

Eastland County Appraisal District



2016 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 2017. The next PVS study for Eastland County will be completed February 2019. The composite ratio for the entire District was set at 96%. The coefficient of dispersion (a measurement of consistency of appraisal) measured 17.34%, which is in the range that the international standards require. The price related differential measured .98 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 2016. 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	101.5
Rising Star ISD	107.8
Eastland ISD	97.22
Gorman ISD	100.00
Ranger ISD	88.83

REAL ESTATE APPRAISAL ACTIVITY FOR 2016

The appraisers for the District began field inspections in October, 2015. They inspected the condition of properties, confirmed dimensions and classifications, and checked for additions to improvements. The work within the City of Ranger 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 was 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 were 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 6.

MINERAL VALUES

Minerals in Eastland County are appraised by Pritchard & Abbott in Fort Worth Texas. Mineral values saw a significant decrease in 201 due to the pricing mandated by legislative action in the natural gas sector, as well as, the price of oil declining. A software program analyzes the production of each lease and assists in determining a decline curve for the well. Using a discounted cash flow, the value of each well is appraised by estimating the future value of economically recoverable reserves. Once the value of the well is estimated, the value is distributed to each operating and royalty interest.

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 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 2016, 1538 parcels had an appeal filed. Of that number, 125 parcels were protested before the appraisal review board and received an order. 60 accounts received some adjustments and 65 were denied adjustments.

COLLECTION PROCESS

Tax statements were mailed to property owners October 7th, 2016 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 2015 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 delinquent tax accounts for 2016 that were collected by Eastland County Appraisal District were turned over to McCreary, Veselka, Bragg, and Allen for Eastland City, Eastland ISD, Rising Star ISD, Cisco City, Cisco ISD, Cisco College, Ranger City, Ranger ISD and Ranger College in July and they begin to notify property owners of foreclosure processes.

FINANCIAL REPORT

The 2016 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

	2012	2013	2014	2015	2016
Eastland ISD	778,072,480	858,510,760	886,248,650	894,928,580	944,619,070
Cisco ISD	857,585,650	892,116,830	927,101,000	1,031,789,240	906,017,970
Rising Star ISD	181,161,870	183,546,620	192,986,850	200,281,390	219,191,900
Ranger ISD	270,827,260	297,312,890	312,036,020	325,118,350	357,772,210
Gorman ISD	145,041,340	188,184,150	211,430,220	213,372,810	222,153,440
City of Eastland	217,273,240	255,158,280	248,763,290	254,246,300	267,017,490
City of Cisco	221,850,990	175,395,000	415,647,250	450,063,930	323,825,330
City of Rising Star	24,732,530	24,663,510	25,878,030	26,899,890	27,752,900
City of Ranger	57,384,600	75,385,380	76,020,520	76,809,980	77,117,100
City of Carbon	9,031,670	10,763,300	11,145,360	11,260,350	11,014,730
City of Gorman	30,001,910	39,430,010	40,522,710	40,701,100	42,055,350
Eastland Co.	2,253,375,440	2,630,017,360	2,746,431,640	2,880,701,180	2,870,052,780
Eastland Memorial	626,185,910	711,347,140	727,417,970	730,311,670	767,876,700
Cisco College	802,916,480	838,548,010	870,803,260	971,698,260	840,310,930
Ranger College	267,722,670	294,393,900	307,926,290	320,551,560	355,457,970
*Cross Plains ISD	87,778,480	86,573,600	92,584,940	91,184,130	94,401,760
*Deleon ISD	58,340,070	56,981,050	58,771,070	60,942,470	65,559,310
*Huckabay ISD	8,347,870	8,966,120	9,632,030	10,058,620	11,348,800
*Lingleville ISD	58,146,510	55,032,930	52,579,520	49,557,990	45,724,630

