

Parker County Appraisal District 2015 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 2015, the district prepared and delivered notices of appraised value for approximately:

- 41,384 Real estate parcels
- 3,204 Business Personal property
- 11,309 Mineral Oil & Gas

PROPERTY TYPES APPRAISED

The following represents a summary of property types appraised by the district for 2015:

| PTAD CLASSIFICATIONS | PROPERTY TYPE | PARCEL COUNT | MARKET VALUE |
|-----------------------------|------------------------------|---------------------|-----------------------|
| A | Single-Family Homes | 43,080 | 5,889,018,100 |
| B | Multi-Family Homes | 679 | 196,880,800 |
| C | Vacant Lots & Tracts | 8,251 | 203,883,040 |
| DI & D2 | Rural Land | 14,806 | 2,961,081,470 |
| E | Farm & Ranch Improvements | 10,095 | 1,304,274,840 |
| F1 | Commercial Real Property | 1,904 | 1,079,081,210 |
| F2 | Industrial Real Property | 109 | 154,164,220 |
| G | Oil/Gas/Minerals | 35,771 | 662,678,380 |
| J | Utilities | 1,886 | 701,802,840 |
| L1 | Commercial Personal Property | 3,046 | 311,822,440 |
| L2 | Industrial Personal Property | 1,030 | 364,219,890 |
| M1 | Mobile Homes | 2,257 | 42,096,130 |
| N1 | Intangible Personal Property | 3 | 3,486,790 |
| O | Residential Inventory | 1,329 | 22,203,850 |
| S | Dealer's Special Inventory | 108 | 52,343,690 |
| X | Exempt Property | 1,412 | 445,242,400 |
| | Totals | 125,766 | 14,394,280,090 |

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 | | 25,000 | 10,000 | 10,000 | 100% |
| AZLE ISD | | 25,000 | 10,000 | 10,000 | 100% |
| BROCK ISD | | 25,000 | 10,000 | 10,000 | 100% |
| GARNER ISD | | 25,000 | 10,000 | 10,000 | 100% |
| GRANBURY ISD | | 25,000 | 10,000 | 10,000 | 100% |
| LIPAN ISD | | 25,000 | 10,000 | 10,000 | 100% |
| MILLSAP ISD | | 25,000 | 10,000 | 10,000 | 100% |
| MINERAL WELLS ISD | | 25,000 | 15,455 | 10,000 | 100% |
| PEASTER ISD | | 25,000 | 10,000 | 10,000 | 100% |
| PERRIN-WHITT ISD | | 25,000 | 10,000 | 10,000 | 100% |
| POOLVILLE ISD | | 25,000 | 10,000 | 10,000 | 100% |
| SPRINGTOWN ISD | | 25,000 | 10,000 | 10,000 | 100% |
| WEATHERFORD ISD | | 25,000 | 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 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 |
|--------------------|--------|---------|---------|---------|---------|---------|---------|---------|
| ALEDO ISD | 244315 | 235,268 | 233,222 | 230,875 | 244,248 | 229,523 | 227,608 | 237,320 |
| AZLE ISD | 135778 | 141,204 | 140,069 | 138,700 | 154,745 | 137,921 | 135,703 | 147,669 |
| BROCK ISD | 183428 | 173,249 | 180,148 | 182,867 | 178,422 | 166,499 | 161,628 | 162,852 |
| GARNER ISD | 109463 | 109,353 | 107,238 | 100,426 | 116,537 | 98,264 | 95,843 | 108,813 |
| GRANBURY ISD | 197898 | 196,195 | 192,860 | 182,115 | 190,348 | 189,043 | 194,567 | 206,474 |
| LIPAN ISD | 90274 | 92,788 | 92,788 | 73,963 | 94,523 | 58,707 | 55,972 | 69,557 |
| MILLSAP ISD | 103555 | 101,512 | 100,939 | 100,426 | 107,465 | 97,417 | 96,593 | 101,802 |
| MINERAL WELLS ISD | 62410 | 66,156 | 64,442 | 62,238 | 77,468 | 59,030 | 55,899 | 68,980 |
| PEASTER ISD | 130397 | 126,117 | 123,627 | 120,667 | 128,819 | 122,246 | 121,737 | 127,705 |
| PERRIN-WHITT ISD | 81532 | 83,047 | 80,888 | 75,757 | 89,147 | 65,221 | 61,997 | 74,886 |
| POOLVILLE ISD | 86822 | 88,606 | 86,747 | 95,128 | 95,774 | 87,034 | 84,220 | 89,531 |
| SPRINGTOWN ISD | 84352 | 84,919 | 84,690 | 85,338 | 92,536 | 85,512 | 85,141 | 91,736 |
| WEATHERFORD ISD | 126011 | 123,510 | 121,269 | 120,546 | 128,784 | 120,289 | 118,267 | 125,897 |
| CITY OF ALEDO | 192398 | 162,560 | 160,506 | 156,143 | 165,719 | 155,220 | 153,178 | 160,834 |
| CITY OF AZLE | 93090 | 87,858 | 87,426 | 88,645 | 97,524 | 89,790 | 90,527 | 95,987 |
| CITY OF MILLSAP | 62039 | 58,290 | 56,138 | 56,906 | 54,695 | 55,808 | 55,714 | 50,970 |
| CITY MINERAL WELLS | 157984 | 148,332 | 148,490 | 138,868 | 160,448 | 135,756 | 128,853 | 125,606 |
| CITY OF RENO | 84281 | 78,204 | 78,605 | 76,915 | 86,053 | 78,556 | 78,670 | 86,291 |
| CITY OF SANCTUARY | 106538 | 104,785 | 104,305 | 102,854 | | | | |
| CITY OF SPRINGTOWN | 98290 | 88,492 | 87,357 | 88,173 | 93,597 | 91,344 | 91,022 | 97,660 |
| CITY WEATHERFORD | 137950 | 125,668 | 124,798 | 123,141 | 136,602 | 124,468 | 123,369 | 136,351 |
| CITY WILLOW PARK | 189278 | 173,959 | 173,089 | 174,257 | 184,326 | 174,796 | 174,900 | 179,870 |
| PARKER COUNTY | 170274 | 157,331 | 155,146 | 154,063 | 168,075 | 152,944 | 150,993 | 162,581 |
| PARKER CO HOSPITAL | 170274 | 157,635 | 155,460 | 154,380 | 168,075 | 152,944 | 150,993 | 162,581 |
| WEAHERFORD COLLEGE | 170274 | 157,635 | 155,460 | 154,380 | 168,075 | 152,944 | 150,993 | 162,581 |
| ESD#1 | 192354 | 177,418 | 139,551 | 132,843 | 115,160 | 110,287 | 109,280 | 112,480 |
| ESD#3 | 224853 | 273,837 | 272,688 | 267,745 | 283,496 | 265,535 | 265,496 | 282,593 |
| ESD#6 | 147883 | 134,070 | 127,969 | 133,099 | 144,647 | 130,909 | 124,511 | 133,260 |
| ESD#7 | 157628 | 145,154 | 149,556 | 172,145 | 170,054 | 167,372 | | |
| ESD#8 | 116690 | 108,550 | 108,845 | | | | | |
| ESD#9 | 223430 | 198,317 | 193,668 | 200,299 | | | | |

