

2016 Annual Report



Throckmorton Central Appraisal District

144 N Minter Ave
PO Box 788
Throckmorton, TX 76483
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EXECUTIVE SUMMARY

Throckmorton Central Appraisal District
PO Box 788
144 N. Minter Ave
Throckmorton, TX 76483
Phone: 940-849-5691

I would like to present the 2016 Annual Report of the Throckmorton Central Appraisal District. This Annual Report for 2016 has been prepared to provide specific information to give the reader a better understanding of the district's activities. It highlights the results of our operations and the major initiatives we have undertaken in 2016.

We recognize that we have a responsibility to provide complete, accurate and timely information to the taxing jurisdictions and clear, concise and easily understood information to the property owners. We are committed to providing excellent customer service, with professionalism and integrity in all aspects of our operations, because we work for you.

Thank you for taking time to review this Annual Report.

Chief Appraiser



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PURPOSE

This report serves as the official annual appraisal report for the Throckmorton Central Appraisal District, located at 144 N Minter Ave, Throckmorton, TX 76483. This report provides property owners, taxing units, and other interested parties with information concerning the appraisal activities for the year including but not limited to: general information about the appraisal district, taxing entities in Throckmorton County, number and type of accounts the District appraises, market and taxable values, appeals, arbitration and litigation.

GENERAL INFORMATION

Appraisal Districts were formed by the Texas legislature in 1979. Senate Bill 621 required that appraisal districts be established for the purpose of appraising property for ad valorem tax purposes. Appraisal districts (the district) are a local government political subdivision of the state, responsible for appraising property within the boundaries of each county. Prior to the creation of the central 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 values. *The appraisal district is not a taxing entity and does not set tax rates or collect taxes.* Appraisal districts are independent of the taxing entities but are governed by a board of directors which are elected by the taxing entities elected officials.

The Texas Property Tax Code requires that the district be managed by a professional staff with training and education prescribed by the State of Texas and overseen by the Texas Department of Licensing and Regulation. All appraisers must be registered with the TDLR and must complete courses and exams to become a Registered Professional Appraiser and maintain that designation. The Chief appraiser is responsible for managing the District's administrative and appraisal operation. The Board of Directors approves and reviews the budget and expenditures over the course of each fiscal year. Additionally they appoint the Appraisal Review Board (ARB), Agricultural Advisory Board and the Tax Payer Liaison Officer (if one is required by state statute).

GOVERNANCE

The appraisal district is governed by a Board of Directors whose primary responsibilities include the following:

- ❖ Establish the district's office
- ❖ Appoint the Chief Appraiser
- ❖ Approve the district's budget annually
- ❖ Contract for necessary services
- ❖ 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 to perform appraisal services for the district
- ❖ Other statutory duties



To be eligible to serve on the board of directors, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date of appointment. Members of the Board of Directors will serve two-year terms beginning in January of even-numbered years.

The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be certified (or actively working toward certification) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Appraisal Review Board members are appointed by the Board of Directors. To serve on the ARB, an individual must be a resident of the appraisal district and must have resided in the district for at least two years. The Throckmorton Central Appraisal Review Board (ARB) is responsible by statute for the hearing and determination of taxpayer protests and taxing entity challenges.

Agricultural Advisory Board members are 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.

BOARD OF DIRECTORS

The Board of Directors of the Throckmorton Central Appraisal District consists of five voting members. The Directors are elected by all of the Counties, Cities, School Districts and other entities that are allowed to petition to participate in the voting process.

