

Presidio County Appraisal District
107 E Texas, P O Box 879
Marfa, Texas 79843
Ph #432-729-3431
Fax #432-729-4722

Irma Salgado, Chief Appraiser

Dear Taxpayer:

The enclosed Notice of Appraised Value reflects an increase in the appraised value of residential properties within Presidio County for tax year 2006.

The Texas Property Tax Code requires all property to be appraised at 100% of market value. The real estate market in Marfa and Presidio has been on the rise over the last several years. Under state law, taxable values must reflect those changes.

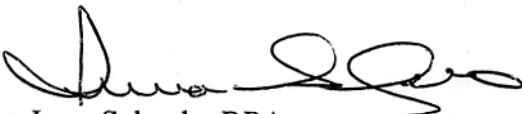
Each year, the office of the State Comptroller conducts a property value study in each county in the state. This study is done to ensure that property throughout the state is being assessed at fair market value for tax purposes. A copy of the Comptroller's property value study for 2005 is available to the public at the PCAD office.

According to the 2005 property value study for Presidio County, residential properties in Marfa were being assessed at 56% of market value (or 44% below market value). The same study found that residential properties in Presidio were being assessed at 86% of market value (or 14% below market value). This imposed a duty on the appraisal district to analyze very closely the appraised values for residential properties within the county. As a result, the appraised value for residential properties as a class has increased for tax year 2006.

You have the right to protest the appraised value in the enclosed notice if you believe it is inaccurate. A Notice of Protest form along with instructions for completing and mailing the form to the appraisal review board and requesting a hearing on the protest is enclosed. The appraisal district also has copies of the Comptroller's publication "Taxpayer's Rights, Remedies and Responsibilities" available at its Marfa office. A link to the online version of the publication is available at our website www.presidiocad.org.

If you have any questions or need additional information, please contact the Presidio County Appraisal District at 432-729-3431.

Sincerely,



Irma Salgado, RPA
Chief Appraiser