

Eastland County Appraisal District



2020 Annual Report

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The Property Tax Assistance Division of the Texas Comptroller's office requires appraisal districts to publish an annual report. This report provides property owners, taxing units, and other interested parties information about total market and taxable values, average market and taxable values of a residence, and exemptions at the time of certification of values to the taxing units.

Article 8 of The Texas Constitution defines five basic rules for property taxes:

Property taxes must be equal and uniform

Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash or its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural land. Each property must have a single appraised value.

All property is taxable unless federal or state law exempts it from taxation

Property owners have the right to reasonable notice of increases in the appraised value of their property.

The Eastland County Appraisal District was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. Appraisal districts are local government political subdivisions of the state responsible for appraising property with county boundaries. Prior to the creation of appraisal districts, each taxing unit followed their own appraisal standards and practices. Values were inaccurate and inequitable. Property owners were required to visit multiple taxing units to resolve any disputes concerning property value.

Appraisal districts are independent of the taxing units but are governed by a board elected by the taxing units elected officials.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a property value study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

If you have questions about information contained in this report, contact Randy Clark –Chief Appraiser/Administrator. Email randy@eastlandcad.org Phone (254)629-8597.

METHODS AND PROCEDURES STUDY

2011 was the first round of examinations by the State Comptroller's office of Eastland County Appraisal District's operations. The methods and assistants program is a review that studies the governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology of each appraisal district. The Eastland County Appraisal District passed every aspect of the study, but exceeded expectations in several and received a positive response to every question studied.

RATIO STUDIES

The last ratio study completed for the entire County of Eastland by the State Comptroller was released in January 2021. The next PVS study for Eastland County will be completed February 2023. The composite ratio for the entire District was set at .97%. The coefficient of dispersion (a measurement of consistency of appraisal) measured 16.23%, which is in the range that the international standards require. The price related differential measured 1.02 indicating that lower and higher priced properties were appraised at similar levels.

RATIO STUDY BY SCHOOL

The following ratios are a preliminary report from the state for 2020. Appraisal Districts have the right to appeal the states findings and have the ratio study corrected. The final ratio study will be reported later. The preliminary ratios by school for 2020 are as follows:

School Name	Ratio
Cisco ISD	92.28
Rising Star ISD	98.50
Eastland ISD	95.67
Gorman ISD	92.52
Ranger ISD	93.92

REAL ESTATE APPRAISAL ACTIVITY FOR 2020

The appraisers for the District began field inspections in September, 2020. They inspected the condition of properties, confirmed dimensions and classifications, and checked for additions to improvements. The work within the City of Eastland were all inspected and completed in December and rural properties were all inspected by end of February. Analysis of subdivisions and neighborhoods began in March and completed by mid-April. Data for commercial property was gathered and analyzed based on the income approach to value as well as cost and comparable sales methods. The final value estimates completed for all real estate by the first of April and checked for accuracy through various processes. Values were mailed to property owners on April 15, 2020.

MINERAL VALUES

Pritchard & Abbott in Fort Worth Texas appraise mineral Interest in Eastland County. The 2020 Mineral Interest values decreased from 2019 Mineral Interest values by approximately 25% due primarily to a reduction in the oil/gas pricing. Engineering software analyzes the produced volumes of each producing

lease and assists in determining a production profile for each producing lease. Using the discounted cash flow methodology (DCF), the value of each producing lease is determined by estimating the future net revenue and discounting that revenue to present day dollars of economically recoverable reserves. Once the value of the producing lease is determined, the value is allocated based on ownership percentage to each working and royalty interest owner.

BUSINESS PERSONAL PROPERTY AND UTILITIES

All business personal property used in the production of income in Texas is taxable. Taxpayers are required to render their taxable property to the appraisal district. Taxable items include inventory, furniture, fixtures, equipment, and vehicles. Inventory is taxable at its cost. Other assets are taxed based on their depreciated values. The renditions are due by April 15th with exceptions of a written request approved and granted until May 15th. After receiving the renditions, the personal property appraiser checks the renditions for accuracy and enters the data into the computer assisted mass appraisal system. After all renditions have been entered, the appraiser checks all current accounts to ensure that they have been rendered appropriately. The notices of value for BPP are generally mailed with the real estate account properties.