Board members include:

- Bobby Mathiews
- Aimee Hale
- Nel Rey Coker
- Johnnie Dormier
- Cindy Parker

AD VALOREM TAX SYSTEM

The property assessment system is a complex and technical profession vital to the financial health of local government and school districts. The District's principal task is to identify and appraise all taxable properties within its jurisdiction (the county boundaries), and administer exemptions and special appraisals. The appraisal of properties within the districts jurisdiction collectively creates the tax base that all taxing jurisdictions utilize to collect their revenue for daily operations and public services. The District is funded by the taxing jurisdictions based on the amount of taxes levied in each taxing unit. As required by *The Texas Property Tax Code* appraisal districts appraise all property whether residential, commercial, or business personal property at its fair market value as of January 1st. The District determines the market value of a property using mass appraisal standards and techniques which comply with Uniform Standards of Professional Appraisal Practices (USPAP). The same appraisal methods and techniques shall be used in appraising the same or similar kinds of property. The District employs the services of



Pritchard and Abbott, an appraisal firm to appraise all minerals, industrial and oil/gas related facilities, pipelines, industrial personal property and utilities.

TAXING UNITS

The Throckmorton Central Appraisal District is responsible for appraising all properties for each of the 7 taxing jurisdictions that have territory located within the approximately 900 square miles of Throckmorton County.

Following are those taxing jurisdictions with territory located in the district:

Counties:

Throckmorton County

Cities:

City of Throckmorton

City of Woodson

Independent School Districts:

Throckmorton ISD*

Woodson ISD*

Munday ISD*

Olney ISD*

*These entities overlap into adjoining counties and only the portion of these districts located within the boundaries of Throckmorton County are appraised by this district.



LEGISLATIVE CHANGES

Throckmorton Central Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, TCAD responds in a timely manner updating records, forms and/or procedures.

ROLL INFORMATION

The 2016 appraisal roll for Throckmorton Central indicated a total of 15,496 parcels. A breakdown of the number of parcels contained in the major property categories is shown below:

- ❖ Homesites: 737
- ❖ Mineral Interests: 9,036
- ❖ Agriculture Land: 3,082
- ❖ Business Personal Property: 90

The following charts indicate the total appraised Market Value and Net Taxable Value for each of the taxing entities located in Throckmorton Central and appraised by the District as well as a breakdown of appraisal information within the District by state PTD code.

Appraisal Value information

• Jurisdiction	Average Home Value	New Construction	Market Value	Assessed Values	Exemption loss
County					
Throckmorton Central	\$ 37,177	\$ 771,810	\$ 810,403,350	\$ 164,039,500	\$0
City					
Throckmorton	\$ 36,960	\$9,730	\$ 28,969,300	\$22,522,690	\$0
Woodson	\$ 25,900	\$7,850	\$7,794,820	\$5,915,080	\$0
Schools					
Throckmorton ISD	\$17,582	\$488,850	\$681,597,320	\$136,202,810	\$545,394,510
Woodson ISD	\$19,797	\$286,960	\$117,190,000	\$26,435,290	\$90,754,710
Munday ISD	\$0	\$0	\$5,397,970	\$539,970	\$0
Olney ISD	\$0	\$0	\$6,168,330	\$832,750	\$50,440
Other Districts					

2016 Property Types Appraised

LAND CODE	COUNT	MARKET
A-1 REAL, RES, SINGLE FAMILY	543	\$20,917,500
A-2 REAL, RES, MOBILE HOME	31	\$596,780
A-3 MISC IMPROV C CODED LOTS	11	\$256,910
A-4 RES LOT WITH IMPROVEMENT	33	\$104,580
A-TOTAL	618	\$21,875,770

Throckmorton has no B properties

C-1 VACANT URBAN RES LTS/TRACTS	232	\$293,870
C-2 VACANT COMM LTS/TRA/PARCELS	22	\$28,560
C-3 VACANT RURAL LOT/TR IN LAKE AREA	1	\$190

C-TOTAL	255	\$322,620
D-1 QUALIFIED AG LAND	3,081	\$31,686,080
D-2 IMPROVEMENTS ON QUALIFIED AG LAND	439	\$4,573,960

D-TOTAL	3,520	\$36,260,040
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E- NON QUALIFIED AG LAND	91	\$636,940
E-1 REAL FARM AND RANCH IMPROVEMENTS	298	\$13,869,820
E-1E REAL	362	\$267,780
E-2 REAL MOBILE HOME ON OVER 5 ACRES	42	\$1,251,180
E-3 REAL FARM AND RANCH OTHER	28	\$561,740

