

CHILDRRESS COUNTY APPRAISAL DISTRICT

AMENDMENT TO THE 2025-2026 WRITTEN PLAN FOR PERIODIC REAPPRAISAL

THIS AMENDMENT ADDS PHYSICAL INSPECTIONS OF CERTAIN CLASSIFICATIONS OF RESIDENTIAL PROPERTIES THAT HAVE BEEN IDENTIFIED AS BEING PROBLEMATIC: CLASSES FR+, FR1, FR1+, FR2, FR2+, FR3, FR3+, BV+, BV1, BV1+, BV2, BV2+, BV3, AND BV3+

REASON FOR THE AMENDMENT:

Childress CAD was not in compliance with the 2023 initial PVS findings and 2024 initial and final PVS findings.

The Texas Property Tax Code requires that all properties be appraised at 100% market value. Appraisal districts are required to be within a 10% margin of error (95% to 105%).

In 2023, the PVS findings initially found that Childress ISD was not in compliance with the required overall ratio. The initial findings were not appealed by Childress ISD because it is not the practice of the law firm contracted by Childress ISD to appeal the PVS findings the first year that a school district is out of compliance. However, the initial findings were later reversed due to a School District Property Value Audit conducted by Lacey Harris, PBFCM, and presented to the State. The State accepted the audit performed by Ms. Harris and local value was certified to TEA and the CAD was notified that 2023 was now valid and the CAD was in the 2nd year of grace.

In 2024, the initial PVS findings were appealed by Childress ISD but denied by the State. The final findings indicated that single-family residential property was value at 89.69% of market value, non-ag land and improvements property was at 92.57% of market value, and utility property value was 92.13% of market value. Other categories were within the margin of error. Childress CAD is now neither in a valid study and nor is it in the 2-year of grace period. The CAD is endeavoring to resolve the lack of compliance.

The 2024 PVS identified the residential stratum that were the main cause of the residential ratio being too low. These strata are as follows: FR+, FR1, FR1+, FR2, FR2+, FR3, FR3+, BV+, BV1, BV1+, BV2, BV2+, BV3, AND BV3+.

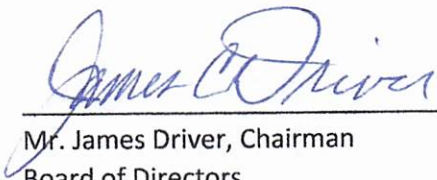
Also identified as problematic are the land values of residential home properties. The State uses 10% to 12% for land site value in its appraisals for the problematic stratum included in the PVS. Childress CAD's land to improvement ratio is much lower. In addition to the other processes identified in the Reappraisal Plan, the land-to-improvement value ratio will be researched and studied and adjustments made as necessary.

AMENDING THE 2025-2026 REAPPRAISAL PLAN: SCOPE OF WORK IN AREA TWO:

In addition to the scope of work identified in the Reappraisal Plan (physical inspections of the west 1/2 of county outside the city limits), the CAD will address the above issues by physically inspecting all Category

A residential properties within the City of Childress boundaries that fall into the identified classifications that were identified as problematic.

Reviewed and approved on this the 10th day of September, 2025 by the Board of Directors of the Childress County Appraisal District.

A handwritten signature in blue ink, appearing to read "James Driver", written over a horizontal line.

Mr. James Driver, Chairman
Board of Directors
Childress County Appraisal District

A handwritten signature in blue ink, appearing to read "Jeremy Hill", written over a horizontal line.

Mr. Jeremy Hill, Secretary
Board of Directors
Childress County Appraisal District