

Parker County Appraisal District 2013 Annual Report

Introduction

Parker County Appraisal District is a political subdivision of the state. The Constitution of the State of Texas, the Texas Property Tax Code, and Rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the appraisal district.

Mission

Our mission is to provide uniform, fair and equitable appraisals of all real and personal property and to provide information and assistance to the public in a professional and courteous manner.

This will be accomplished 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 whose primary responsibilities include the following:

- Establish the district's office
- Appoint the Chief Appraiser
- Approve the district's annual budget
- 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 Parker County Appraisal Review Board (ARB) is responsible by statute for the hearing and determination of taxpayer protest and taxing entity challenges.

Agricultural Advisory Board members are appointed by the Board of Directors at the recommendation of the Chief Appraiser to aid in determining typical practices and standards for agricultural activities in the district.

Taxing Jurisdictions

The Parker County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions in Parker County.

- Parker County
- Aledo ISD
- Azle ISD
- Brock ISD
- Garner ISD
- Granbury ISD
- Lipan ISD
- Millsap ISD
- Mineral Wells ISD
- Peaster ISD
- Perrin-Whitt ISD
- Poolville ISD
- Springtown ISD
- Weatherford ISD
- City of Aledo
- City of Azle
- City of Millsap
- City of Mineral Wells
- City of Reno
- City of Sanctuary
- City of Springtown
- City of Weatherford
- City of Willow Park
- Parker County Hospital
- Weatherford College
- Emergency Service District #1
- Emergency Service District #3
- Emergency Service District #6
- Emergency Service District #7
- Emergency Service District #8
- Emergency Service District #9

Legislative Changes

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

Property Discovery

- Visual field inspections
- Aerial photography
- Homestead/Agricultural applications
- City building permits
- Direct notification from property owner
- Local real estate professional
- Contractors, developers and sales professionals of new subdivisions
- Recorded instruments from courthouse and other local government
- Building plans
- Utility companies
- Mechanic's liens, Deeds of Trust and Legal News
- Texas Department of Housing & Community Affairs reports (Manufactured Homes)
- TXDOT moving permits for Manufactured Homes
- Sales questionnaires and Fee Appraisals
- Newspapers, Sales Brochures and Magazines
- Telephone directories

Appeal Information

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

- The appraised value of the property changes by more than \$1,000 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 2013, the district prepared and delivered notices of appraised value for approximately:

- 18,755 Real estate parcels
- 3,375 Business Personal property
- 6,160 Mineral Oil & Gas

PROPERTY TYPES APPRAISED

The following represents a summary of property types appraised by the district for 2013:

PTAD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	41,604	5,064,953,730
B	Multi-Family Homes	669	135,264,420
C	Vacant Lots & Tracts	8,164	198,374,820
DI & D2	Rural Land	14,449	2,818,071,550
E	Farm & Ranch Improvements	9,842	1,168,715,630
F1	Commercial Real Property	1,845	976,742,490
F2	Industrial Real Property	109	163,846,460
G	Oil/Gas/Minerals	28,620	595,149,860
J	Utilities	1,739	636,630,990
L1	Commercial Personal Property	2,976	271,917,380
L2	Industrial Personal Property	1,008	257,276,950
M1	Mobile Homes	2,342	39,506,630
N1	Intangible Personal Property	3	2,675,450
O	Residential Inventory	2,268	37,485,540
S	Dealer's Special Inventory	93	35,514,900
X	Exempt Property	1,343	432,597,840
	Totals	117,074	12,834,724,650

CERTIFIED VALUES

The Chief Appraiser certified taxable values to each taxing jurisdiction on July 17, 2013.

JURISDICTION	TAXABLE VALUE
County	
PARKER GENERAL	9,418,038,604
PARKER LATERAL ROAD	9,432,327,973
City	
ALEDO	181,166,598
AZLE	121,309,703
FORT WORTH	23,520,730
MILLSAP	10,553,650
MINERAL WELLS	59,944,780
RENO	88,808,371
SANCTUARY	17,989,130
SPRINGTOWN	143,368,454
WEATHERFORD	1,909,269,370
WILLOW PARK	348,913,283
Schools	
ALEDO	2,381,122,093
AZLE	855,818,971
BROCK	456,239,710
GARNER	151,203,310
GRANBURY	96,600,910
LIPAN	8,997,590
MILLSAP	284,416,200
MINERAL WELLS	10,339,505
PEASTER	266,711,260
PERRIN-WHIT	49,729,760
POOLVILLE	103,106,343
SPRINGTOWN	735,651,749
WEATHERFORD	3,561,734,248
Special Districts	
WEATHERFORD COLLEGE	9,385,056,808
PARKER CO. HOSPITAL	9,385,060,632
EMERGENCY SERV. DIST. #1	1,627,289,430
EMERGENCY SERV. DIST. #3	648,645,275
EMERGENCY SERV. DIST. #6	573,222,570
EMERGENCY SERV. DIST. #7	492,911,509
EMERGENCY SERV. DIST. #8	257,344,236
EMERGENCY SERV. DIST. #9	347,529,604

NEW CONSTRUCTION

The following represents 2013 real Property New Construction for Parker County as of July 19, 2013.

