2024
MASS APPRAISAL SUMMARY REPORT

Mission Statement
The primary mission of the Galveston Central Appraisal District is to provide the best assistance through teamwork, a positive attitude, a well-educated and informative staff and through an accountable system which uses technology, positive communication, and a helpful manner to ensure the taxing jurisdictions, property owners and the public a smooth transition with service and quality.

INTRODUCTION

Identification of Subject: The property subject to this summary report is all real property and tangible personal property, unless specifically exempted, located within the boundaries of the Galveston Central Appraisal District, hereinafter referred to as "GCAD" or "District."

Effective Date of Appraisal: The effective date of this mass appraisal is January 1, 2024, unless otherwise specified as in the case of some inventories, which may qualify for appraisal as of September 1st in accordance with Section 23.12 of the Texas Property Tax Code.

Purpose and Intended Use of Appraisal: The purpose of mass appraisal is to estimate the market value of all taxable property in an equitable and efficient manner for ad valorem tax purposes in accordance with the laws of the State of Texas.

Administrative Requirements: Mass appraisal is conducted in accordance with the reappraisal policy of the Galveston Central Appraisal District and the methods and procedures described in the Appraisal Manual of the District. Furthermore, the District subscribes to the standards of The Appraisal Foundation known as the ***Uniform Standards of Professional Appraisal Practices***.

LEGAL REQUIREMENTS

The Texas Constitution contains the laws that form the foundation for the Texas Property Tax Code. The Tax Code provides an annotated and cross-referenced version of the tax laws that govern property tax administration in Texas. The provisions contained in the Texas Constitution, the Texas Property Tax Code, related case law, and Attorney General opinions, serve as the primary sources of law that govern the activities of GCAD. Further, in Texas, ad valorem tax administration is subject to all state, county, and municipal laws.

REAPPRAISAL

GCAD currently conducts biennial reappraisals. All eight school districts within the boundaries of GCAD are reappraised every second year. The reevaluation process includes the physical inspection of properties and updating all necessary information on all properties. In addition, GCAD appraisers inspect all new construction each year.

APPRAISAL RESOURCES

The GCAD staff consists of the Chief Appraiser, Assistant Chief of Operations, Chief Financial Officer, General Counsel, Directors, Senior Appraisers, Appraisers, Property Owner Assistance Support Staff, GIS Support, and other administrative support personnel. GCAD currently employs 10 registered professional appraisers, and 14 appraisers registered with the Texas Department of Licensing and Regulation. The District's Board of Directors employs a Taxpayer Liaison Officer. At this time, GCAD does not provide collection services; however, the District does provide technical support to the taxing entities it serves.

Appraisers are actively involved in the discovery, listing, and appraisal of all types of property. Properties are grouped by location, type, use, quality, and a variety of other quantitative data elements. A common set of data characteristics on each specific type of property is observed,

listed, and collected during field inspection. Each appraiser is trained in the use of the District's Appraisal Manual, appraisal techniques, and methodology in the use of this information.

COMPUTER RESOURCES

Data is collected in the field and keyed into the computer. The appraisal records are maintained on Dell Servers. The primary storage medium: Dell database servers. The District's appraisal software is a computer assisted mass appraisal system (CAMA). This system contains cost and depreciation schedules that utilize common data elements to assist in creating base values.

GCAD contracts with Harris Govern for appraisal administration software. The District uses a server based computer network with personal computers to form the organizational computer system. Further, the entire GCAD property database is available to the public via the Internet at https://galvestoncad.org. This service provides instant access to individual property information including homestead, ownership, address, and some related appraisal data. The database also includes living area square footage, land size, age, class, construction type, and a variety of other useful information.

