

Parker County Appraisal District 2014 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 2014, the district prepared and delivered notices of appraised value for approximately:

- 11,280 Real estate parcels
- 286 Business Personal property
- 6,160 Mineral Oil & Gas

PROPERTY TYPES APPRAISED

The following represents a summary of property types appraised by the district for 2014:

PTAD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	42,296	5,243,028,716
B	Multi-Family Homes	672	161,585,590
C	Vacant Lots & Tracts	7,980	191,115,270
DI & D2	Rural Land	14,664	2,820,155,780
E	Farm & Ranch Improvements	9,985	1,195,178,070
F1	Commercial Real Property	1,863	984,679,370
F2	Industrial Real Property	107	164,054,100
G	Oil/Gas/Minerals	33,725	630,024,050
J	Utilities	1,844	681,861,170
L1	Commercial Personal Property	3,017	295,007,360
L2	Industrial Personal Property	996	314,504,490
M1	Mobile Homes	2,288	38,531,530
N1	Intangible Personal Property	3	3,383,890
O	Residential Inventory	1,844	31,844,250
S	Dealer's Special Inventory	102	39,864,180
X	Exempt Property	1,381	437,205,960
	Totals	122,767	13,232,023,776

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:

2013 RATIO STUDY RESULTS			
ISD		WEIGHTED MEAN	COEFFICIENT OF DISPERSION
ALEDO		96.96	
AZLE		97.81	
BROCK		99.61	
GARNER		96.50	
MILLSAP		96.68	
PEASTER		97.15	
POOLVILLE		96.81	
PERRIN-WHITT		101.76	
SPRINGTOWN		99.07	
WEATHERFORD		98.84	
PARKER CAD		98.0	7.13

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	2014	2013	2012	2011	2010	2009	2008
ALEDO ISD	235,268	233,222	230,875	244,248	229,523	227,608	237,320
AZLE ISD	141,204	140,069	138,700	154,745	137,921	135,703	147,669
BROCK ISD	173,249	180,148	182,867	178,422	166,499	161,628	162,852
GARNER ISD	109,353	107,238	100,426	116,537	98,264	95,843	108,813
GRANBURY ISD	196,195	192,860	182,115	190,348	189,043	194,567	206,474
LIPAN ISD	92,788	92,788	73,963	94,523	58,707	55,972	69,557
MILLSAP ISD	101,512	100,939	100,426	107,465	97,417	96,593	101,802
MINERAL WELLS ISD	66,156	64,442	62,238	77,468	59,030	55,899	68,980
PEASTER ISD	126,117	123,627	120,667	128,819	122,246	121,737	127,705
PERRIN-WHITT ISD	83,047	80,888	75,757	89,147	65,221	61,997	74,886
POOLVILLE ISD	88,606	86,747	95,128	95,774	87,034	84,220	89,531
SPRINGTOWN ISD	84,919	84,690	85,338	92,536	85,512	85,141	91,736
WEATHERFORD ISD	123,510	121,269	120,546	128,784	120,289	118,267	125,897
CITY OF ALEDO	162,560	160,506	156,143	165,719	155,220	153,178	160,834
CITY OF AZLE	87,858	87,426	88,645	97,524	89,790	90,527	95,987
CITY OF MILLSAP	58,290	56,138	56,906	54,695	55,808	55,714	50,970
CITY MINERAL WELLS	148,332	148,490	138,868	160,448	135,756	128,853	125,606
CITY OF RENO	78,204	78,605	76,915	86,053	78,556	78,670	86,291
CITY OF SANCTUARY	104,785	104,305	102,854				
CITY OF SPRINGTOWN	88,492	87,357	88,173	93,597	91,344	91,022	97,660
CITY WEATHERFORD	125,668	124,798	123,141	136,602	124,468	123,369	136,351
CITY WILLOW PARK	173,959	173,089	174,257	184,326	174,796	174,900	179,870
PARKER COUNTY	157,331	155,146	154,063	168,075	152,944	150,993	162,581
PARKER CO HOSPITAL	157,635	155,460	154,380	168,075	152,944	150,993	162,581
WEAHERFORD COLLEGE	157,635	155,460	154,380	168,075	152,944	150,993	162,581
ESD#1	177,418	139,551	132,843	115,160	110,287	109,280	112,480
ESD#3	273,837	272,688	267,745	283,496	265,535	265,496	282,593
ESD#6	134,070	127,969	133,099	144,647	130,909	124,511	133,260
ESD#7	145,154	149,556	172,145	170,054	167,372		
ESD#8	108,550	108,845					
ESD#9	198,317	193,668	200,299				

NEW CONSTRUCTION

The following represents 2014 real Property New Construction for Parker County as of July 21, 2014.