APPEALS PROCESS

The appeals process begins in mid-May after the first notices have been mailed. Appraisers work with taxpayers who have questions about their value. Through shared information, most of the values are settled informally. In 2020, 1,318 parcels had an appeal filed. Of that number, 656 parcels were protested before the appraisal review board and received an order. 136 parcels received some adjustments and 520 parcels were denied adjustments.

COLLECTION PROCESS

Tax statements were mailed to property owners on October 9th, 2020. Peak periods of collections occurred in late October due to the 3% discount offered by Eastland City, Eastland ISD and Eastland County at the end of December for mortgage companies and persons wanting to get their federal income tax deduction for 2020 and at the end of January to avoid delinquency. Current taxes are remitted to the Eastland County Appraisal District Tax Collection account and checks are mailed to each jurisdiction for the amount collected. The Eastland County delinquent tax accounts for 2020 were turned over to McCreary Veselka, Bragg and Allen. Eastland County Appraisal District collects Eastland County, Eastland Memorial, Eastland City, Eastland ISD, Rising Star City, Rising Star ISD, Cisco City, Cisco ISD, Cisco College, Ranger City, Ranger ISD, Ranger College, Gorman City and Carbon City. The delinquent law firm then notifies property owners in July of the foreclosure process.

FINANCIAL REPORT

The 2020 fiscal year will be completed December 31 and the District auditor, Cam Gulley will complete an audit and report his findings to the Board of Directors at a later date.

Eastland County Appraisal District

Certified Market Value

	2016	2017	2018	2019	2020
Eastland ISD	944,619,070	972,183,930	1,009,381,150	1,037,404,080	1,085,125,430
Cisco ISD	906,017,970	806,506,410	940,783,730	974,979,140	950,282,410
Rising Star ISD	219,191,900	220,226,900	229,573,330	229,388,490	230,011,890
Ranger ISD	357,772,210	369,177,810	394,362,990	402,427,460	408,517,900
Gorman ISD	222,153,440	224,384,370	227,744,630	236,072,560	246,908,960
City of Eastland	267,017,490	272,396,780	281,002,740	286,760,820	320,221,930
City of Cisco	323,825,330	183,775,210	234,802,010	236,793,930	227,012,610
City of Rising Star	27,752,900	28,228,930	29,323,940	29,257,330	29,460,150
City of Ranger	77,117,100	78,948,210	86,232,340	85,542,990	86,772,020
City of Carbon	11,014,730	12,225,340	12,558,340	12,732,360	13,987,530
City of Gorman	42,055,350	42,754,860	42,901,920	47,754,110	53,271,270
Eastland Co.	2,870,052,780	2,812,995,140	3,031,105,950	3,110,247,904	3,152,563,930
Eastland Memorial	767,876,700	791,176,460	822,034,330	848,947,870	893,054,440
Cisco College	840,310,930	740,641,160	870,869,190	904,894,870	879,965,490
Ranger College	355,457,970	367,030,570	392,074,620	400,124,470	406,359,540
*Cross Plains ISD	94,401,760	98,788,930	108,788,450	111,019,520	112,364,010
*Deleon ISD	65,559,310	65,068,590	66,793,470	69,784,590	70,075,690

*Huckabay ISD	11,348,800	11,340,320	11,765,420	11,811,810	11,775,170
*Lingleville ISD	45,724,630	41,149,950	37,137,070	32,535,420	32,801,180

