

# **Terrell County Appraisal District 2018 Annual Report**

## **Introduction**

The Terrell County Appraisal District is a political subdivision of the State of Texas. The Texas Constitution, Texas Property Tax Code and the Rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the appraisal district.

## **Mission**

The mission of the Terrell County Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of Terrell County for ad valorem tax purposes. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. This is achieved by administering the laws of the Texas property tax system and by operating under the standards of:

- The Texas Comptroller's Property Tax Assistance Division (PTAD);
- The International Association of Assessing Officers (IAAO); and
- The Uniform Standards of Professional Appraisal Practice.

## **Governance**

The Terrell County Appraisal District was created by the Texas Legislature. TCAD appraises property and prepares assessments of real and personal property taxes for three (3) taxing entities in Terrell County, Texas. Through an inter-local contract, Terrell County Independent School District oversees the operations of the appraisal district. The Tax Assessor/Collector for the school district performs the duties of the Chief Appraiser of the appraisal district (§6.05(b), Texas Property Tax Code). The primary responsibilities of the school district board of trustees are:

- Establish and furnish the appraisal district office;
- Hire a Tax Assessor/Collector who becomes Chief Appraiser (§6.05 Texas Property Tax Code)

The appraisal district is governed by a five member board of directors appointed by the voting taxing entities in the county (4 elected (2 county commissioners and 2 school board members plus one at-large member). The CAD board of directors primary responsibilities are:

- Adopt an operating budget
- Appoint an Appraisal Review Board;
- Provide advice and consent to the chief appraiser concerning the appointment of an Agricultural Advisory Board;
- Make general policies on the appraisal district operations; and
- Biannually approve a written plan for the periodic appraisal of all property within the appraisal district's boundaries.
- Contract for necessary services;

To be eligible to serve on the board of directors, a person must have resided within the boundaries of Terrell County for at least two years prior to being selected. Directors can serve without term limitations.

The chief appraiser must be licensed as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation (TDLR). The chief appraiser is the chief administrator of the appraisal district and may employ and compensate professional, clerical, and other personnel as provided by the budget. All personnel within the office are school employees. The chief appraiser may delegate authority to his employees.

Members of the Appraisal Review Board (ARB) are appointed by the board of directors and serve two year staggered terms. ARB members are limited to three consecutive two year terms. The ARB settles value disputes between taxpayers and the appraisal district. In 2018, Terrell County Appraisal District mailed 6,794 notices of appraised value (Thos. Y. Pickett mailed notices for properties subject to their appraisal) and the ARB heard and/or resolved 25 formal appeals.

The Agricultural Advisory Board is appointed by the chief appraiser with the advice and consent of the board of directors and serves to advise the chief appraiser in determining typical practices and standards for agricultural activities in Terrell County.

### **Taxing Jurisdictions**

The Terrell County Appraisal District is responsible for discovering and appraising all properties, real estate and personal property, for each taxing jurisdiction located in Terrell County. Terrell County comprises 2,362 square miles and consists of the following taxing entities:

Terrell County  
Terrell County ISD  
Terrell County Groundwater Conservation District

### **Property Categories**

The Terrell County Appraisal Districts contains approximately 6,908 parcels appraised locally consisting of residential, commercial, and business personal properties. Approximately 10,189 industrial, utility and mineral (oil and gas) properties are appraised by Thos. Y. Pickett & Co., Inc.

Following is a summary of the 2018 appraisals by category:

<b>Category</b>	<b>Number of Parcels</b>	<b>Market Value</b>
<b>A Single Family Residential</b>	571	22,848,934
<b>B Multi-family</b>	2	348,667
<b>C1 Vacant Lots</b>	222	702,791
<b>C2 Vacant Commercial Lots</b>	69	373,570
<b>C4 Commercial Acreage</b>	17	56,751
<b>D1 Qualified Open Space Land</b>	5,097	406,057,790
<b>D2 Improvements on Qualified Open Space Land</b>	113	1,407,626
<b>E Non-Qualified Open Space and Improvements</b>	837	10,099,690
<b>F1 Commercial Real</b>	82	2,498,050
<b>F2 Industrial Real</b>	2	2,586,950
<b>G Minerals</b>	8,222	75,544,000
<b>J Utilities</b>	108	111,700,170
<b>L1 Commercial Personal</b>	61	1,201,590
<b>L2 Industrial Personal</b>	67	5,362,790
<b>M Mobile Homes</b>	21	326,910
<b>O Residential Inventory</b>	4	80,069
<b>X Totally Exempt Property</b>	1,957	2,521,863
<b>Totals</b>	17,097	643,733,721

## 2018 Appraisal Operation Summary

In 2018, the Terrell County Appraisal District appraised new property and reappraised existing property in accordance with its written 2017-2018 Reappraisal Plan. Preliminary results of the 2018 Comptroller's Property Value Study have been released on January 31, 2019 but will NOT be certified to the Commissioner of Education until July 2019. However, the school district was assigned local appraised values in 2018 based on the preliminary release, an indication that the Terrell County Appraisal District is generally appraising property at current market value. The preliminary results of the 2018 Property Value Study are shown below.