2013 NEW CONSTRUCTION	
JURISDICTION	MARKET VALUE
County	
PARKER	158,706,776
City	
ALEDO	5,281,708
AZLE	1,160,080
MILLSAP	26,830
MINERAL WELLS	612,680
RENO	3,103,279
SANCTUARY	0
SPRINGTOWN	1,433,320
WEATHERFORD	32,654,370
WILLOW Park	9,304,010
School	
ALEDO	54,529,248
AZLE	11,969,974
BROCK	6,863,920
GARNER	1,514,780
GRANBURY	1,890,050
LIPAN	0
MILLSAP	5,288,593
MINERAL WELLS	903,300
PEASTER	6,523,390
PERRIN-WHITT	1,055,110
POOLVILLE	823,330
SPRINGTOWN	11,259,645
WEATHERFORD	55,701,710
Special Districts	
WEATHERFORD COLLEGE	158,706,776
PARKER CO. HOSPITAL	158,706,776
EMERGENCY SERV. DIST. #1	25,485,543
EMERGENCY SERV. DIST. #3	8,652,840
EMERGENCY SERV. DIST. #6	6,197,270
EMERGENCY SERV. DIST. #7	7,920,610
EMERGENCY SERV. DIST. #8	4,154,098
EMERGENCY SERV. DIST. #9	6,207,810

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 on principal residences with a maximum of 20 acres:

JURISDICTION	PERCENT	GENERAL	OVER 65	DISABILITY	100% DISABLED VETERANS
ALEDO ISD		15,000	10,000	10,000	100%
AZLE ISD		15,000	10,000	10,000	100%
BROCK ISD		15,000	10,000	10,000	100%
GARNER ISD		15,000	10,000	10,000	100%
GRANBURY ISD		15,000	10,000	10,000	100%
LIPAN ISD		15,000	10,000	10,000	100%
MILLSAP ISD		15,000	10,000	10,000	100%
MINERAL WELLS ISD		15,000	15,455	10,000	100%
PEASTER ISD		15,000	10,000	10,000	100%
PERRIN-WHITT ISD		15,000	10,000	10,000	100%
POOLVILLE ISD		15,000	10,000	10,000	100%
SPRINGTOWN ISD		15,000	10,000	10,000	100%
WEATHERFORD ISD		15,000	10,000	10,000	100%
CITY OF ALEDO		NONE	10,000	NONE	100%
CITY OF AZLE		NONE	15,000	NONE	100%
CITY OF MILLSAP		NONE	NONE	NONE	100%
CITY MINERAL WELLS		NONE	10,000	10,000	100%
CITY OF RENO	15%	NONE	10,000	10,000	100%
CITY OF SANCTUARY		NONE	NONE	NONE	100%
CITY OF SPRINGTOWN		NONE	15,000	15,000	100%
CITY WEATHERFORD		NONE	25,000	25,000	100%
CITY WILLOW PARK		NONE	10,000	NONE	100%
PARKER GENERAL		NONE	10,000	10,000	100%
PARKER LATERAL		3,000	NONE	NONE	100%
PARKER CO HOSPITAL		NONE	10,000	NONE	100%
WEATHERFORD COLL		NONE	10,000	NONE	100%
ESD#1		NONE	NONE	NONE	100%
ESD#3		NONE	NONE	NONE	100%
ESD#6		NONE	NONE	NONE	100%
ESD#7		NONE	NONE	NONE	100%
ESD#8		NONE	NONE	NONE	100%
ESD#9		NONE	NONE	NONE	100%