MAPPING RESOURCES

GCAD utilizes a Geographic Information System (GIS) to maintain parcel data and maps for all of Galveston County. All GIS files are stored on a Dell server and the current operating software version of ARC/GIS is the ArcPro 3.4.0. Digital mapping has been 100% complete since 1997. The District purchases aerial imagery each year. Imaging software (Pictometry) is available on all desktops. Appraisers and other staff members can perform virtual property inspections or reviews, as needed. The software allows location, identification and a comprehensive understanding of the taxable properties within the jurisdiction of Galveston County.

INFORMATION SOURCES

The GCAD appraisal and administration staff collect data on local and regional economic forces that may impact value. Locational forces are carefully observed since location is the most significant factor in determining the market value of property in the geographic area. Employment trends, interest rates, availability of vacant land, and new construction are also closely monitored. This information is obtained from local realtors, mail surveys, brokers, appraisers, and other sources such as Marshall & Swift, CoStar, CB Richard Ellis, Korpaz, O'Connor Report, American Metro Study, the Appraisal Institute, and the University of Houston Center for Public Policy.

GCAD DATABASE

In 1986, the appraisal district separated from Galveston County and obtained the property records to construct the current database. The database is continually updated to report the current status of each property through property inspections. The discovery phase of the appraisal process involves reviewing building permits, field reviews, renditions, value reports, local news publications, tax offices, and information obtained from the community.

Fieldwork is planned using maps and computer-generated appraisal cards. Properties are grouped by type, location, and neighborhood. The state Propety Tax Division (PTD) groups properties as Residential, Multi-Family, Commercial, Industrial, Farm and Ranch, Vacant Land and Acreage, Oil and Gas, Mineral, Utilities, Business Personal Property, and other Special Inventory Types. The

District groups properties by location within each of the eight school districts according to neighborhood. A neighborhood, as defined by the IAAO, is the environment of a subject property that has a direct and immediate effect on value. Except for special use properties, GCAD groups all taxable property by neighborhoods.

APPROACHES TO VALUE

Value occurs in various forms and can be created, sustained or destroyed by several influences. The appraiser must define the type of value sought to compile and analyze relevant data, giving due consideration to all factors which may influence value. The appraisal is an opinion of value and the accuracy and validity of this opinion can be measured against the supporting evidence used compared to the actual behavior of the market. An appraiser must adequately and fully obtain, document, and interpret the evidence into a final estimate of value.

The appraisal of real property requires reasoning. It is a discipline founded on fundamental economic and social principles. These principles explain the reaction to the market. There are three recognized approaches to value: Cost, Market and Income. The underlying principle of all three approaches to value includes the premise that the justifiable price of a property does not exceed the cost of acquiring and/or reproducing an equally desirable substitute property. The use of one or all three approaches in the valuation of a property is determined by the quantity, quality, and accuracy of the data available to the appraiser.

The Cost Approach to Value

The Cost Approach to Value is an appraisal analysis based on the economic principle of substitution. It suggests that an informed purchaser of a property would not pay more for a property than the cost of reproducing a substitute property with the same utility. The Cost Approach involves estimating the cost of the improvements new less all forms of depreciation (physical, functional, economic) plus the value of the site. If an improvement has not accrued depreciation, the cost is equal to value.

Cost Approach to Value method:

1. Estimate the value of the site as if vacant
2. Estimate reproduction[1] or replacement[2] cost new of the improvements
3. Estimate accrued depreciation
4. Subtract the accrued depreciation from the reproduction or replacement cost new to obtain an estimate of the present worth of the improvements
5. Add the present worth of the improvements to the site value to obtain the indicated value.

The Cost Approach can be used on all types of properties. It is a starting point for appraisers and a very effective "yardstick" in any equalization program for ad valorem taxes. Its primary use is in the appraisal of properties where there is inadequate market and income data to effectively use the other two approaches to value.

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[1] Reproduction cost – the cost to construct an exact duplicate at current market prices.

[2] Replacement cost – the cost to construct a structure of equal utility to the one being appraised, but with modern materials according to the current standards of the market.

