

DELTA COUNTY APPRAISAL DISTRICT 2016 ANNUAL APPRAISAL REPORT

Introduction

The Delta County Appraisal District is a political subdivision of the State of Texas. 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 operation of the appraisal district.

Mission Statement

The mission of the Delta County 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 purpose. The district must make sure that each property owner is given the same consideration, information, and assistance. 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)**
- **The Uniform Standards of Professional Appraisal Practice (USPAP)**

Governance

The appraisal district is governed by a Board of Directors with the primary responsibilities to:

- Establish the district's office
- Adopt its operating budget
- Contract for necessary services
- Hire the Chief Appraiser
- Appoint the Appraisal Review Board Members
- Provide advice and consent to the Chief Appraiser concerning the appointment of the Agricultural Advisory Board
- Approve contracts with appraisal firms selected by the Chief Appraiser to perform appraisals
- Make and adopt general policies on the operations of the district
- Biennially develop a written plan for the periodic reappraisal of the property within the district

The **Board of Directors** is appointed by the taxing entities in this district. 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.

The **Chief Appraiser** is the chief administrator of the appraisal district and serves at the will of the board of directors. The chief appraiser is required to have a designation of "Registered Professional Appraiser" (RPA) through the Texas Department of Licensing and Regulation at the time of appointment.

The **Appraisal Review Board (ARB)** consists of three members appointed by the board of directors to settle value disputes between the property owner and the appraisal district. The Texas State Comptroller instructs the board members on their course of duties.

The **Ag Advisory Board** is appointed by the board of directors at the recommendation of the chief appraiser to aide in determining typical practices and standards for agricultural activities in the district.

Taxing Jurisdictions

The Delta County Appraisal District is responsible for appraising all properties for each of the taxing entities that have jurisdiction within the 261 square miles that make up Delta County.

The following entities fall within that scope.

1. Delta County
2. Delta County Road & Bridge
3. Delta County EMS 1
4. Delta County Municipal District (MUD)
5. City of Cooper
6. City of Pecan Gap
7. Cooper ISD
8. Chisum ISD (Split with Lamar County)
9. Commerce ISD (Split with Hunt County)
10. Fannindel ISD (Split with Fannin County)

Property Types Appraised

The district maintains approximately 6360 property accounts with property types including residential, agricultural, commercial, business, utilities and pipeline. The following represents a summary of property types appraised by the district for 2016.

PTAD Classification	Property Type	Count	Market Value	Acres
A	SINGLE FAMILY RESIDENCE	1,727	\$76,999,770	
B	MULTIFAMILY RESIDENCE	14	\$1,017,100	
C1	VACANT LOTS AND LAND TRACTS	585	\$2,078,570	
D1	QUALIFIED OPEN-SPACE LAND	2,850	\$241,169,332	145,272.6
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE	517	\$4,788,025	
E	RURAL LAND, NON-QUALIFIED OPEN SPACE	1,297	\$72,145,245	6,546.8
F1	COMMERCIAL REAL PROPERTY	189	\$8,155,320	
F2	INDUSTRIAL & MANUFACTURING REAL PROP	20	\$4,985,440	
J2	GAS DISTRIBUTION SYSTEM	4	\$881,930	
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	14	\$7,333,610	
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	24	\$3,232,070	
J5	RAILROAD	8	\$36,530	
J6	PIPELINE	11	\$52,355,660	
J7	CABLE TELEVISION COMPANY	1	\$2,790	
L1	COMMERCIAL PERSONAL PROPERTY	133	\$2,142,300	
L2	INDUSTRIAL & MANUFACTURING PERSONAL PROP	96	\$7,983,470	
M1	TANGIBLE OTHER PERSONAL, MOBILE HOME	69	\$1,735,390	
O	RESIDENTIAL INVENTORY	11	\$32,000	
S	SPECIAL INVENTORY TAX	2	\$95,300	
X	TOTALLY EXEMPT PROPERTY	424	\$40,807,150	
	TOTALS		\$527,977,002	\$151,819.4

Source: 2013 Certified Appraisal Roll

Appraisal Operation Summary

The district began conducting on-site inspections and reviews according to the 2015/2016 reappraisal plan in 2015, and primarily completed inspections in April 2016, or as soon thereafter as practical.

Delta County Appraisal District also continued to:

- Identify, review, and appraise properties with new construction throughout the district
- Locate properties demolished and make appropriate adjustments to those accounts involved
- Locate and value manufactured housing and calculate an appraised value for those items
- Review and inspect agricultural 1-D-1 properties
- Review and inspect business personal property account.