AVERAGE HOME TAXABLE VALUES

JURISDICTION	2013	2012	2011	2010	2009	2008
ALEDO ISD	233,222	230,875	244,248	229,523	227,608	237,320
AZLE ISD	140,069	138,700	154,745	137,921	135,703	147,669
BROCK ISD	180,148	182,867	178,422	166,499	161,628	162,852
GARNER ISD	107,238	100,426	116,537	98,264	95,843	108,813
GRANBURY ISD	192,860	182,115	190,348	189,043	194,567	206,474
LIPAN ISD	92,788	73,963	94,523	58,707	55,972	69,557
MILLSAP ISD	100,939	100,426	107,465	97,417	96,593	101,802
MINERAL WELLS ISD	64,442	62,238	77,468	59,030	55,899	68,980
PEASTER ISD	123,627	120,667	128,819	122,246	121,737	127,705
PERRIN-WHITT ISD	80,888	75,757	89,147	65,221	61,997	74,886
POOLVILLE ISD	86,747	95,128	95,774	87,034	84,220	89,531
SPRINGTOWN ISD	84,690	85,338	92,536	85,512	85,141	91,736
WEATHERFORD ISD	121,269	120,546	128,784	120,289	118,267	125,897
CITY OF ALEDO	160,506	156,143	165,719	155,220	153,178	160,834
CITY OF AZLE	87,426	88,645	97,524	89,790	90,527	95,987
CITY OF MILLSAP	56,138	56,906	54,695	55,808	55,714	50,970
CITY MINERAL WELLS	148,490	138,868	160,448	135,756	128,853	125,606
CITY OF RENO	78,605	76,915	86,053	78,556	78,670	86,291
CITY OF SANCTUARY	104,305	102,854				
CITY OF SPRINGTOWN	87,357	88,173	93,597	91,344	91,022	97,660
CITY WEATHERFORD	124,798	123,141	136,602	124,468	123,369	136,351
CITY WILLOW PARK	173,089	174,257	184,326	174,796	174,900	179,870
PARKER COUNTY	155,146	154,063	168,075	152,944	150,993	162,581
PARKER CO HOSPITAL	155,460	154,380	168,075	152,944	150,993	162,581
WEAHERFORD COLLEGE	155,460	154,380	168,075	152,944	150,993	162,581
ESD#1	139,551	132,843	115,160	110,287	109,280	112,480
ESD#3	272,688	267,745	283,496	265,535	265,496	282,593
ESD#6	127,969	133,099	144,647	130,909	124,511	133,260
ESD#7	149,556	172,145	170,054	167,372		
ESD#8	108,845					
ESD#9	193,668	200,299				

TAX RATES

Using the taxable values as certified by the Chief Appraiser and following the requirements of the Truth in Taxation Laws, the taxing jurisdictions adopted the following tax rates for 2013:

JURISDICTION	M&O	I&S	TOTAL
County			
PARKER GENERAL	0.26542	0.0643763	0.3297963
PARKER LATERAL ROAD	0.0825787	0.00	0.0825787
City			
ALEDO	0.2123514	0.1819486	0.39430
MILLSAP	0.3800	0.00	0.3800
MINERAL WELLS	0.3991953	0.1108047	0.5100
SANCTUARY	0.1500	0.00	0.1500
SPRINGTOWN	0.301548	0.32150	0.623048
WEATHERFORD	0.2920	0.17160	0.46360
WILLOW PARK	0.3052635	0.1552365	0.46050
School			
ALEDO	1.17	0.2552	1.4252
BROCK	1.17	0.32	1.4900
GARNER	1.04	0.106	1.1460
MILLSAP	1.17	0.495	1.6650
MINERAL WELLS	1.04005	0.256388	1.296438
PEASTER	1.04	0.3128	1.3528
POOLVILLE	1.17	0.223	1.3930
SPRINGTOWN	1.04	0.4191	1.4591
WEATHERFORD	1.17	0.22	1.3900
Special Districts			
WEATHERFORD COLLEGE	0.10713	0.00751	0.11464
PARKER CO. HOSPITAL	0.11793	0.00	0.11793
EMERGENCY SERV. DIST. #1	0.10	0.00	0.10
EMERGENCY SERV. DIST. #3	0.10	0.00	0.10
EMERGENCY SERV. DIST. #6	0.0974	0.00	0.0974
EMERGENCY SERV. DIST. #7	0.085	0.00	0.085
EMERGENCY SERV. DIST. #8	0.10	0.00	0.10
EMERGENCY SERV. DIST. #9	0.10	0.00	0.10

APPRAISAL OPERATIONS SUMMARY

The State Comptroller's Property Tax Division conducted a ratio study to validate the accuracy of the district's mass appraisal system with the following overall statistical results:

2011 RATIO STUDY RESULTS

ISD	WEIGHTED MEAN	COEFFICIENT OF DISPERSION
ALEDO	99.5	
AZLE	97.7	
BROCK	101.1	
GARNER	107.6	
MILLSAP	99.4	
PEASTER	101.7	
POOLVILLE	107.5	
PERRIN-WHITT	108.6	
SPRINGTOWN	99.9	
WEATHERFORD	98.2	
PARKER CAD	99.0	8.65