The Market Approach to Value

The Market Approach involves the analysis of sales data and property listings that are comparable to the property being appraised. The comparable data is adjusted for differences and a value range is identified. The Market Approach is reliable to the extent that the properties are comparable, and the sound judgement of the property adjustments is used by the appraiser. The approach is the same for all types of property with the only difference being the elements of comparison.

The primary benefit of the Market Approach to Value is the ability to estimate a value that directly reflects the attitude of the market. Application of this approach is contingent on availability of comparable sales data. The widest range is in the appraisal of vacant land and residential properties.

The Income Approach to Value

The Income Approach measures the present worth of the future benefits of a property by capitalization of the net income stream over the remaining economic life of the property.

This approach establishes an estimate of "effective gross income" derived from deducting vacancy and collection losses from the estimated economic rent using comparable properties. Operating expenses, taxes and insurance, along with reserves for replacements are also deducted from the effective gross income. The adjusted net income is then capitalized into an indication of value for the property.

The Income Approach is generally used to appraise properties bought and sold for their ability to generate and maintain an income stream. The effectiveness in the approach depends on appraiser's ability to relate to the changing economic environment and analyzing the income yield based on quality and durability.

In theory, the market value of a property should be equal to the present value of its future income. The simple capitalization formula is V=I/R (present value of the property=annual net income expected in the future/rate [interest, risk, or discount rate]). For an asset that declines in value over time, the appropriate capitalization formula is V=(I/R)(1-1/(I+R)N) where N equals the number of years the asset will be in use. The new capitalization rate is the expected rate of return. It is the rate necessary to attract capital to the investment.

Section 23.012 of the Texas Property Tax Code (effective January 1, 2004) requires the Chief Appraiser, when using the Income Approach to Value, to do the following:

- Analyze available comparable rental data or the potential earnings capacity of the property, or both, to estimate the gross income potential of the property
- Analyze available comparable operating expense data to estimate the operating expenses of the property
- Analyze available comparable data to estimate rates of capitalization or rates of discount; and,
- Base projections of future rent or income potential and expenses on reasonably clear and appropriate evidence

In developing income and expense statements and cashflow projections, the Chief Appraiser shall consider: (1) historical information and trends; (2) current supply and demand factors affecting those trends; and (3) anticipated events such as competition from other similar properties under construction.

VALUATION PROCESS

All taxable properties in the District are valued by one of the cost schedules using a comparative unit method. GCAD schedules are constructed based on a generic schedule previously developed by a private mass appraisal firm, and periodically updated to reflect the current GCAD market. The cost schedules are tested against commonly accepted sources of building cost information such as Marshall & Swift, to determine accuracy. Cost estimates are also compared to analysis of the local market to determine the level of appraisal. A ratio analysis is performed for all types of property to determine the accuracy of schedules and properties that need visual inspection or reappraisal.

RESIDENTIAL MARKET ANALYSIS

The principle of supply and demand directly relates to the market value of property. Other factors such as economic trends, national, regional, and local trends also impact value within the District's taxing jurisdictions. Market analysis is conducted throughout the year to collect and analyze data with awareness to physical, economic, governmental and social forces that affect the real estate market.

DATA COLLECTION

Properties are grouped by type, location, and neighborhood prior to fieldwork where data is collected. Fieldwork is distributed to appraisers based on property type and location. Oftentimes, appraisers are given fieldwork in areas they are experienced and familiar with. Appraisers are trained in the techniques of listing, measuring, classifying and appraising property. Depreciation is also considered during the field inspection phase of the appraisal process.

BASIC MEASURING PROCEDURES

To reappraise a property, the appraiser will complete an improvement sketch to be used for the initial cost approach. An outline of the space will be drawn in the space provided on the fieldwork worksheet. The front of the structure should face the street. The improvement should be drawn in approximate proportion to its size. Second floor sketches are drawn separately from the main level and should be labeled accordingly.