E-TOTAL	821	\$16,587,460
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F-1 REAL, COMM,/RETAIL& SVC BUS PROP	117	\$3,532,620
F-1L	2	39,140
F-2 REAL, IND MFG & PROP	19	\$425,030

F-TOTAL	138	\$3,996,790
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G-1 REAL, OIL, GAS & MNRL RESERVES	6,560	\$39,897,680
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G-TOTAL	6,560	\$39,897,680
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J-1 WATER SYSTEMS, REAL & PP		\$0
J-2 GAS DIST SYSTEM, REAL & PP	2	\$346,520
J-3 ELECTRIC CO, REAL & PP	13	\$33,520,740
J-4 TELEPHONE CO, REAL & PP	16	\$607,930
J-5 RAILROADS, REAL & PP		\$
J-6 PIPELINES, REAL & PP	48	\$1,699,880
J-6A	2	\$85,970
J-7 CABLE TV, REAL & PP	11	\$116,110
J-8 OTHER (DESCRIBE)	26	\$3,966,360
J-AA	1	\$3,470

J-TOTAL	119	\$40,346,980
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L-1 PERSONAL, COMM/RETAIL BUS PROP	90	\$1,097,520
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L-1T	4	\$305,000
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L-2 PERSONAL, IND/MFG BUS PROP	22	\$1,319,570
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L-2A	1	\$528,000
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L-2D	2	\$180,000
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L-2F	1	\$826,880
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L-2G	16	\$99,560
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L-2J	1	\$800
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L-2L	6	\$388,450
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L-2M	6	\$100,090
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L-2O	1	\$1,000
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L-2P		3	\$83,580
L-2Q		3	\$827,750
L-TOTAL	156		\$5,758,200
M-1 MOBILE HOME (ON NON OWNED LAND)		17	\$247,420
M-2		1	\$23,250
M-TOTAL	18		\$270,670
NO PTD CODE			
NO PTD CODE – TOTAL			
O-3 REAL, VACANT LOTS (INV FOR SFR)			
O- TOTAL			
S- SPECIAL INVENTORY		0	\$0
S-TOTAL	0		\$0
X- TOTAL		2,461	\$9,041,580
PRODUCTIVITY VALUE LOSS			\$667,485,620
ALL PTD TOTAL			\$174,357,790

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PROPERTY DISCOVERY

Throckmorton Central Appraisal District establishes procedures to ensure that accurate data is collected, analyzed, and utilized improve appraisal accuracy, discover new real and personal property and effectively and efficiently execute the duties required to serve taxing entities with the District's area of responsibility.

Data Collection

- ❖ Each TCAD employee is expected to collect information on activity within the District that may have bearing on TCAD Activities.
- ❖ TCAD reviews and analyzes all data in order to develop required reports and to generate an accurate appraisal roll.

Real Property

- ❖ Office Review:
 - ❖ sales questionnaires
 - ❖ property owner renditions
 - ❖ deed records
 - ❖ local fee appraisers
 - ❖ builders
 - ❖ realtors
 - ❖ maps
 - ❖ other appraisal records
- ❖ Field Inspections:
 - ❖ new construction
 - ❖ remodeling
 - ❖ demolition

Ownership / Exemption

- ❖ Field inspection (verifying property meets exemption standards)
- ❖ deed records
- ❖ plat records
- ❖ newspaper (obituaries)
- ❖ application update requests
- ❖ questionnaires
- ❖ other appraisal records

Field Inspections:

- ❖ new businesses locations

Personal Property

- ❖ Office Review:
 - ❖ property owner renditions
 - ❖ accounting records
 - ❖ financial statements
 - ❖ newspaper, press releases, trade journals
 - ❖ telephone and city directories
 - ❖ legal news, building permits, assumed name certificates
 - ❖ sales tax list
 - ❖ vehicle registration
 - ❖ aircraft registration
 - ❖ business directories
 - ❖ local fee appraisers
 - ❖ realtors
 - ❖ other appraisal records

Examples of Data Collection Process

- ❖ Throckmorton Central Appraisal District, in accordance with the Reappraisal Plan inspects properties for new additions and for new properties each year. Properties with changes such as additions, swimming pools, new out buildings, etc., are conducted by an on-site inspection. Also, aerial photos are used when available.



