

Tyler County Appraisal District 2016 Annual Report

Introduction

The Tyler County Appraisal District is a political subdivision of the state. The Constitution of the State of Texas, the 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 Tyler 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 the district for ad valorem tax purposes. The effective date of each appraisal is January 1st, unless the property owner has elected to have their business personal property appraised as of September 1st. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. This will be done by administering the laws under the property tax system and operating under the standards of:

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

Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office,
- Adopt its operating budget,
- Contract for necessary services,
- Hire the Chief Appraiser,
- Appoint the Appraisal Review Board (ARB)
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board,
- Approve contracts with appraisal firms selected by the chief appraiser to perform appraisal services for the district,
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries.

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the county for at least two years prior to their appointment. Their terms are staggered. There are no legal limits to the number of terms a board member can serve. The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be licensed (or actively working toward licensing) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Members to the Appraisal Review Board are appointed by the Board of Directors. ARB members serve two year staggered terms. They are limited by law to serving no more than three consecutive 2 year terms. They must be certified by the Texas Comptroller as having attended required training. Their responsibility is to settle value disputes between the taxpayer and the chief appraiser. Their decisions regarding value are binding to the chief appraiser for the tax years protested.

The Agricultural Appraisal Advisory Board is appointed by the Chief Appraiser with the advice and consent of the Board of Directors. The Advisory Board aides the Chief Appraiser in determining typical practices and standards for agricultural and timber land activities in the district.

Taxing Jurisdictions

The Tyler County Appraisal District is responsible for appraising all properties for each of the seventeen taxing jurisdictions that have territory located within the 937 square miles of Tyler County. Following are those taxing jurisdictions with territory located in the district:

- Tyler County
- Chester ISD
- Colmesneil ISD
- Spurger ISD
- Warren ISD
- Woodville ISD
- City of Ivanhoe
- City Of Woodville
- Tyler County Hospital District
- Tyler County ESD #1 (Ivanhoe)
- Tyler County ESD #2 (Spurger)
- Tyler County ESD #3 (White Tail Ridge)
- Tyler County ESD #4 (Warren)
- Tyler County ESD #5 (Dam B)
- Tyler County ESD #6 (Fred)
- Tyler County ESD #7 (Colmesneil)
- Tyler County ESD #8 (Village Mills)

Property Types Appraised

TCAD staff is responsible for appraising residential, commercial, land, and business personal property. TCAD contracts with Capitol Appraisal Group, LLC to appraise oil and gas properties, utilities, pipelines, industrial property, and industrial personal property in the district.

The total market value in Tyler County is \$2,710,932,904 and totaling 46,183 items or accounts. The following represents a summary of property types and their certified values for 2016 for Tyler County:

Code	Property Type	Parcel Count	Market Value
A	Single Family Homes	8,864	488,395,156
B	Multi Family Homes	10	2,935,386
C	Vacant Lot	6,968	22,985,859
D	Land Acreage	6,137	1,094,975,524
E	Farm & Ranch Improvements	3,329	182,060,438
F1	Commercial Real Property	470	52,875,170
F2	Industrial Real Property	77	147,522,558
G	Oil & Gas	20,438	191,909,399
J	Utilities	253	76,353,370
L1	Commercial Personal Property	517	20,605,014
L2	Industrial Personal Property	251	35,355,451
M1	Tangible Personal Mobile Home	783	18,729,916
O	Residential Inventory	199	485,383
S	Special Inventory	6	735,998
X	Total Exempt Property	805	374,257,895

Property Value Study Ratios

A review of the State Comptroller's Property Value Study of the local school districts show a lower than expected ratio of TCAD's appraisals compared to the State's appraisals or sales. Actually, in the most recent Study (2015), the local appraisals are significantly closer to the State's "appraisals", but significantly lower when compared to just sales.

For example, when reviewing 2013-2015 appraisals & sales combined in Woodville ISD, the ratio is 85% for residential properties. But when comparing just to sales, the ratio drops to 61%. The appraisal to sale ratios for the other TCAD schools districts are: Chester ISD at 67%; Colmesneil at 59%; Spurger at 70%; and Warren at 70%.

The ratios actually improve slightly when comparing just to 2014-2016 sales instead of 2013-2015 sales.

The standard would be to achieve a perfect 100% ratio. The acceptable range would be 90 to 100%.

Reappraisal Plan

A copy of the current Reappraisal Plan is available on the TCAD Website. The current reappraisal plan calls for the reappraisal of Woodville ISD including all of the City of Ivanhoe to be reappraised in 2016; Spurger & Warren in 2017; and Chester & Colmesneil in 2018. A new plan will be drafted, a public hearing conducted, and finally adopted before September 15, 2016.

Property Discovery

The district aggressively seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Field discovery
- Filed Material/Mechanic's Liens
- Mobile home installation reports
- Electric connection reports
- Advertisements
- Railroad Commission Reports (oil/gas)
- Realtor and Appraisers

Exemption Data

Property owners may qualify for a variety of exemptions as provided by the Texas Constitution. Some of the most commonly occurring exemptions are described below. Other less commonly occurring exemptions are available and described in the Texas Property Tax Code, Chapter 11.

Residential Homestead

The following chart represents the total exemption amounts available to homeowners who qualify for this exemption on homesites with a maximum of 20 acres:

<u>County</u>	STATE MANDATED			OPTIONAL		
	Regular	Over-65	Disability	Regular %	Over 65	Disability
Tyler County	None	None	None	20%	\$22,500	\$22,500
<u>Cities</u>						
City of Ivanhoe	None	None	None	None	None	None
City of Woodville	None	None	None	None	\$10,000	None
<u>Schools</u>						
Chester ISD	\$25,000	\$10,000	\$10,000	None	None	None
Colmesneil ISD	\$25,000	\$10,000	\$10,000	None	None	None
Spurger ISD	\$25,000	\$10,000	\$10,000	None	None	None
Warren ISD	\$25,000	\$10,000	\$10,000	None	None	None
Woodville ISD	\$25,000	\$10,000	\$10,000	None	None	None
<u>Special</u>						
Tyler County Hospital	None	None	None	None	\$10,000	None
Tyler County ESD #1	None	None	None	None	None	None
Tyler County ESD #2	None	None	None	None	None	None
Tyler County ESD #3	None	None	None	None	None	None
Tyler County ESD #4	None	None	None	None	None	None
Tyler County ESD #5	None	None	None	None	None	None
Tyler County ESD #6	None	None	None	None	None	None
Tyler County ESD #7	None	None	None	None	None	None
Tyler County ESD #8	None	None	None	None	None	None

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 on existing buildings. (Any new areas added to the home-site will cause the ceiling to be readjusted and set in the subsequent tax year.) Tyler County is the only other taxing entity that offers a ceiling.

All homeowners who qualify for the residential homestead exemption are subject to the placement of a homestead cap on their qualifying property which prohibits the increase of taxable value on the homestead property to ten percent per year. However, the market value may still be reflective of the local real estate market.

Disabled Veterans

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

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