Appraisers are trained to measure the complete structure. The sums of the overall measurements should be checked with the front, rear and side-to-side measurements to ensure accuracy. Each area measured should be labeled on the fieldwork worksheet.

DEPRECIATION

Depreciation tables compiled by the District are based on an extended life theory which uses a remaining life and effective age approach. In addition, a condition, desirability and utility (CDU) rating system is used to develop depreciation tables. The CDU rating system provides logical reasoning allowing normal age depreciation to be modified according to the appraiser's assessment of the relative loss of value in a structure compared with the average loss that might be expected.

The extended life expectancy theory explains that the increased life expectancy due to seasoning and proven ability to exist will increase the total life expectancy the longer it continues to exist. Since similar structures depreciate at lesser or more rapid rates than what is average, the combination of extended life expectancy and the CDU rating system provides an accurate process to assign depreciation in mass appraisal. The District's depreciation table is based on typical life expectancy, adjusted by CDU ratings and is periodically tested using case studies. Information discovered during the field inspection process is listed on the appraisal card while the appraiser is at the subject property. Once the field inspection is complete, the appraisal cards are quality control inspected, entered in the CAMA system, and verified by our appraisal support staff.

Using the data entered in the CAMA system, a computer driven mass appraisal cost system is activated and a base cost of replacement cost new, less depreciation is computed. The record is then prepared for statistical analysis.

FIELD REVIEW

Field inspection is ongoing throughout the year. As properties are identified, they are sorted, grouped and prepared for inspection checking for accuracy of data elements currently listed on the appraisal records. Subjective data such as quality of construction, condition and all projected forms of obsolescence are also reviewed by appraisers. Additional field inspection is required when an analysis reveals properties that do not fit the tolerance of the statistical profile.

HIGHEST AND BEST USE ANALYSIS

The highest and best use analysis is the first in the District's economic analysis of properties within the boundaries of Galveston County. The highest and best use is defined as the most profitable use of a property at a specific time. For the purposes of ad valorem taxation in Texas, the specific time is January 1st of each calendar year. The highest and best use must be legal, physically possible, and financially feasible. The current use of the property is considered the most likely highest and best use. In certain types of property, local zoning and deed restrictions determine the highest and best use. However, in areas of transition, it may be necessary to more carefully consider the concept of highest and best use when valuing the property. The highest and best use may not be the present use of the property when the agents of production are not in alignment (i.e. land, labor, capital, and management). Therefore, the highest and best use of the property might not currently exist.

NEIGHBORHOOD ANALYSIS

Property is initially considered based on its location within boundaries. The most common boundary used to define location is the school district boundary. In all types of property, valuation analysis and neighborhood analysis are conducted in school districts. The IAAO defines a neighborhood as the environment of a subject property that has a direct and immediate effect on value. For GCAD purposes, the neighborhood boundary is the environment of the subject property. The neighborhood concept is used in the grouping of all taxable property located in the District with the exception of some special use properties.

Requests to segment or redesignate neighborhood boundaries must be presented to the Chief Appraiser for consideration by appraisal staff.

LAND ANALYSIS

The land appraisal process of allocation by abstraction and allocation by ratio are used to best estimate the value of land as vacant in areas where build-out has occurred or in areas where vacant land sales are not available. During land analysis, the District establishes base lot square footage rates, acreage rates, primary and residual price rates, and hard code unit prices. Computerized land tables, grouped by school district and neighborhood, assist with consistently valuing land based on its location, size, configuration, and topography elements. When possible, the sales comparison approach is used to develop unit prices.

APPRAISAL OF RURAL LAND

Appraised values based on market valuation must be established for all taxable land in each taxing jurisdiction, regardless of whether land qualified, or would qualify, for productivity valuation under either Article VIII, Section I-d of Section I-d-1 of the Texas Constitution. Market values must be submitted to the Appraisal Review Board (ARB) for determination of protests for all taxable land in each jurisdiction, including land that qualifies for productivity valuation. In addition, appraised values based on market valuation must be retained for land receiving productivity valuation for rollback purposes.

