

Eastland County Appraisal District



2018 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 study's the governance, tax payer 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 2018. The next PVS study for Eastland County will be completed February 2020. The composite ratio for the entire District was set at .98%. The coefficient of dispersion (a measurement of consistency of appraisal) measured 19.56%, which is in the range that the international standards require. The price related differential measured 1.08 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 2018. Appraisal Districts have the right to appeal the states findings and have the ratio study corrected. The final ratio study will be reported at a later date. The preliminary ratios by school for 2016 are as follows:

School Name	Ratio
Cisco ISD	95.94
Rising Star ISD	1.00
Eastland ISD	97.75
Gorman ISD	98.66
Ranger ISD	1.01

REAL ESTATE APPRAISAL ACTIVITY FOR 2018

The appraisers for the District began field inspections in October, 2018. They inspected the condition of properties, confirmed dimensions and classifications, and checked for additions to improvements. The work within the City of cisco 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 end of April and checked for accuracy through various processes. Values were mailed to property owners on May 1, 2018.

MINALERAL VALUES

Pritchard & Abbott in Fort Worth Texas appraise mineral Interest in Eastland County. The 2018 Mineral Interest values increased from 2017 Mineral Interest values by approximately 18% due primarily to a more optimistic oil/gas pricing forecast mandated by HB 23.175. 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 (DCFF), 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 with extensions on April 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 2018, 1361 parcels had an appeal filed. Of that number, 253 parcels were protested before the appraisal review board and received an order. 140 accounts received some adjustments and 113 were denied adjustments.

COLLECTION PROCESS

Tax statements were mailed to property owners on October 9th, 2018. 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 2018 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 weekly to each jurisdiction for the amount collected. The Eastland County delinquent tax accounts for 2018 were turned over to McCreary Veselka, Bragg and Allen. Eastland County Appraisal District collects Eastland County, Eastland Memorial, Eastland City, Eastland ISD, 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 2018 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

	2014	2015	2016	2017	2018
Eastland ISD	886,248,650	894,928,580	944,619,070	972,183,930	1,009,381,150
Cisco ISD	927,101,000	1,031,789,240	906,017,970	806,506,410	940,783,730
Rising Star ISD	192,986,850	200,281,390	219,191,900	220,226,900	229,573,330
Ranger ISD	312,036,020	325,118,350	357,772,210	369,177,810	394,362,990
Gorman ISD	211,430,220	213,372,810	222,153,440	224,384,370	227,744,630
City of Eastland	248,763,290	254,246,300	267,017,490	272,396,780	281,002,740
City of Cisco	415,647,250	450,063,930	323,825,330	183,775,210	234,802,010
City of Rising Star	25,878,030	26,899,890	27,752,900	28,228,930	29,323,940
City of Ranger	76,020,520	76,809,980	77,117,100	78,948,210	86,232,340
City of Carbon	11,145,360	11,260,350	11,014,730	12,225,340	12,558,340
City of Gorman	40,522,710	40,701,100	42,055,350	42,754,860	42,901,920
Eastland Co.	2,746,431,640	2,880,701,180	2,870,052,780	2,812,995,140	3,031,105,950
Eastland Memorial	727,417,970	730,311,670	767,876,700	791,176,460	822,034,330
Cisco College	870,803,260	971,698,260	840,310,930	740,641,160	870,869,190
Ranger College	307,926,290	320,551,560	355,457,970	367,030,570	392,074,620
*Cross Plains ISD	92,584,940	91,184,130	94,401,760	98,788,930	108,788,450
*Deleon ISD	58,771,070	60,942,470	65,559,310	65,068,590	66,793,470
*Huckabay ISD	9,632,030	10,058,620	11,348,800	11,340,320	11,765,420
*Lingleville ISD	52,579,520	49,557,990	45,724,630	41,149,950	37,137,070