*Eastland County portion only as of Certification

**Eastland County Appraisal District
Net Taxable Value**

	2016	2017	2018	2019	2020
Eastland ISD	481,570,480	511,567,310	536,646,310	570,754,900	591,129,590
Cisco ISD	535,162,660	434,115,650	550,973,840	586,754,695	567,290,955
Rising Star ISD	44,944,230	47,662,170	52,414,290	53,631,340	17,421,040
Ranger ISD	117,308,320	129,856,200	141,734,470	150,734,290	158,331,420
Gorman ISD	97,791,290	101,084,080	101,643,890	108,982,630	121,959,260
City of Eastland	201,559,960	205,423,990	215,611,480	224,971,320	232,812,260
City of Cisco	269,617,110	127,329,420	173,178,810	174,307,670	166,535,310
City of Rising Star	15,714,710	16,432,050	16,703,970	16,957,150	17,421,040
City of Ranger	48,459,700	49,947,570	55,983,750	56,409,160	58,888,400
City of Carbon	7,795,050	8,617,160	9,207,230	9,494,470	10,064,150
City of Gorman	28,058,210	28,835,300	29,035,980	33,152,940	39,150,910
Eastland Co.	1,432,137,540	1,380,698,720	1,546,840,250	1,635,493,499	1,659,035,245
Eastland Memorial	478,244,260	501,867,810	525,424,970	557,969,740	577,639,200
Cisco College	554,704,610	452,820,120	568,481,570	603,935,405	581,692,385
Ranger College	132,272,280	145,035,700	157,006,610	166,273,760	173,968,590
*Cross Plains ISD	20,274,700	24,997,770	29,922,600	32,356,320	34,221,840
*Deleon ISD	18,073,500	18,019,150	18,535,840	21,674,010	22,127,590
*Huckabay ISD	777,670	825,850	826,890	875,890	839,600

*Lingleville ISD	9,781,230 (M&O) 28,888,590 (I&S)	9,623,410(M&O) 24,356,740(I&S)	19,847,640	14,892,590	15,191,560

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Eastland County Appraisal District

Average Market Value-Single Family Residence

	2016	2017	2018	2019	2020
Eastland ISD	85,097	87,303	92,696	94,209	90,531
Cisco ISD	52,545	52,766	58,068	57,762	61,124
Rising Star ISD	30,810	31,859	32,334	32,021	37,232
Ranger ISD	29,179	29,062	33,263	32,966	34,033
Gorman ISD	56,421	56,424	57,112	63,190	65,056
City of Eastland	75,994	78,050	84,866	84,742	83,554
City of Cisco	52,381	52,702	58,100	57,633	59,984
City of Rising Star	30,898	31,958	32,348	32,034	37,366
City of Ranger	28,895	29,061	33,319	32,979	34,031
City of Carbon	42,118	41,731	45,336	44,973	45,464
City of Gorman	34,829	34,750	35,118	39,685	42,829
Eastland Co.	59,355	60,348	60,809	65,846	68,417
Eastland Memorial	87,707	89,795	95,432	97,045	93,620
Cisco College	52,568	52,789	58,094	57,788	61,166
Ranger College	29,179	29,062	33,263	32,966	34,033
*Cross Plains ISD	N/A	N/A	N/A	N/A	N/A
*Deleon ISD	N/A	N/A	N/A	N/A	N/A

*Huckabay ISD	N/A	N/A	N/A	N/A	N/A
*Lingleville ISD	N/A	N/A	N/A	N/A	N/A

Eastland County portion only as of Certification

Eastland County Appraisal District

Average Taxable Value-Single Family Residence

	2016	2017	2018	2019	2020
Eastland ISD	60,097	66,212	70,794	74,310	61,670
Cisco ISD	27,545	33,513	35,742	37,716	32,809
Rising Star ISD	5,810	18,626	18,469	18,627	11,300
Ranger ISD	4,179	4,062	8,263	7,915	8,174
Gorman ISD	31,421	39,752	40,783	45,509	36,314
City of Eastland	67,066	68,927	74,052	76,258	80,560
City of Cisco	46,407	48,358	51,059	52,771	56,800
City of Rising Star	24,563	25,604	25,417	25,764	36,472
City of Ranger	27,720	28,058	31,064	31,097	33,162
City of Carbon	38,002	41,731	42,616	43,323	41,183
City of Gorman	33,678	34,010	34,522	37,099	40,981
Eastland Co.	51,613	53,360	56,546	58,857	65,337
Eastland Memorial	78,510	80,979	85,838	89,455	89,788
Cisco College	46,605	48,461	51,062	52,931	57,848
Ranger College	27,718	28,070	31,037	31,103	33,174
*Cross Plains ISD	N/A	N/A	N/A	N/A	N/A
*Deleon ISD	N/A	N/A	N/A	N/A	N/A