The rural land market is divided into three distinct types of markets – production, investment, and consumptive land markets – each based on the principal factor which influences value.

The Production Land Market

The principal factor influencing value of rural land in the production land market is the income potential associated with agricultural production. In the production land market, land values will reflect the productive capacity of soils, the availability of irrigation water, and the topographic features that allow the land to be used for agricultural purposes. Most areas of the Texas High Plains region are still dominated by production-market influences.

The Investment Land Market

The principal factor influencing the market value of rural land in the investment land market is the appreciation potential of land investments. The investment land market is not composed strictly of speculators who purchase land with the intent of making a quick profit by resale, but also includes individuals who purchase land for conversion into subdivisions or other types of development. The investment land market also includes individuals who purchase land as a means of preserving their capital for later use, or as a hedge against inflation. Although investment market influences exist in all areas of the state, the principal market influences are in suburban areas.

The Consumptive Land Market

The consumptive land market is influenced primarily by the satisfaction of owning land. It is often characterized by the purchase of small tracts of land to be used for recreational purposes. For example, an individual who lives in a city or town may purchase a 10-acre tract of land in a rural area to visit on weekends with family. The value of land located within 200 miles of major population centers, generally, is most heavily affected by consumption market influences.

The most distinctive features of rural land market analysis are that all three types of market influences, in conjunction with supply, establish market values. It is essential that appraisers are

knowledgeable of the key factors that influence value and the relative influence each of these factors has on value when establishing procedures for the valuation of rural land in a taxing jurisdiction.

Analysis of the Local Market

It is impossible to use a fee appraisal approach to value each individual tract of land in a taxing jurisdiction. Fee appraisers compile detailed appraisals of individual parcels by obtaining comparable sales of other land in the jurisdiction and adjusting each comparable sale to the subject property to estimate the value of the subject property. In this way, fee appraisers allow market transactions to define the market value of the subject property. Common adjustments made to estimate market value:

- Date of sale
- Size of tract
- Productivity factors
- Improvement value
- Special amenities

The District must also use market transactions to define factors that influence rural land values in taxing jurisdictions. Unlike fee appraisers, the number of properties to be valued at one time does not allow comparison individually. Therefore, factors indicated by market transactions are incorporated into schedules of value. These schedules include per acre prices that will be multiplied by the number of acres in an individual tract to develop an estimate of value of the tract under review. These land schedules should be divided into as many categories or classes as necessary to reasonably reflect market values when applied to individual tracts of land found in the taxing jurisdictions.

SALES ANALYSIS

GCAD receives sales information from field discovery, local realtors, appraisers, GCAD buyer and seller sales questionnaires, sale price vendors, protest hearings and local builders. Sale information is reviewed for validity and field inspected for data accuracy. All sales are entered into our CAMA system and classified to recognize their appropriate status, source, and confirmation codes.

Reliable comparable sales data must contain a sales date, sales price, financing information, tract size and improvement details. Sales data is gathered by sending sales letters to the buyers and sellers of properties when deeds are filed with the County Clerk. Commercial sales are confirmed by the direct parties involved, when possible. Local realtors, fee appraisers and lending institutions are also considered reliable sources to obtain sales information. The Galveston Central Appraisal District uses comparable sales analysis to ensure sold properties are not valued differently than unsold properties. Sales are adjusted to reflect a January 1 market value which is the same timeframe for unsold properties.

A physical inspection of the sold property is conducted, and the appraiser will take new photographs. Data listed on the property record card is verified and updated as needed. Updates include building classification, size, and additions or new out-buildings, structure condition and any change in data or characteristics that would affect the value of the property.