- ❖ Information from the Throckmorton Central Clerk's office are received monthly, containing deed records, Mechanics Liens, Septic Permits, Bills of Sale, plats, maps, surveys, and Assumed Name Certificates.
- ❖ Sales and property information is gathered from property owners through questionnaires, and local realtors and fee appraisers as available.
- ❖ Newspapers are checked weekly for new businesses and realty ads for attributes, remodels and new improvements.
- ❖ Local water departments are contacted annually for new water meters.
- ❖ Volunteer fire departments are contacted annually for destroyed or damaged structure reports

Once the data is received, the property where physical data is questioned or requires reviewing is identified and coded for inspection.

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.

Jurisdiction	Percent	General	Over 65	Over 65 Freeze	Disability	Disability Freeze	100% Disabled Veteran
County							
Throckmorton	0%		\$ 0	YES	\$ 0	YES	100%
City							
Throckmorton	0%	\$0	\$0	NO	0	NO	100%
Woodson	0%	\$0	\$0	NO	0	NO	100%
	0%	\$0	\$0	NO	0	NO	100%
Schools							
Throckmorton ISD	0%	\$25,000	\$10,000	YES	\$10,000	YES	100%
Woodson ISD	0%	\$25,000	\$10,000	YES	\$10,000	YES	100%
Munday ISD	0%	\$25,000	\$10,000	YES	\$10,000	YES	100%
Olney ISD	0%	\$25,000	\$10,000	YES	\$10,000	YES	100%
Other Districts							
County Farm Road	0%	\$0	\$0	NO	\$0	NO	100%
County Road and Bridge	0%	\$0	\$0	NO	\$0	NO	100%

Properties receiving a general homestead exemption may qualify for a limited appraised value. The limited appraised value will not exceed 110% of the prior year's appraised value. 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, disabled veterans are allowed a general exemption on any property they own based upon the percentage rating as determined by the Department of Veterans Affairs. Current exemption amounts, as based upon these ratings are as follows:

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

The surviving spouse and minor children of a member of the armed services who dies while on active duty will receive a \$5000 exemption. Other Exemptions

Other commonly occurring exemptions are:

- ❖ Cemetery Exemptions
- ❖ Religious Organizations
- ❖ Charitable Organizations
- ❖ Veteran's Organization

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

APPEAL INFORMATION

Following guidelines established by state law, notices of appraised value are typically mailed to property owners if:

- ❖ The appraised value of the property changes by more than \$1000 from what it was in the preceding year
- ❖ The appraised value of the property is greater than the value rendered by the property owner
- ❖ The property was not on the appraisal roll in the preceding year
- ❖ The property has had an ownership change

In 2016, the district prepared and delivered notices of appraised value for approximately:

- ❖ 2971 real property parcels
- ❖ 119 commercial personal property parcels

From those notices, approximately 172 parcels were protested.



For more information, visit our website:

www.throckmortoncad.org

For additional copies write:

TCAD

PO Box 788

Throckmorton, TX 76483

The Throckmorton Central Appraisal District is an equal opportunity employer and does not discriminate on the basis of race, color, religion, sex, national origin, age, or disability in employment or in the provision of any services, programs or activities.

In compliance with the Americans with Disabilities Act, this document may be requested in alternative formats by calling 940-846-5691

Send us an email telling us what you think at

dsmith@throckmortoncad.com

Texas Comptroller of Public Accounts

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