

# Terrell County Appraisal District

## 2020 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 2020, Terrell County Appraisal District mailed 6,776 notices of appraised value (Thos. Y. Pickett mailed notices for properties subject to their appraisal) and the ARB heard and/or resolved 30 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 7,221 parcels appraised locally consisting of residential, commercial, mobile home and business personal properties. Approximately 10,208 industrial, utility and mineral (oil and gas) properties are appraised by Thos. Y. Pickett & Co., Inc.

Following is a summary of the 2020 appraisals by category:

<b>Category</b>	<b>Number of Parcels</b>	<b>Market Value</b>
<b>A Single Family Residential</b>	568	22,781,982
<b>B Multi-family</b>	2	342,236
<b>C1 Vacant Lots</b>	229	707,504
<b>C2 Vacant Commercial Lots</b>	73	398,349
<b>C4 Commercial Acreage</b>	17	56,751
<b>D1 Qualified Open Space Land</b>	5,231	405,901,823
<b>D2 Improvements on Qualified Open Space Land</b>	114	1,480,756
<b>E Non-Qualified Open Space and Improvements</b>	801	11,267,468
<b>F1 Commercial Real</b>	82	2,426,232
<b>F2 Industrial Real</b>	2	2,096,430
<b>G Minerals</b>	6,907	17,596,180
<b>J Utilities</b>	105	127,282,774
<b>L1 Commercial Personal</b>	58	1,133,990
<b>L2 Industrial Personal</b>	68	5,661,710
<b>M Mobile Homes</b>	21	329,134
<b>O Residential Inventory</b>	3	75,389
<b>X Totally Exempt Property</b>	3,148	1,470,108
<b>Totals</b>	17,429	599,534,561

## 2020 Appraisal Operation Summary

In 2020, the Terrell County Appraisal District appraised new property and reappraised existing property in accordance with its written 2019-2020 Reappraisal Plan. Preliminary results of the 2020 Comptroller's Property Value Study will not be released until January 31, 2020 but will NOT be final and certified to the Commissioner of Education until July 2021.

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

Category	Number of Ratios **	2020 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	40	22,781,982	.98	7.81	76.22	90.85	1.00
B Multi-Family Residences	0	342,236	*	*	*	*	*
C1 Vacant Lots	0	1,162,604	*	*	*	*	*
C2 Colonia lots	0	0	*	*	*	*	*
D2 Farm/Ranch Imps	0	1,480,756	*	*	*	*	*
E. Rural non-qualified	0	9,866,817	*	*	*	*	*
F1 Commercial Real	0	2,426,232	*	*	*	*	*
F2 Industrial Real	0	2,096,430	*	*	*	*	*
G Oil, Gas, Minerals	30	17,136,330	1.00	6.27	80.30	91.87	.99
J Utilities	1	118,225,550	.77	0.00	77.00	77.00	1.00
L1 Commercial Personal	0	1,133,990	*	*	*	*	*
L2 Industrial Personal	0	5,661,710	*	*	*	*	*
M Other Personal	0	329,134	*	*	*	*	*
O Residential Inventory	0	75,389	*	*	*	*	*
S Special Inventory	0	0	*	*	*	*	*
<b>Overall</b>	<b>71</b>	<b>182,719,160</b>	<b>1.00</b>	<b>7.45</b>	<b>74.68</b>	<b>91.08</b>	<b>1.11</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	2020 WTD Mean Ratio	2020 PTAD Value Estimate	2020 Value Assigned
A Single-Family Residences	22,7891,982	0.9430	24,159,048	22,781,982
B Multi-Family Residences	342,236	N/A	342,236	342,236
C1 Vacant Lots	1,162,604	N/A	1,162,604	1,162,604
C2 Colonia Lots	0	N/A	0	0
D1 Acres – Qualified Open-Space Land	15,674,293	0.9445	16,594,906	16,674,293
D2 Non-Ag Land & Improvements	1,480,756	N/A	1,480,756	1,480,756
E Real Prop NonQual Acres	9,866,817	N/A	9,866,817	9,866,817
F1 Commercial Real	2,426,232	N/A	2,426,232	2,426,232
F2 Industrial Real	2,096,430	N/A	2,096,430	2,096,430
G Oil, Gas, Minerals	17,136,330	0.9921	17,272,785	17,136,330
J All Utilities	118,225,550	0.7731	152,924,007	118,225,550
L1 Commercial Personal	1,133,990	N/A	1,133,990	1,133,990
L2 Industrial Personal	5,661,710	N/A	5,661,710	5,661,710
M1-Mobile Homes	329,134	N/A	329,134	329,134
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	75,389	N/A	75,389	75,389
S. Special Inventory	0	N/A	0	0
Subtotal	198,393,453	0	235,526,044	198,393,453
Less Total Deductions	9,722,745	0	10,140,545	9,722,745
Total Taxable Value	188,670,708	0	225,385,499	188,670,708

\*\*The taxable values shown will NOT exactly match the values reported by the appraisal district\*\*  
**THE PVS FOUND LOCAL VALUE INVALID, BUT LOCAL VALUE WAS CERTIFIED BECAUSE THE SCHOOL DISTRICT IN IN YEAR ONE OF THE GRACE PERIOD - UNDER APPEAL**

## 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) + \$25,000 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

## 2020 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>17,429</b>	<b>\$599,534,561</b>	<b>\$201,523,385</b>	<b>.8000</b>
<b>Terrell County ISD</b>	<b>17,318</b>	<b>\$571,452,287</b>	<b>\$186,463,814</b>	<b>1.4629</b>
<b>Terrell County WCD</b>	<b>17,318</b>	<b>\$571,452,287</b>	<b>\$197,861,029</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 87<sup>th</sup> Legislative Session, which will affect Terrell County Appraisal District in 2021 and beyond.