Individual sales data are analyzed to test market value accuracy. GCAD adheres to IAAO's Standard of Sales Verification and only considers arms-length transactions as indicators of current market value. Sales typically not considered good indicators of market value include:

- Property acquired through foreclosure or auction
- Property sold between relatives
- The buyer or seller is under duress and may be compelled to sell or purchase the property
- Financing may be non-typical not within prevailing market rates
- Common outliers such as high or low sales when compared with typical sales in the same market
- Property purchased through an estate
- Sales involving intangible items or personal property that cannot be verified

Due to the number of parcels within Galveston County, it is often difficult to obtain sufficient sales data to meet USPAP standards for analysis for sales and exception is taken to USPAP Standard 6 in this area.

OFFICE AUDIT

Property analysis is conducted throughout the year to identify properties that do not fit a homogenous statistical profile. In addition, reports are generated from the District CAMA system to identify percentage of increase, increase from prior year, percent of change to land value, percent of change to improvement value, etc. This information is used to help identify areas or property types for reappraisal.

MARKET ADJUSTMENT

The IAAO describes the District's approach to value as a hybrid cost-sales comparison approach. This is a commonly accepted mass appraisal technique that considers local influences not always accounted for in the cost approach to value. The following equation is the hybrid cost-sales comparison approach: MV=MA(RCN-D)+LV

MV = market value
MA = market adjustment
RCN-D = replacement cost new of the dwelling LESS depreciation
LV = estimate of land value based on highest and best use

Market value equals market adjustment times RCNLD plus land.

In areas where the sales ratio indicates the property located within a given neighborhood is not being appraised at the legally permissible level of appraisal, the market adjustment process is conducted. Base cost estimates are compared to sales and a ratio is derived. The ratio is divided into a target ratio, and a neighborhood adjustment factor is determined. Each homogenous parcel in that neighborhood is adjusted according to the neighborhood adjustment factor. Ongoing neighborhood analysis ensures accuracy and consistent adjustments to maintain accuracy.

COMMERCIAL PROPERTY VALUATION

GCAD utilizes all three approaches to value. Sales/market approach, income approach, and cost approach are used to determine a fair market value for the properties depending on the data available. Income is the most used method, with the sales approach being used to make sure that the income-based values are in line with sales for that property type in the specific economic area. Cost is utilized on properties that have limited to no income or sales data. Property attributes are recorded in the system and cost schedules along with depreciation are applied to determine the cost value. Sales data is analyzed to verify that the valuation models are in line with current market conditions as of the base date of January 1st for the tax year in question.

Income data is gathered from property owners as well as third party sources that analyze properties to determine typical market conditions in specific economic areas. During the analysis of the income data, the District determines typical market income, vacancy, secondary income, varying expenses, and the cap rate. For the cap rate, sales data is reviewed with known cap rates and third-party analytics compiled for the various property types. The cap rates will vary based on property type, class, economic area, quality/location, and risk level.

The commercial department may use the sales comparison approach to determine the fair market values of income-producing properties. In using the cost approach, however, it is sometimes necessary for the appraiser to utilize the unit in place, quantity survey, or historical cost method to derive accurate cost estimates.

BUSINESS PERSONAL PROPERTY VALUATION

Business Personal Property schedules are used to value business furniture, fixtures, and equipment as well as inventory that is taxable by law. Business vehicles located within the District's boundaries are also appraised for ad valorem tax purposes.

Values are derived from several sources each year. Business owners are required by state law to render their income-producing personal property. Rendered values are used if the value is reasonable for the type of business when compared to similar business renditions and personal property cost schedules. If the rendered values are not acceptable, personal property is appraised using current cost schedules. The value on all business personal property, not rendered, is established using cost schedules developed for the type of business being valued. Depreciation is determined by the age of the property and its expected life. These schedules are available in the Business Personal Property department of the Galveston Central Appraisal District.

