

PUBLIC SERVICE ANNOUNCEMENT

Wednesday, February 14, 2018

WEBB COUNTY APPRAISAL DISTRICT 2017 PROPERTY VALUE STUDY RESULTS

The Webb County Appraisal District (WCAD) has received the Texas Comptroller's 2017 Property Value Study results. The independent study provides an unbiased review of the district's appraisal performance. The goal of the audit is to determine whether values meet appropriate levels of accuracy.

GENERAL PROPERTY APPRAISAL INFORMATION

The Texas Property Tax Code (TPTC) mandates the process of appraising property for tax purposes. Pursuant to the TPTC, all properties must be appraised at their fair market value as of January 1st, except as otherwise allowed by Federal or State law. The market value of a property is determined by applying generally accepted mass appraisal methods and techniques. The mass appraisal methodology must comply with the Uniform Standards of Professional Appraisal Practices (USPAP) established by the Appraisal Foundation. In principle, each property must be appraised fairly and equitably based upon the individual characteristics that affect the property's value.

In determining the market value of a property, appraisal districts consider the cost approach, income approach, and market sales comparison method of appraisal, and use the most appropriate method or a combination of methods. For example;

1. Residential property is appraised using a combination of cost and market sales information. Upon compiling this information, the district's residential valuation models are reassessed and are statistically tested for accuracy; and
2. Commercial property is appraised using the cost approach to value from data extracted out of nationally recognized appraisal sources, and local construction cost information, which is then adjusted as necessary based on the property's individual characteristics, and/or in consideration with the income and expense data (income approach to value) of comparable properties.

Generally, appraisal districts gather and analyze market sales, building cost, and income/expense data to support or adjust land and building valuation models. Whenever market sales data for commercial or residential properties is acquired, the cost approach valuation method is tested to validate that the appraisal district's values are fair and accurate. WCAD's objective is to ensure that valuations are equal and uniform, and as close to market value as possible.

PROPERTY VALUE STUDY

At least once every two years, the Property Tax Assistance Division of the Texas Comptroller's Office (PTAD) conducts an extensive and independent ratio study of various categories of properties within the appraisal district to measure the level and uniformity of property appraisal using data the PTAD collects. This ratio study is referred to as the Property Value Study, or PVS, and is mandated under state law. The primary purpose of the study is to help ensure equitable distribution of state funding for public education and the results can impact school districts' state funding. In conducting the PVS, PTAD gathers information from local market areas, including reported sales, and compares those sales to the market value determined by the WCAD. It will also perform its own appraisal of properties selected for the PVS if there are not enough sales in the area. If the PVS shows that the appraisal district is appraising properties at less than 95% of the market value determined by the state, state funding for the local school districts may be reduced, which may lead to budget cuts and a reduction of school services. By appraising property at market value, the appraisal district ensures that their local school districts maximize state funding and that everyone pays their fair share of the property tax burden.

2017 COMPTROLLER'S PROPERTY VALUE STUDY FINDINGS

On January 31, 2018, the PTAD released the 2017 Property Value Study preliminary findings. WCAD was included in this PVS cycle and has received an overall local value assignment designation of 97% of market value from the PTAD. Consequently, the three (3) local school districts will be assigned local value which ensures maximum state funding.

Conclusively, the State Comptroller's audit identified that the Laredo/Webb real estate market continues to be an active market, with rising sales prices. Based on the report findings, appraisal district staff will closely analyze the State's data for incorporation into the district's market value studies and final property appraisals for the 2018 appraisal year.

**TO LEARN MORE ABOUT THE PROPERTY VALUE STUDY (PVS), VISIT THE TEXAS
COMPTROLLER'S WEBSITE AT
[HTTPS://COMPTROLLER.TEXAS.GOV/TAXES/PROPERTY-TAX/PVS/INDEX.PHP](https://comptroller.texas.gov/taxes/property-tax/pvs/index.php) OR;**

**PROPERTY OWNERS MAY CONTACT THE WEBB COUNTY APPRAISAL DISTRICT
STAFF AT (956) 718-4091 OR VISIT OUR OFFICE LOCATED AT 3302 CLARK BLVD.,
LAREDO, TEXAS 78043. WEBSITE: WWW.WEBBCAD.ORG.**