*Eastland County portion only as of Certification

**Eastland County Appraisal District
Net Taxable Value**

	2012	2013	2014	2015	2016
Eastland ISD	399,013,690	452,842,324	467,976,690	461,430,820	481,570,480
Cisco ISD	522,041,074	575,031,100	607,380,490	691,589,610	535,162,660
Rising Star ISD	38,975,580	40,716,162	43,666,830	42,026,330	44,944,230
Ranger ISD	80,555,430	94,981,052	101,411,520	103,473,440	117,308,320
Gorman ISD	51,540,700	80,184,352	100,787,390	98,532,300	97,791,290
City of Eastland	153,068,500	188,096,402	187,612,710	195,462,690	201,559,960
City of Cisco	155,050,904	106,129,461	296,346,310	323,604,288	269,617,110
City of Rising Star	12,624,100	13,441,822	14,110,240	15,376,670	15,714,710
City of Ranger	39,967,770	43,780,434	46,305,570	47,458,780	48,459,700
City of Carbon	6,963,160	7,521,080	7,406,710	7,839,610	7,795,050
City of Gorman	23,437,520	25,260,060	27,051,610	27,723,150	28,058,210
Eastland Co.	1,043,752,744	1,213,978,125	1,311,403,725	1,475,302,621	1,432,137,540
Eastland Memorial	385,618,940	438,722,014	449,071,210	455,952,870	478,244,260
Cisco College	533,191,894	586,449,484	618,990,210	710,384,900	554,704,610
Ranger College	90,182,040	104,986,562	110,169,500	115,551,640	132,272,280
*Cross Plains ISD	24,652,140	25,101,606	27,930,620	23,356,660	20,274,700
*Deleon ISD	16,369,010	17,207,638	16,929,070	17,279,350	18,073,500
*Huckabay ISD	573,880	493,020	470,890	464,340	777,670
*Lingleville ISD	8,216,220(M&O) 45,398,220(I&S)	9,149,930(M&O) 41,595,260(I&S)	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)

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Eastland County Appraisal District

Average Market Value-Single Family Residence

	2012	2013	2014	2015	2016
Eastland ISD	55,517	78,134	77,932	78,329	85,097
Cisco ISD	45,294	45,080	45,036	50,112	52,545
Rising Star ISD	29,733	29,670	29,840	30,445	30,810
Ranger ISD	23,386	28,674	28,438	28,399	29,179
Gorman ISD	34,343	54,636	54,501	54,048	56,421
City of Eastland	53,082	70,530	70,972	71,333	75,994
City of Cisco	44,952	44,848	44,833	49,951	52,381
City of Rising Star	29,792	27,176	29,916	30,531	30,898
City of Ranger	23,492	28,184	28,202	28,169	28,895
City of Carbon	26,527	38,952	42,749	42,169	42,118
City of Gorman	25,479	34,780	35,184	35,130	34,829
Eastland Co.	42,924	54,055	54,016	55,660	59,355
Eastland Memorial	57,150	80,373	80,097	80,571	87,707
Cisco College	45,317	40,762	45,054	50,134	52,568
Ranger College	23,386	25,756	28,438	28,399	29,179
*Cross Plains ISD	N/A	N/A	N/A	N/A	N/A
*Deleon ISD	38,764	N/A	N/A	N/A	N/S
*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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Eastland County Appraisal District

Average Taxable Value-Single Family Residence

	2012	2013	2014	2015	2016
Eastland ISD	42,347	63,134	62,932	53,329	60,097
Cisco ISD	25,752	30,080	30,036	25,112	27,545
Rising Star ISD	15,847	14,670	14,840	5,445	5,810
Ranger ISD	13,690	13,674	13,438	3,399	4,179
Gorman ISD	23,988	39,636	39,501	29,048	31,421
City of Eastland	46,082	56,288	59,130	61,720	67,066
City of Cisco	35,287	37,191	38,820	42,910	46,407
City of Rising Star	19,991	19,415	22,070	23,690	24,563
City of Ranger	22,909	25,495	26,288	26,891	27,720
City of Carbon	25,071	30,903	34,681	36,277	38,002
City of Gorman	25,077	30,269	32,058	33,239	33,678
Eastland Co.	35,591	54,055	54,016	55,660	51,613
Eastland Memorial	51,395	65,471	67,665	71,050	78,510
Cisco College	35,678	34,394	39,073	43,107	46,605
Ranger College	22,810	23,295	26,281	26,877	27,718
*Cross Plains ISD	N/A	N/A	N/A	N/A	N/A
*Deleon ISD	26,966	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