Business vehicles are valued using **The Automobile Red Book** trade-in value for the specific make, model, and age of the vehicle. The trade-in value may also be obtained from **Kelly Blue Book** or other websites available on the Internet. When adverse factors, such as high mileage, are known, appropriate adjustments are made to the value. In addition, the District will use data from the Galveston County Tax Assessor/Collector for vehicles registered in the county.

PROCEDURES FOR RATIO STUDIES

Sales ratio studies are used to evaluate the District's mass appraisal performance. These studies not only provide a measure of performance but are also an excellent way to identify areas in need

of improvement with the mass appraisal process. The Galveston Central Appraisal District uses ratio studies not only to assist in the reevaluation of properties in the county, but to also test the Property Tax Assistance Division Property Value Study results from the Comptroller.

Sales ratio studies are conducted during the spring of the year when cost schedules are tested. These studies can also be performed at any other time deemed appropriate by the Chief Appraiser. Before running the ratio reports, individual sold properties are reviewed for appraisal accuracy. Property record cards indicating the results of field inspections are used to aid in the analysis and decision-making process.

Ratio study calculations are done countywide and by school district for each category of property having enough sales data. Residential sales are also analyzed by construction type and class. The goal for the District is to achieve appraisal accuracy between 0.95 and 1.05 percent of market value with adjustments to cost and value schedules. The coefficient of dispersion is studied to indicate how close the ratios are to the measures of central tendency. The median and coefficient of dispersion are accurate indicators of the types of changes, if any, that need to be made in the appraisal process. Properties outside of the common parameters, referred to as outliers, are withheld from the study, these properties are identified, and an explanation of their exclusion is included with the ratio study.

ASSUMPTIONS AND LIMITING CONDITIONS

GCAD has taken reasonable steps to secure adequate funding; however, fiscal restraints have an impact on the mass appraisal process. Limited resources and personnel are available to perform appraisals; therefore, it is not possible to physically inspect every property included on the certified appraisal roll. When physical inspections are conducted on real property, it is generally performed with exterior review only. It is assumed that the interior conditions are consistent with the exterior condition of the property. When physical inspections are made for the valuation of personal property, the entire facility is inspected, if allowed by the owner or manager of the business.

This Mass Appraisal Summary Report has been made under the following additional assumptions and limiting conditions:

- The title to the properties is good and merchantable
- No liability is assumed for matters of legal nature
- Assumptions made in the report are based on the best knowledge and judgment of the appraiser and are believed to by typical of the market
- All properties are appraised as if free and clear of any or all liens or encumbrances, unless otherwise stated
- Existence of hazardous materials or other adverse environmental conditions are not considered, unless otherwise indicated
- Any drawings, photographs, plans, or plats are assumed to be correct and are included solely to assist in visualizing the property
- There is full compliance with all applicable federal, state, and local regulations and laws, unless otherwise noted
- No responsibility is assumed for hidden or unapparent conditions in the property that may affect its value

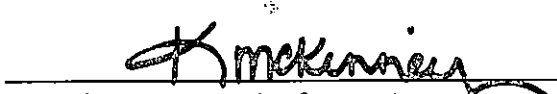
- All required licenses, certificates of occupancy, consents or other administrative authority from local, state, or federal governments can be obtained or renewed for any use on which the value estimates contained in this report are based
- A specific survey and analysis of properties to determine compliance with the provisions of the Americans with Disabilities Act (ADA) has not been performed and possible non-compliance has not been considered in valuing these properties
- While it is believed all information included in the appraisal is correct and accurate; the appraiser can not make an absolute guarantee

This report may not be used for any purpose or by any person other than the party to which it is addressed without the written permission of the Galveston Central Appraisal District.

GALVESTON CENTRAL APPRAISAL DISTRICT
CERTIFICATION STATEMENT
2024

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the properties that are the subject of this report, except for those properties that are personally owned, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practices (USPAP).
- I have not made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.

 , December 31, 2024.

Krystal McKinney, Chief Appraiser
Galveston Central Appraisal District