### APPRAISAL DISTRICT SUMMARY REPORT **\*\*PRELIMINARY VALUES\*\***

Category	Number of Ratios **	2018 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 1 0% of Median	% Ratios w/in (+/-) 2 5% of Median	Price-Related Differential
A. Single-Family Residences	36	22,848,934	.96	9.41	61.11	94.44	1.02
B. Multi-Family Residences	0	348,667	*	*	*	*	*
C1. Vacant Lots	0	1,133,112	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	1,399,311	*	*	*	*	*
E. Rural non-qualified	0	10,119,781	*	*	*	*	*
F1. Commercial Real	0	2,498,050	*	*	*	*	*
F2. Industrial Real	0	2,586,950	*	*	*	*	*
G. Oil, Gas, Minerals	50	73,930,240	1.00	10.14	80.00	86.00	1.03
J. Utilities	1	111,700,170	*	*	*	*	*
L1. Commercial Personal	0	1,201,590	*	*	*	*	*
L2. Industrial Personal	0	5,363,900	*	*	*	*	*
M. Other Personal	0	326,910	*	*	*	*	*
O. Residential Inventory	0	80,069	*	*	*	*	*
S. Special Inventory	0	0	*	*	*	*	*
<b>Overall</b>	<b>87</b>	<b>233,537,684</b>	<b>.99</b>	<b>10.07</b>	<b>71.26</b>	<b>87.35</b>	<b>1.00</b>

\* Not Calculated - Need a minimum of 5 ratios from either (A) categories representing at least 25% of total CAD category value or (B) 5 ISDs or half the ISDs in the CAD, whichever is less

\*\* Statistical measures may not be reliable when the sample is small

**TERRELL COUNTY ISD (222-901) SUMMARY REPORT \*\*PRELIMINARY VALUES\*\***

Category	Local Tax Roll Value	2018 WTD Mean Ratio	2018 PTAD Value Estimate	2018 Value Assigned
A. Single-Family Residences	22,848,934	.9125	25,039,928	22,848,934
B. Multi-Family Residences	348,667	N/A	348,667	348,667
C1. Vacant Lots	1,113,112	N/A	1,113,112	1,113,112
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real (Taxable)	15,706,501	1.5729	9,985,852	15,706,501
D2. Real Prop Farm & Ranch	1,399,311	N/A	1,399,311	1,399,311
E. Real Prop NonQual Acres	10,119,781	N/A	10,119,781	10,119,781
F1. Commercial Real	2,498,050	N/A	2,498,050	2,498,050
F2. Industrial Real	2,586,950	N/A	2,586,950	2,586,950
G. Oil, Gas, Minerals	73,930,240	1.00008	73,871,143	73,930,240
J. Utilities	111,700,170	.9960	112,148,765	111,700,170
L1. Commercial Personal	1,201,590	N/A	1,201,590	1,201,590
L2. Industrial Personal	5,363,900	N/A	5,363,900	5,363,900
M. Other Personal	326,910	N/A	326,910	326,910
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	80,069	N/A	80,069	80,069
S. Special Inventory	0	N/A	0	0
Subtotal	249,244,185		246,104,028	249,244,185
Less Total Deductions	10,177,996		10,832,936	10,177,996
Total Taxable Value	239,066,189		235,271,092	239,066,189 T2

\*\*The taxable values shown will NOT exactly match the values reported by the appraisal district\*\*

### Exemption Data

Property owners may qualify for a variety of exemptions as provided by the Texas Property Tax Code.

### Residential Homestead

The following chart represents the total exemption amounts granted to homeowners who qualify for this exemption on homes with a maximum of 20 acres.

	<b>General Homestead</b>	<b>Over 65</b>	<b>Surviving Spouse over 55</b>	<b>Disability</b>	<b>100% Disabled Veterans</b>
Terrell County	20% (\$5,000 minimum)	\$30,000	\$30,000	None	100%
Terrell County I.S. D.	20% (\$5,000 minimum) + \$10,000 State	\$15,000 Local + \$10,000 State	\$15,000 Local + \$10,000 State	\$10,000 State	100%
Terrell County GWCD	None	None	None	None	100%

For school tax purposes, the over 65, disability, surviving spouse and 100% disabled veteran residential homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead of existing improvements. The tax ceilings are adjusted if new improvements are added to the existing homestead.

Homeowners qualifying for the residential homestead exemption receive a homestead cap that limits the increase of taxable value on the homestead to ten percent per year.

### Disabled Veterans

In addition to the residential homestead exemption allowable to disabled veterans with 100% service connected disability, disabled veterans are allowed a general exemption on any property they own based upon the percentage of disability rating determined by the Department of Veteran's Affairs. Current exemptions based on these ratings are:

Percentage Disability	Exemption Amount
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000

\*\* Disabled veterans over age 65 receive the maximum (\$12,000) regardless of disability rating

### **2018 Certified Values and Tax Rate Information**

<b>Jurisdiction</b>	<b>Number of Parcels</b>	<b>2018 Market Value</b>	<b>2018 Net Taxable Value</b>	<b>2018 Tax Rate per \$100</b>
<b>Terrell County</b>	<b>17,098</b>	<b>\$652,623,057</b>	<b>\$253,234,660</b>	<b>.8000</b>
<b>Terrell County ISD</b>	<b>16,987</b>	<b>\$623,554,761</b>	<b>\$236,686,283</b>	<b>1.498</b>
<b>Terrell County WCD</b>	<b>16,987</b>	<b>\$623,554,761</b>	<b>\$248,721,666</b>	<b>\$.015</b>

### **SIGNIFICANT PROPERTY TAX LAW CHANGES**

It is anticipated that numerous changes will be enacted into the tax code during the upcoming 86<sup>th</sup> Legislative Session, which will affect Terrell County Appraisal District in 2019 and beyond.