



Dallas Central Appraisal District Frequently Asked Questions Improved Market Area / Land Market Area

1. What is an Improved Market Area (IMA)?

An IMA is a geographical area consisting of one of the four primary Commercial property types (Retail, Industrial, Apartment, and Office).

2. Why are properties placed in an IMA?

This allows the buildings in a given geographical area and from one of the four primary property types to be compared against each other for market and equity value purposes.

3. How does the Commercial Division use the IMA to value my property?

The sales and income and expense data collected for the IMA in which your property is located are used to value the property on a market and equitable basis. Appraisers utilize the collected data to develop income models annually for each of the IMA's located within Dallas County.

4. Is this information available for use by the property owner?

Yes. When the property is protested on-line utilizing the uFile system, the IMA comparables are provided in an attached folder.

5. What is included in the IMA folder?

The folder will contain all of the improved comparables in the given IMA. The information provided will include the market value and price per square foot at which each comparable is appraised, as well as the most recent sales price and date for those properties where this information is available.

6. How can the property owner utilize this information?

The information may be used to compare the owner's property to the comparables on an equitable basis, and the sales comparables may be used to determine an appropriate market value.



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7. What is a Land Market Area (LMA)?

A LMA is a geographical contiguous grouping of commercial properties that are reviewed to insure the accurate and equitable pricing of land values. DCAD has divided Dallas County into approximately 450 LMA's.

8. How does the DCAD utilize the LMA in the valuation of my property?

Delineating the County into smaller and more manageable areas (LMA's) allows DCAD appraisers to better analyze the physical, economic, governmental, and social forces that influence property values within a given area. The land sales data collected in the LMA is used to value properties on a market and equitable basis.

9. Is this information available for use by the property owner?

Yes. When the property is protested on-line utilizing the uFile system, the LMA comparables are provided in an attached folder.

10. What is included in the LMA folder?

The folder will contain all of the land comparables in the given LMA. The information provided will include the appraised value per square foot and land value for each comparable, including those that are improved. Also included will be the most recent sales price and date of sale on those properties where this information is available.

11. How can the property owner utilize this information?

The information may be used to compare the owner's property to the comparables on an equitable basis, and the sales comparables may be used to determine an appropriate market value.