*Huckabay ISD	N/A	N/A	N/A	N/A	N/A
*Lingleville ISD	N/A	N/A	N/A	N/A	N/A

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Property Tax Assistance Division Property Classification Guide

Code	Category Name	Description
A	Real Property: Single-family Residential	Houses, condominiums and mobile homes located on land owned by the occupant.
B	Real Property: Multi-family Residential	Residential structures containing two or more dwelling units belonging to one owner. Includes apartments but not motels or hotels.
C	Real Property: Vacant Lots and Tracts	unimproved land parcels usually located within or adjacent to cities with no minimum or maximum size requirement.
D1	Real Property: Qualified Agricultural Land	All acreage qualified for productivity valuation under Texas constitution, Article VIII, 1-d or 1-d-1.
D2	Real Property: Farm and Ranch Improvements on Qualified Open-Space Land	Acreage that is not qualified for productivity valuation and is rural in nature.
E	Real Property: Rural Land, not Qualified for open-space Land appraisal, and Improvements	Improvements associated with land reported as Category D property, including all houses, barns, sheds, silos, garages, other improvements associated with farming or ranching and land separated from a larger tract for residential purposes.
F1	Real Property: Commercial	Land and improvements devoted to sales, entertainment or services to the public. Does not include utility property, which is included in category J.
F2	Real Property: Industrial	Land and improvements devoted to the development, manufacturing, fabrication, processing or storage of a product, except for utility Property included in Category J.
G	Oil, Gas and Other Minerals	Producing and non-producing wells, all other minerals and mineral Interests and equipment used to bring the oil and gas to the surface, not Including surface rights.
H	Tangible Personal Property: Nonbusiness Vehicle	Privately owned automobiles, motorcycles and light trucks not used to produce income.
J	Real and Personal Property: Utilities	All real and tangible personal property of railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TV companies and other utility companies.
L1	Personal Property: Commercial	All tangible personal property used by a commercial business to produce income, including fixtures, equipment and inventory.
L2	Personal property: Industrial	All tangible personal property used by an industrial business to produce income, including fixtures, equipment and inventory.
M	Mobile Homes and Other Tangible Personal Property	Taxable personal property not included in other categories, such as mobile homes on land owned by someone else. It also may include privately owned aircraft, boats, travel trailers, motor homes and mobile homes on rented or leased land.
N	Intangible Personal Property	All taxable intangible property not otherwise classified.

- O Real Property: Residential Inventory Residential real property inventory held for sale and appraised as provide by Tax Code Section 23.12.

- S Special Inventory Certain property inventories of businesses that provide items for sale to the public. State laws requires the appraisal district to appraise these Inventory items based on business's total annual sales in the prior tax year. Category S properties include dealers' motor vehicle inventory, dealers' heavy equipment inventory, dealers' vessel and outboard motor inventory and retail manufactured housing inventory.

- X Totally Exempt Property and Subcategories

EASTLAND COUNTY APPRAISAL DISTRICT

Homestead Exemptions	Amount	Taxing units
Homestead State	\$25,000	All School Districts
Over 65 State	\$10,000	All School Districts
Over 65 Local	\$ 3,000	Cisco College
Over 65 Local	\$12,000	County & Eastland Memorial Hospital
Over 65 Tax Ceiling		County, All school Districts and Eastland City Cisco College
Disabled Persons State	\$10,000	All School Districts
Disabled Persons Local	\$20,000	City of Eastland and City of Rising Star
Disabled Veterans-100%	Total Residence	All Taxing Units