,146,953	346,266,843
045-903 RICE CONSOLIDATED	349,432,596	295,291,916	066-902 SAN DIEGO	210,796,758	162,374,410
093-905 RICHARDS	37,282,595	34,791,316	071-904 SAN ELIZARIO	31,329,305	29,637,160
057-916 RICHARDSON	12,617,736,246	13,487,071,167	233-901 SAN FELIPE-DEL RIO	595,420,289	617,448,521
206-902 RICHLAND SPRINGS	28,875,105	30,089,502	214-902 SAN ISIDRO	235,234,241	157,354,168
161-912 RIESEL	34,790,425	44,505,653	105-902 SAN MARCOS	860,456,965	1,076,891,627
214-901 RIO GRANDE CITY	303,583,761	321,058,716	245-904 SAN PERLITA	128,493,136	101,969,829
031-911 RIO HONDO	82,997,812	82,701,339	206-901 SAN SABA	89,707,661	91,603,299
126-907 RIO VISTA	56,333,919	63,489,713	022-903 SAN VICENTE SCHOOL	7,213,933	6,131,188
067-908 RISING STAR	41,472,633	34,195,129	058-909 SANDS	121,655,773	87,232,237
188-902 RIVER ROAD	101,948,605	103,915,202	117-903 SANFORD	178,344,142	156,304,192
137-903 RIVIERA	192,166,800	138,580,822	061-908 SANGER	154,207,959	163,720,464
041-902 ROBERT LEE	209,051,085	174,914,931	042-903 SANTA ANNA	55,246,895	46,761,075
161-922 ROBINSON	132,360,923	142,033,415	178-910 SANTA CRUZ	49,168,502	39,278,345
178-909 ROBSTOWN	256,490,814	220,073,146	084-909 SANTA FE	418,169,888	431,405,842
076-903 ROBY	41,796,630	40,785,392	137-904 SANTA GERTRUDIS	1,040,992,566	307,733,280
160-904 ROCHELLE	26,649,972	25,729,810	031-913 SANTA MARIA	23,544,401	24,005,597
104-902 ROCHESTER	30,596,495	31,033,499	031-914 SANTA ROSA	35,960,049	38,561,498
166-904 ROCKDALE	696,656,301	694,562,845	182-904 SANTO	98,742,714	85,253,801
069-901 ROCKSPRINGS	101,641,787	111,333,730	074-911 SAVOY	74,504,684	72,330,460
199-901 ROCKWALL	814,966,490	987,039,856	094-902 SCHERTZ-CIBOLO-UC	498,128,330	567,527,810
014-907 ROGERS	54,261,702	55,990,508	207-901 SCHLEICHER	264,393,261	286,464,936
214-903 ROMA	165,880,511	180,280,314	075-903 SCHULENBURG	133,722,734	120,511,938
152-908 ROOSEVELT	106,787,727	97,977,903	129-910 SCURRY-BOSSER	45,174,533	50,882,502
110-905 ROPES	44,978,730	45,773,107	083-901 SEAGRAVES	119,277,543	107,874,817

STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
008-902 SEALY	315,832,930	307,937,798	127-906 STAMFORD	83,222,783	81,809,260
094-901 SEGUIN	849,340,229	902,714,204	156-902 STANTON	257,618,508	218,262,616
083-903 SEMINOLE	3,919,497,110	3,244,875,861	167-903 STAR	10,687,492	11,052,619
012-901 SEYMOUR	139,256,619	140,108,531	072-903 STEPHENVILLE	451,858,414	496,250,034
152-909 SHALLOWATER	69,280,536	69,265,523	216-901 STERLING CITY	423,501,408	433,928,013
242-902 SHAMROCK	171,244,142	131,245,438	117-904 STINNETT	176,425,852	128,745,587
108-911 SHARYLAND	193,036,170	200,697,422	247-906 STOCKDALE	64,313,606	73,345,314
210-903 SHELBYVILLE	58,245,190	59,063,562	211-902 STRATFORD	211,551,512	200,785,244
101-924 SHELDON	1,651,976,146	1,591,012,818	182-905 STRAWN	32,489,537	28,576,760
204-904 SHEPERD	140,988,384	150,344,794	140-908 SUDAN	505,770,901	639,144,308
091-906 SHERMAN	1,014,244,970	1,246,026,921	112-910 SULPHUR BLUFF	49,345,391	42,478,635
143-903 SHINER	64,062,248	64,897,006	112-901 SULPHUR SPRINGS	561,307,250	585,440,743
047-905 SIDNEY	14,364,401	12,857,262	110-907 SUNDOWN	1,212,102,365	943,383,466
115-902 SIERRA BLANCA	30,385,969	33,351,517	057-919 SUNNYVALE	149,882,770	143,337,986
100-904 SILSBEE	334,684,997	338,143,261	171-902 SUNRAY	247,995,806	239,960,124
023-902 SILVERTON	47,456,299	41,475,320	020-906 SWEENEY	1,184,575,879	944,615,767
019-909 SIMMS	39,241,890	39,172,461	143-905 SWEET HOME	15,938,661	17,473,761
205-906 SINTON	229,342,145	221,254,771	177-902 SWEETWATER	332,303,877	306,912,574
049-909 SIVELLS BEND	42,581,113	37,334,975	205-907 TAFT	218,031,621	193,547,641
013-905 SKIDMORE-TYNAN	86,245,193	76,178,222	153-904 TAHOKA	86,616,707	76,979,343
152-903 SLATON	153,540,839	148,570,025	194-903 TALCO-BOGATA	149,814,570	142,328,344
249-908 SLIDELL	47,155,401	46,525,797	146-907 TARKINGTON	183,933,103	179,876,877
001-909 SLOCUM	56,123,048	50,161,646	201-910 TATUM	918,034,581	906,074,637
011-904 SMITHVILLE	201,472,703	184,590,056	246-911 TAYLOR	254,543,782	271,224,414
110-906 SMYER	132,160,173	103,403,927	081-904 TEAGUE	367,834,700	345,649,640
026-903 SNOOK	140,154,806	119,558,248	014-909 TEMPLE	1,280,921,170	1,336,300,002
208-902 SNYDER	2,020,394,514	1,262,557,854	210-904 TENAHA	32,308,439	32,471,685
015-908 SO SAN ANTONIO	524,009,302	628,431,793	022-004 TERLINGUA	27,286,958	24,370,148
071-909 SOCORRO	521,158,397	598,904,351	129-906 TERRELL	389,643,337	416,461,207
015-909 SOMERSET	120,029,157	113,930,034	222-901 TERRELL COUNTY	196,565,633	168,706,492
026-902 SOMERVILLE	332,091,920	227,633,938	019-907 TEXARKANA	758,037,810	839,498,289
218-901 SONORA	607,421,653	548,980,262	084-906 TEXAS CITY	2,620,605,660	2,555,081,080
077-903 SOUTH PLAINS	12,936,946	12,703,343	211-901 TEXHOMA	65,994,853	83,000,383
085-903 SOUTHLAND	48,618,760	46,958,491	056-902 TEXLINE	47,914,112	56,342,247
015-917 SOUTHSIDE	144,276,413	138,957,534	166-905 THORNDALE	75,281,939	66,094,651
015-912 SOUTHWEST	355,758,099	443,166,767	246-912 THRALL	50,977,495	48,857,783
140-906 SPADE	16,452,804	16,407,418	149-902 THREE RIVERS	327,163,796	310,248,856
098-904 SPEARMAN	282,727,631	265,890,139	009-903 THREE WAY	36,662,362	32,272,452
170-907 SPLENDORA	176,506,175	148,356,567	072-050 THREE WAY	14,107,477	15,392,327
101-919 SPRING	4,118,171,645	3,772,516,527	224-901 THROCKMORTON	147,002,286	112,634,819
101-920 SPRING BRANCH	9,662,015,056	8,691,015,157	158-902 TIDEHAVEN	292,193,060	266,103,117
117-907 SPRING CREEK	57,390,462	47,904,605	210-905 TIMPSON	74,839,792	69,661,906
092-907 SPRING HILL	516,438,754	402,768,281	091-907 TIJGA	17,728,559	20,054,721
140-907 SPRINGLAKE-EARTH	68,751,671	67,033,844	111-903 TOLAR	34,924,677	40,460,893
184-902 SPRINGTOWN	210,269,981	225,980,461	091-918 TOM BEAN	38,268,187	43,269,395
063-903 SPUR	46,539,566	47,087,863	101-921 TOMBALL	1,084,333,211	1,067,612,670
229-905 SPURGER	40,135,745	36,442,551	071-908 TORNILLO	21,242,128	18,355,393
079-910 STAFFORD	838,317,400	740,881,028	221-905 TRENT	83,450,663	59,890,776

STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

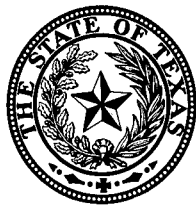
SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
074-912 TRENTON	35,156,132	30,295,284	037-909 WELLS	36,403,168	33,445,356
107-907 TRINIDAD	44,889,462	42,369,954	108-913 WESLACO	489,584,669	492,571,055
228-903 TRINITY	203,782,943	199,681,551	161-916 WEST	120,351,771	125,881,974
212-904 TROUP	117,343,066	99,203,447	100-908 WEST HARDIN	145,105,642	128,089,348
014-910 TROY	72,292,777	76,820,884	181-906 WEST ORANGE-COVE	1,361,931,835	1,340,106,888
219-903 TULIA	116,035,819	118,833,105	178-915 WEST OSO	237,247,685	243,937,643
178-912 TULOSO-MIDWAY	1,212,439,213	1,311,081,015	201-914 WEST RUSK	585,493,901	486,379,993
096-905 TURKEY-QUITAQUE	41,174,490	35,745,352	202-905 WEST SABINE	73,966,608	77,683,552
212-905 TYLER	3,094,178,390	3,140,155,240	168-903 WESTBROOK	241,580,043	232,436,743
223-903 UNION	81,886,286	60,359,683	062-905 WESTHOFF	11,094,763	11,458,746
230-908 UNION GROVE	122,421,750	92,837,384	043-913 WESTMINSTER	10,624,575	16,893,646
230-904 UNION HILL	44,312,397	40,086,314	073-904 WESTPHALIA	5,940,101	6,102,279
240-903 UNITED	1,727,859,090	1,587,586,325	001-908 WESTWOOD	172,757,789	164,790,675
232-904 UTOPIA	73,445,527	70,890,062	241-904 WHARTON	563,431,648	489,714,650
232-903 UVALDE	405,692,462	416,942,929	242-903 WHEELER	183,925,028	133,684,594
122-902 VALENTINE	20,494,227	20,301,513	033-904 WHITE DEER	362,449,911	286,069,017
018-904 VALLEY MILLS	61,505,605	67,314,589	092-908 WHITE OAK	1,249,028,477	954,842,682
108-916 VALLEY VIEW	38,245,491	33,759,833	220-920 WHITE SETTLEMENT	558,140,313	641,775,154
049-903 VALLEYVIEW	42,926,964	49,879,838	040-902 WHITEFACE	885,632,373	676,114,882
234-906 VAN	411,092,633	392,609,712	212-906 WHITEHOUSE	387,937,151	410,789,965
091-908 VAN ALSTYNE	65,650,578	77,191,091	091-909 WHITESBORO	198,089,452	202,923,719
158-906 VAN. VLECK	359,520,050	297,485,466	091-910 WHITENWRIGHT	50,423,282	57,465,084
180-902 VEGA	64,625,184	53,778,660	110-908 WHITHARRAL	33,883,543	31,938,210
126-908 VENUS	57,540,911	54,642,142	109-911 WHITNEY	102,068,004	99,963,637
226-908 VERIBEST	42,809,610	41,793,205	243-905 WICHITA FALLS	2,195,929,541	2,293,796,735
244-903 VERNON	467,240,162	652,385,497	180-904 WILDORADO	15,532,054	16,174,327
235-902 VICTORIA	2,758,179,623	2,688,592,256	170-904 WILL IS	645,694,586	581,269,090
181-907 VIDOR	550,345,710	521,628,397	234-907 WILLS POINT	196,560,998	202,396,522
143-904 VYSEHRAD	81,375,744	75,528,199	057-920 WILMER-HUTCHINS	384,177,458	403,242,491
161-914 WACO	2,165,441,938	2,204,352,214	153-907 WILSON	49,217,602	42,333,966
089-905 WAELDER	37,545,346	33,996,402	105-905 WIMBERLY		393,336,240
179-903 WAKA	32,784,987	23,045,444	074-913 WINDOM	12,060,825	11,083,985
059-902 WALCOTT	21,983,087	21,900,932	005-904 WINDTHORST	39,284,932	30,389,680
226-906 WALL	106,480,556	105,144,212	225-905 WINFIELD	87,728,924	85,193,534
237-904 WALLER	555,068,646	547,575,431	200-905 WINGATE	16,922,576	14,060,857
008-903 WALLIS-ORCHARD	150,153,831	161,905,910	248-902 WINK-LOVING	928,652,745	714,422,578
049-908 WALNUT BEND	46,209,357	24,898,167	250-907 WINNSBORO	192,269,956	187,845,371
018-905 WALNUT SPRINGS	22,567,005	22,243,658	212-910 WINONA	184,366,940	166,689,918
229-904 WARREN	177,061,214	155,833,325	200-904 WINTERS	157,104,866	129,465,098
102-903 WASKOM	117,473,643	135,857,582	174-906 WODEN	46,773,177	45,997,990
226-905 WATER VALLEY	94,479,738	77,888,533	116-909 WOLFE CITY	47,547,805	49,664,473
070-912 WAXAHACHIE	627,805,513	683,395,545	196-902 WOODSBORO	129,638,382	134,636,493
184-903 WEATHERFORD	633,577,330	681,020,767	224-902 WOODSON	43,069,169	35,571,567
240-904 WEBB CONS	806,350,029	730,308,639	229-903 WOODVILLE	253,859,053	239,051,140
045-905 WEIMAR	126,116,787	115,321,058	081-905 WORTHAM	45,854,313	44,495,732
104-906 WEINERT	22,799,857	22,663,722	043-914 WYLIE	302,470,871	383,629,116
044-902 WELLINGTON	68,801,143	68,829,760	221-912 WYLIE	317,980,108	340,037,842
223-904 WELLMAN	415,491,301	287,281,581	250-905 YANTIS	41,446,631	45,246,578

