

# Anderson Central Appraisal District

## 2019 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 two 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	12,099	881,107,855
B	Multi Family Homes	123	35,459,259
C	Vacant Land (<5 acres)	2,911	13,576,537
D1	Qualified Open Space "Ag" Land	9,183	1,134,851,274
D2	Farm/Ranch Improvements on "Ag" Land	337	3,255,884
E1	Non-Ag Land	11,121	260,220,253
E2	Farm/Ranch Improvements Non-Ag Land	6,100	592,498,779
F1	Commercial Real Property	1,234	345,521,205
F2	Industrial Real Property	84	320,875,311
G	Oil/Gas/Minerals	8,228	88,953,015
J	Utilities	484	228,166,567
L1	Commercial Personal Property	1,619	114,479,868
L2	Industrial Personal Property	400	399,455,826
M1	Mobile Homes	2,080	62,790,856
O	Residential Inventory	64	618,985
S	Dealer's Special Inventory	41	9,712,250
X	Exempt Property	1,400	320,928,827

## 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:

- 12,630 real estate parcels
- 1,724 personal property parcels, and
- 6,492 mineral/utility/industrial parcels.

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

Description	Parcel Count
Value is over market value	876
Value is unequal compared with other properties	672
Property should not be taxed	4
Failure to send required notice	0
Other	223
Exemption was denied, modified, or cancelled	21
Change of land use	0
Open Space Land valuation was denied, modified, or cancelled	43
Owner’s name is incorrect	11
Property should not be taxed in a taxing unit	4

The final results of these protests were:

Description	Parcel Count
Protest Withdrawn	722
Case dismissed for failure (of taxpayer) to appear at hearing	103
ARB ordered no change to the appraisal record	45
ARB ordered a change to the appraisal record	51

## Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 19, 2018, summarized as follows:

Jurisdiction	Parcel Count	Market Value	Taxable Value
Anderson County	44,871	4,557,237,692	2,738,002,893
City of Elkhart	803	47,628,106	38,633,134
City of Frankston	1,153	91,735,308	69,809,426
City of Palestine	11,102	1,367,362,069	1,034,112,065
Athens ISD	478	8,243,692	5,296,665
Cayuga ISD	5,673	609,406,666	305,254,550
Elkhart ISD	5,444	533,720,591	296,231,453
Frankston ISD	4,108	308,931,579	172,499,768
LaPoynor ISD	1,458	97,089,225	36,678,674
Neches ISD	3,425	222,469,890	110,233,996
Palestine ISD	15,521	1,751,440,909	1,178,920,620
Slocum ISD	3,529	334,842,680	122,287,358
Westwood ISD	5,976	691,397,072	507,305,320
TVCC-Frankston	4,108	308,931,579	210,144,150
TVCC-LaPoynor	1,458	97,089,225	45,020,070
TVCC-Palestine	15,521	1,751,440,909	1,295,122,242

## 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	0.600790	LaPoynor ISD	1.255000
City of Elkhart	0.296680	Neches ISD	1.362697
City of Frankston	0.383090	Palestine ISD	1.418300
City of Palestine	0.681277	Slocum ISD	1.131300
Athens ISD	1.369090	Westwood ISD	1.068300
Cayuga ISD	1.068350	TVCC-Frankston	0.138540
Elkhart ISD	1.258300	TVCC-LaPoynor	0.138540
Frankston ISD	1.419900	TVCC-Palestine	0.050000