The district conducted an internal ratio study to validate the accuracy of its mass appraisal system with the following overall statistical results:

Mean Level of Appraisal	1.7343
Median Level of Appraisal	1.0855
Weighted Mean	.8499
Coefficient of Dispersion	81.8977
Price Related Differential	2.0405
Number of Observations	55

Based on the Mass Appraisal Standards adopted by the International Association of Assessing Officers, The above statistics indicate that the district's mass appraisal system is accurately and uniformly appraising property.

Property Discovery

The district aggressively seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Filed material/mechanics liens
- Mobile home installation reports
- Field inspection discoveries
- Public "word of mouth"
- Pictometry
- Ortho imagery
- Advertisements

The use of these discovery tools added approximately \$12,318,600* of market value to the appraisal roll for 2016.

*Source: 2016 Certified Appraisal Roll

Exemption Data

Property owners may qualify for a variety of exemption as provided by the Texas Constitution. Some of the most commonly occurring exemptions are described below. Other less occurring exemptions are available and described at the Comptroller's website. <http://www.window.state.tx.us/taxinfo/proptax/exmptns.html>

RESIDENTIAL HOMESTEADS

ENTITY	STATE MANDATED				LOCAL OPTION	
	Homestead	OV65	DP	HS	OV65	DP
Chisum ISD	\$25.000	\$10.000	\$10.000	-	-	-
City of Cooper	-	-	-	-	\$3000	-
City of Pecan Gap	-	-	-	-	-	-
Commerce ISD	\$25.000	\$10.000	\$10.000	-	-	-
Cooper ISD	\$25.000	\$10.000	\$10.000	-	-	-
Delta Countv	-	-	-	-	\$10.000	-
Delta Countv EMS #1	-	-	-	-	-	-
Delta Countv R & B	\$3.000	-	-	-	\$10.000	-
Delta MUD	-	-	-	-	-	-
Fannindel ISD	\$25.000	\$10.000	\$10.000	-	-	-

For school tax purposes, homestead exemptions for the over 65, disabled persons, and surviving spouse (if 55 or older), creates a tax ceiling prohibiting increased taxes on the homestead on **existing** buildings. (Any new areas added to the home site will cause the ceiling to be readjusted in the next tax year.)

The City of Cooper, Delta County and Delta County Road & Bridge have adopted local options as displayed above for the OV65, DP and SS (OV55) tax ceilings.

All homeowners with qualified homesteads are subject to the placement of a homestead cap which prohibits the increase of taxable value on the homestead property to ten percent per year. Market value can still be reflective of the 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 are:

DV RATING	EXEMPTION AMOUNT
0-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000

Chapter 11 of the Property Tax Code discusses other allowable exemptions.

Appeal Information

State Law requires the appraisal district to mail “Notices of Appraised Value” to property owners where:

- New property has been included for the first time on the appraisal roll
- Property ownership changes
- A change in value of \$1,000 or more
- A rendition statement was filed on the property
- Property has been annexed or de-annexed to a taxing jurisdiction

In compliance Delta County Appraisal District prepared and mailed required notices for 4,320 properties. From these notices, 224 protests were filed with the district.

Certified Values

The Chief Appraiser certified market and taxable values to each taxing entity by July 25th, 2016. The values were:

ENTITY	PARCEL COUNT	MARKET VALUE	NET TAXABLE VALUE
Chisum ISD	172	\$29,862,980	\$19,280,614
City of Cooper	1627	\$68,345,800	\$52,148,488
City of Pecan Gap	188	\$5,326,344	\$5,326,344
Commerce ISD	52	\$4,908,620	\$1,736,742
Cooper ISD	5463	\$442,833,860	\$181,514,890
Delta County	6357	\$527,939,992	\$250,300,875
Delta County EMS 1	6357	\$527,939,992	\$256,155,832
Delta County R & B	6357	\$527,939,992	\$248,009,774
Delta MUD	6357	\$527,939,992	\$256,155,832
Fannindel ISD	672	\$50,347,802	\$15,832,806

2016 Tax Rates

The following tax rates were adopted by the taxing jurisdictions:

TAXING ENTITY	M&O RATE	I&S RATE	TOTAL TAX RATE
Chisum ISD	1.040000	0.2065	1.2465
City of Cooper	1.027649	0.055946	1.083595
City of Pecan Gap	0.126931	0.000000	0.126931
Commerce ISD	1.170000	0.373600	1.543600
Cooper ISD	1.170000	0.320000	1.490000
Delta County	0.587003	0.000000	0.587003
Delta County EMS 1	0.04841	0.000000	0.04841
Delta County R & B	0.15154	0.000000	0.15154
Delta MUD	0.137375	0.000000	0.137375
Fannindel ISD	1.170000	0.090000	1.2600