JURISDICTION	2013 NEW CONSTRUCTION MARKET VALUE
County	
PARKER	225,973,230
City	
ALEDO	14,119,570
AZLE	1,761,970
MILLSAP	2,040
MINERAL WELLS	4,388,900
RENO	1,262,840
SANCTUARY	77,060
SPRINGTOWN	223,180
WEATHERFORD	28,802,820
WILLOW PARK	25,312,790
School	
ALEDO	97,098,187
AZLE	17,855,310
BROCK	14,283,820
GARNER	7,090,970
GRANBURY	880,340
LIPAN	0
MILLSAP	4,495,160
MINERAL WELLS	3,890
PEASTER	4,246,200
PERRIN-WHITT	244,270
POOLVILLE	980,360
SPRINGTOWN	12,916,621
WEATHERFORD	65,364,585
Special Districts	
WEATHERFORD COLLEGE	225,973,230
PARKER CO. HOSPITAL	225,973,230
EMERGENCY SERV. DIST. #1	87,819,144
EMERGENCY SERV. DIST. #3	20,497,627
EMERGENCY SERV. DIST. #6	12,206,037
EMERGENCY SERV. DIST. #7	14,515,286
EMERGENCY SERV. DIST. #8	4,648,935
EMERGENCY SERV. DIST. #9	13,069,590

CERTIFIED VALUES

The Chief Appraiser certified taxable values to each taxing jurisdiction on July 21, 2014.

JURISDICTION	TAXABLE VALUE
County	
PARKER GENERAL	9,833,985,513
PARKER LATERAL ROAD	9,851,440,255
City	
ALEDO	199,497,979
AZLE	119,738,503
FORT WORTH	38,609,010
MILLSAP	10,594,830
MINERAL WELLS	75,718,865
RENO	90,269,164
SANCTUARY	17,622,340
SPRINGTOWN	144,205,944
WEATHERFORD	1,949,013,111
WILLOW PARK	370,735,359
Schools	
ALEDO	2,484,990,438
AZLE	889,038,961
BROCK	475,388,705
GARNER	168,876,770
GRANBURY	93,662,906
LIPAN	9,337,600
MILLSAP	296,004,466
MINERAL WELLS	10,341,260
PEASTER	274,523,666
PERRIN-WHIT	50,342,680
POOLVILLE	108,580,133
SPRINGTOWN	811,057,696
WEATHERFORD	3,698,903,316
Special Districts	
WEATHERFORD COLLEGE	9,793,881,698
PARKER CO. HOSPITAL	9,798,728,594
EMERGENCY SERV. DIST. #1	2,965,203,691
EMERGENCY SERV. DIST. #3	697,470,638
EMERGENCY SERV. DIST. #6	574,803,526
EMERGENCY SERV. DIST. #7	611,347,950
EMERGENCY SERV. DIST. #8	254,833,116
EMERGENCY SERV. DIST. #9	370,965,227

TAX RATES

Using the taxable values as certified by the Chief Appraiser and following the requirements of Truth in Taxation Laws, the taxing jurisdictions adopted the following tax rates for 2014:

JURISDICTION	M&O	I&S	TOTAL
County			
PARKER GENERAL	0.26542	0.0703300	0.3357500
PARKER LATERAL ROAD	0.0825787	0.00	0.0825787
City			
ALEDO	0.2197703	0.1652297	0.38500
MILLSAP	0.3800	0.00	0.3800
MINERAL WELLS	0.4689470	0.0410530	0.5100
SANCTUARY	0.1500	0.00	0.1500
SPRINGTOWN	0.30006464	0.32504555	0.62511019
WEATHERFORD	0.3150	0.17160	0.48660
WILLOW PARK	0.30890722	0.15159278	0.46050
School			
ALEDO	1.17	0.2552	1.4252
BROCK	1.17	0.38	1.5500
GARNER	1.04	0.106	1.1460
MILLSAP	1.17	0.495	1.6650
MINERAL WELLS	1.04005	0.36902	1.40907
PEASTER	1.04	0.36	1.40
POOLVILLE	1.17	0.2135	1.3835
SPRINGTOWN	1.04	0.389	1.4290
WEATHERFORD	1.17	0.21	1.3800
Special Districts			
WEATHERFORD COLLEGE	0.10713	0.00723	0.11464
PARKER CO. HOSPITAL	0.11793	0.00	0.1117928
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