STATE PROPERTY TAX BOARD  
ALPHABETICAL LISTING OF SCHOOL DISTRICT TAXABLE VALUES

SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE	SCHOOL DISTRICT	1985 FINAL TAX VALUE	1986 FINAL TAX VALUE
062-903 YOAKUM	230,661,780	216,021,755			
062-904 YDRKTDWN	112,186,136	115,536,059			
071-905 YSLETA	3,661,164,531	3,667,874,950			
253-901 ZAPATA	1,444,571,794	1,066,705,827			
003-906 ZAVALLA	58,589,171	55,324,405			
025-906 ZEPHYR	11,198,034	13,059,945			

# State Property Tax Board

9501 North IH 35  
P.O. Box 15900, Austin, Texas 78761-5900  
Telephone 512-834-4901 or 800-252-9121



**EXECUTIVE DIRECTOR**  
Ron Patterson  
**DEPUTY DIRECTOR OPERATIONS**  
Bob Carroll  
**DEPUTY DIRECTOR VALUATIONS**  
Tim Wooten  
**GENERAL COUNSEL**  
John Franklin Niles

## MEMBERS OF THE BOARD

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Ciro Trevino  
Gerald (Buddy) Winn

June 11, 1987

The Honorable Ray Farabee  
Chairman, Senate State Affairs Committee  
State Capitol, Room 126  
Austin, Texas 78701

Dear Senator Farabee:

Enclosed is the State Property Tax Board's 1986 Property Value Study. The study estimates the value of all taxable property in each school district in Texas. The Texas Education Agency uses this value estimate to determine each district's level of state funding.

The study also develops the median level of appraisal of each appraisal district in the state. This and other measures in the study show the general effectiveness of each appraisal district in appraising property uniformly and at full market value.

If you have any questions concerning the enclosed information, please do not hesitate to call for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron", written over a large, loopy flourish.

Ron Patterson

Enclosure







