

Capitol Appraisal Group, LLC
2013 Mass Appraisal Summary Report

INTRODUCTION

Capitol Appraisal Group, LLC is a mass appraisal firm specializing in the appraisal of complex properties for appraisal districts in Texas. In this role Capitol Appraisal recommends to its client appraisal districts appraised values for selected properties. The recommended values are intended to be used by each appraisal district as part of the tax base of the taxing jurisdictions served by the appraisal district. For the 2013 tax year, Capitol Appraisal Group, LLC is employed by 71 Texas appraisal districts.

Scope of Responsibility

The specific responsibilities of Capitol Appraisal to the appraisal district are described in the contract between them. Capitol Appraisal's general responsibilities are to discover certain types of property, as required; to inspect the subject properties, where possible; and to appraise the properties or classes of property that are listed in the contract. An owner name and address record is also maintained for each property that is appraised. This set of services is typically provided to all of Capitol Appraisal's appraisal clients. These services are also typically supplied to other Texas appraisal districts by competing mass appraisal firms. Appraisal techniques and model types employed by Capitol appraisal are similar to and/or derived from techniques and model types found in a variety of appraisal texts and appraisal courses.

Types of Property

In general, Capitol Appraisal Group, LLC is retained by appraisal districts to appraise one or more of the following types of property:

- Oil and Gas Reserves
- Industrial Property, Real and Personal
- Utility, Railroad, and Pipeline Properties
- Special Purpose Improvements
- General Real Estate
- Business Personal Property

Attached to this report are individual revaluation reports for each type of property that Capitol Appraisal Group, LLC appraises for the appraisal district to which this report has been submitted.

Personnel Resources

Capitol Appraisal maintains a staff that is skilled in appraisal, engineering, finance, information services, and property tax administration. All staff members participating in appraisal assignments are involved in a program of continuously improving his or her

mass appraisal skills. Appraisal staff members are either advancing towards designation as a Registered Professional Appraiser by the Texas Department of Licensing and Regulation or, if they already hold such a designation, attend various classes and conferences designed to supplement their knowledge and abilities.

A list of staff members is attached. Also attached is a list of staff members who appraise property for the appraisal district to which this report has been submitted. These staff members should be considered to have provided significant mass appraisal assistance. In general, the appraiser assigned to appraise a particular property is responsible for inspecting the property, analyzing it for characteristics that have a significant impact on value, gathering appropriate data, model development and model calibration, and arriving at an opinion of value. Centering these functions in the same appraiser tends to ensure that data that would have a material or significant effect on the resulting opinions or conclusions are correctly identified. The individual appraiser is involved in calibrating model structures to determine the contribution of the individual characteristics affecting value, applying the conclusions reflected in the model to the characteristics of the properties being appraised, and reviewing his or her results. The list of properties assigned to each individual appraiser is maintained in the appraisal files at Capitol Appraisal Group, LLC

Certification Statement:

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, impartial, and unbiased professional analyses, opinions, and conclusions or are the impartial and unbiased professional analyses, opinions, and conclusions of the other appraisers who are appraising property for the appraisal district to which this report is submitted. A list of the appraisers who are appraising property for this appraisal district is attached. Based on my personal knowledge of the education, background, and experience of the appraisers listed in this report I believe that those appraisers are competent and that their work is credible.

I have no present or prospective interest in the property that is the subject of this report, and 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 engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment 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 opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Practice*.

I have not made a personal inspection of all of the properties that are the subject of this report. However, the properties have been inspected by one or more of the appraisers assigned to appraise properties in the appraisal district to which this report is submitted.

No one provided significant mass appraisal assistance to the person signing this certification except the appraisers assigned to appraise properties in this appraisal district, a list of which is attached.

_____ (Appraiser's Signature)
Appraiser's Name, (certifications)
Appraiser's Title (if any)