

# Anderson Central Appraisal District

## 2017 Annual Report

### Introduction

The Anderson Central 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 Anderson Central 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 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,
- 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 polices 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 not 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.

Members of 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 three consecutive 2 year terms. They must be certified by the Texas Comptroller. 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 Ag Advisory Board is appointed by the Board of Directors at the recommendation of the chief appraiser to aide him in determining typical practices and standards for agricultural activities in the district. They serve at the will of the Board of Directors.

## **Taxing Jurisdictions**

The Anderson Central Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that have territory located in Anderson County. Following are those taxing jurisdictions with territory located in the district.

- Anderson County,
- City of Elkhart,
- City of Frankston,
- City of Palestine,
- Athens ISD (split with Henderson County),
- Cayuga ISD,
- Elkhart ISD (split with Houston County),
- Frankston ISD (split with Henderson County),
- LaPoynor ISD (split with Henderson County),
- Neches ISD,
- Palestine ISD,
- Slocum ISD,
- Westwood ISD,
- TVCC-Frankston,
- TVCC-LaPoynor,
- TVCC-Palestine.

## **Property Types Appraised**

The district is comprised of some 45,224 parcels. Minerals including natural gas and crude oil generate a large part of the economic wealth to the county. Residential properties, farmland, and a number of commercial properties comprise the remainder.

The following represents a summary of property types appraised by the district in 2017:

PTAD Classification	Property Type	Parcel Count	Market Value
A	Single Family Homes	12,005	840,846,380
B	Multi Family Homes	117	34,428,758
C	Vacant Land (<5 acres)	3,076	14,809,891
D1	Qualified Open Space "Ag" Land	9,012	1,015,088,196
D2	Farm/Ranch Improvements on "Ag" Land	632	7,500,630
E1	Non-Ag Land	11,308	316,379,109
E2	Farm/Ranch Improvements Non-Ag Land	5,557	539,324,288
F1	Commercial Real Property	1,227	311,300,088
F2	Industrial Real Property	76	142,102,707
G	Oil/Gas/Minerals	5,827	57,245,035
J	Utilities	458	233,497,356
L1	Commercial Personal Property	1,627	124,863,341
L2	Industrial Personal Property	434	337,855,685
M1	Mobile Homes	2,014	57,881,597
O	Residential Inventory	72	698,773
S	Dealer's Special Inventory	39	9,867,736
X	Exempt Property	964	214,351,405

## Property Discovery

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

- City building permits,
- Filed Material/Mechanic's Liens,
- Mobile home installation reports,
- Septic tank permits,
- Electric connection reports,
- Advertisements,
- Railroad Commission Reports (oil/gas)
- Field discovery, and
- Public "word of mouth"

## 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 home sites with a maximum of 20 acres:

Jurisdiction	General Homestead	Local Option Homestead	Over-65	Disability
Anderson County		20%	6,000	
Farm Mkt/Flood	3,000	20%		
City of Elkhart				
City of Frankston		20%		
City of Palestine			11,000	
Athens ISD	25,000		10,000	10,000
Cayuga ISD	25,000	20%	13,000	10,000
Elkhart ISD	25,000		10,000	10,000
Frankston ISD	25,000	20%	10,000	10,000
LaPoynor ISD	25,000	20%	20,000	20,000
Neches ISD	25,000	20%	10,000	10,000
Palestine ISD	25,000		10,000	10,000
Slocum ISD	25,000		10,000	10,000
Westwood ISD	25,000		10,000	10,000
TVCC-Frankston			6,000	
TVCC-LaPoynor			6,000	
TVCC-Palestine			6,000	

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 homesite will cause the ceiling to be readjusted and set in the subsequent tax year.)

Anderson County, City of Frankston and TVCC have adopted tax ceilings for over 65 or disabled homeowners.

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 Veteran’s Affairs. Current exemption amounts, as based upon these ratings, are:

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

## Other Exemptions

Other commonly occurring exemptions are:

- Cemetery Exemptions,
- Religious Organizations,
- Primarily Charitable Organizations, and
- Veteran's Organizations.

Other less frequently occurring exemptions are allowable and described in Chapter 11, Property Tax Code.

## Appeal Information

State law required the district to mail Notices of Appraised Value to property owners where:

- New property has been included for the first time on the appraisal roll,
- There has been an ownership change,
- There has been a change in taxable value of \$1,000 or more,
- The property filed a rendition statement of the property, or
- The property has been annexed or de-annexed to a taxing jurisdiction.

In compliance with these laws, the district prepared and delivered required notices for:

- 33,823 real estate parcels
- 4,193 personal property parcels, and
- 7,208 mineral/utility/industrial parcels.

From those notices 1,329 parcels were protested with the following characteristics:

Description	Parcel Count
Value is over market value	750
Value is unequal compared with other properties	938
Property should not be taxed	9
Failure to send required notice	0
Other	194
Exemption was denied, modified, or cancelled	14
Change of land use	0
Open Space Land valuation was denied, modified, or cancelled	36
Owner's name is incorrect	11
Property should not be taxed in a taxing unit	9

The final results of these protests were:

Description	Parcel Count
Protest Withdrawn	530
Case dismissed for failure (of taxpayer) to appear at hearing	104
ARB ordered no change to the appraisal record	540
ARB ordered a change to the appraisal record	88

## Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 26, 2017, summarized as follows:

Jurisdiction	Parcel Count	Market Value	Taxable Value
Anderson County	44,042	4,258,117,264	2,594,175,283
City of Elkhart	801	43,850,088	34,834,342
City of Frankston	1,189	85,632,322	62,802,586
City of Palestine	11,229	1,282,661,553	964,173,636
Athens ISD	129	6,969,702	4,268,072
Cayuga ISD	4,734	552,391,745	277,984,914
Elkhart ISD	5,382	503,949,792	284,059,024
Frankston ISD	4,294	286,403,321	159,864,261
LaPoynor ISD	1,541	91,184,948	36,668,426
Neches ISD	3,356	202,823,811	101,038,137
Palestine ISD	15,838	1,625,476,990	1,092,082,888
Slocum ISD	3,403	309,100,760	118,904,001
Westwood ISD	5,956	672,856,057	499,017,044
TVCC-Frankston	4,294	286,403,321	196,350,442
TVCC-LaPoynor	1,541	91,184,948	44,913,748
TVCC-Palestine	15,638	1,625,476,990	1,224,639,620

## Tax Rates

Using the taxable values as certified by the Chief Appraiser(s) and following the requirements of the Truth In Taxation Laws, the taxing jurisdictions adopted the following tax rates:

Anderson County	0.59089	LaPoynor ISD	1.361198
City of Elkhart	0.30240	Neches ISD	1.458400
City of Frankston	0.37389	Palestine ISD	1.548000
City of Palestine	0.71874	Slocum ISD	1.188000
Athens ISD	1.436470	Westwood ISD	1.170000
Cayuga ISD	1.040000	TVCC-Frankston	0.13854
Elkhart ISD	1.360000	TVCC-LaPoynor	0.13854
Frankston ISD	1.570000	TVCC-Palestine	0.05000