*Eastland County portion only as of Certification

**Eastland County Appraisal District
Net Taxable Value**

	2014	2015	2016	2017	2018
Eastland ISD	467,976,690	461,430,820	481,570,480	511,567,310	536,646,310
Cisco ISD	607,380,490	691,589,610	535,162,660	434,115,650	550,973,840
Rising Star ISD	43,666,830	42,026,330	44,944,230	47,662,170	52,414,290
Ranger ISD	101,411,520	103,473,440	117,308,320	129,856,200	141,734,470
Gorman ISD	100,787,390	98,532,300	97,791,290	101,084,080	101,643,890
City of Eastland	187,612,710	195,462,690	201,559,960	205,423,990	215,611,480
City of Cisco	296,346,310	323,604,288	269,617,110	127,329,420	173,178,810
City of Rising Star	14,110,240	15,376,670	15,714,710	16,432,050	16,703,970
City of Ranger	46,305,570	47,458,780	48,459,700	49,947,570	55,983,750
City of Carbon	7,406,710	7,839,610	7,795,050	8,617,160	9,207,230
City of Gorman	27,051,610	27,723,150	28,058,210	28,835,300	29,035,980
Eastland Co.	1,311,403,725	1,475,302,621	1,432,137,540	1,380,698,720	1,546,840,250
Eastland Memorial	449,071,210	455,952,870	478,244,260	501,867,810	525,424,970
Cisco College	618,990,210	710,384,900	554,704,610	452,820,120	568,481,570
Ranger College	110,169,500	115,551,640	132,272,280	145,035,700	157,006,610
*Cross Plains ISD	27,930,620	23,356,660	20,274,700	24,997,770	29,922,600
*Deleon ISD	16,929,070	17,279,350	18,073,500	18,019,150	18,535,840
*Huckabay ISD	470,890	464,340	777,670	825,850	826,890
*Lingleville ISD	9,415,240(M&O) 38,074,570(I&S)	9,297,680 (M&O) 34,352,380(I&S)	9,781,230 (M&O) 28,888,590 (I&S)	9,623,410(M&O) 24,356,740(I&S)	19,847,640

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Eastland County Appraisal District

Average Market Value-Single Family Residence

	2014	2015	2016	2017	2018
Eastland ISD	77,932	78,329	85,097	87,303	92,696
Cisco ISD	45,036	50,112	52,545	52,766	58,068
Rising Star ISD	29,840	30,445	30,810	31,859	32,334
Ranger ISD	28,438	28,399	29,179	29,062	33,263
Gorman ISD	54,501	54,048	56,421	56,424	57,112
City of Eastland	70,972	71,333	75,994	78,050	84,866
City of Cisco	44,833	49,951	52,381	52,702	58,100
City of Rising Star	29,916	30,531	30,898	31,958	32,348
City of Ranger	28,202	28,169	28,895	29,061	33,319
City of Carbon	42,749	42,169	42,118	41,731	45,336
City of Gorman	35,184	35,130	34,829	34,750	35,118
Eastland Co.	54,016	55,660	59,355	60,348	60,809
Eastland Memorial	80,097	80,571	87,707	89,795	95,432
Cisco College	45,054	50,134	52,568	52,789	58,094
Ranger College	28,438	28,399	29,179	29,062	33,263
*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

	2014	2015	2016	2017	2018
Eastland ISD	62,932	53,329	60,097	66,212	70,794
Cisco ISD	30,036	25,112	27,545	33,513	35,742
Rising Star ISD	14,840	5,445	5,810	18,626	18,469
Ranger ISD	13,438	3,399	4,179	16,542	19,391
Gorman ISD	39,501	29,048	31,421	39,752	40,783
City of Eastland	59,130	61,720	67,066	68,927	74,052
City of Cisco	38,820	42,910	46,407	48,358	51,059
City of Rising Star	22,070	23,690	24,563	25,604	25,417
City of Ranger	26,288	26,891	27,720	28,058	31,064
City of Carbon	34,681	36,277	38,002	41,731	42,616
City of Gorman	32,058	33,239	33,678	34,010	34,522
Eastland Co.	54,016	55,660	51,613	53,360	56,546
Eastland Memorial	67,665	71,050	78,510	80,979	85,838
Cisco College	39,073	43,107	46,605	48,461	51,062
Ranger College	26,281	26,877	27,718	28,070	31,037
*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	\$12,000	County & Eastland Memorial Hospital
Over 65 Tax Ceiling		County, All school Districts and Eastland City
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