NEW CONSTRUCTION

The following represents 2015 real Property New Construction for Parker County as of July 16, 2015.

2015 NEW CONSTRUCTION

| JURISDICTION | MARKET VALUE |
|--------------------------|---------------------|
| County | |
| PARKER | 310,620,494 |
| City | |
| ALEDO | 23,246,810 |
| AZLE | 485,380 |
| MILLSAP | 4,000 |
| MINERAL WELLS | 386,160 |
| RENO | 2,242,300 |
| SANCTUARY | 8,400 |
| SPRINGTOWN | 1,807,970 |
| WEATHERFORD | 40,392,319 |
| WILLOW PARK | 25,762,500 |
| School | |
| ALEDO | 126,340,791 |
| AZLE | 27,659,218 |
| BROCK | 31,324,340 |
| GARNER | 1,548,700 |
| GRANBURY | 2,200,000 |
| LIPAN | 69,140 |
| MILLSAP | 6,647,230 |
| MINERAL WELLS | 0 |
| PEASTER | 9,967,990 |
| PERRIN-WHITT | 639,130 |
| POOLVILLE | 2,930,300 |
| SPRINGTOWN | 17,029,682 |
| WEATHERFORD | 83,201,303 |
| Special Districts | |
| WEATHERFORD COLLEGE | 308,431,459 |
| PARKER CO. HOSPITAL | 310,624,454 |
| EMERGENCY SERV. DIST. #1 | 130,627,124 |
| EMERGENCY SERV. DIST. #3 | 32,719,260 |
| EMERGENCY SERV. DIST. #6 | 13,165,569 |
| EMERGENCY SERV. DIST. #7 | 14,168,390 |
| EMERGENCY SERV. DIST. #8 | 7,477,280 |
| EMERGENCY SERV. DIST. #9 | 31,253,511 |

CERTIFIED VALUES

The Chief Appraiser certified taxable values to each taxing jurisdiction on July 16, 2015.

| JURISDICTION | TAXABLE VALUE |
|--------------------------|----------------------|
| County | |
| PARKER GENERAL | 10,741,278,244 |
| PARKER LATERAL ROAD | 10,761,199,806 |
| City | |
| ALEDO | 233,253,270 |
| AZLE | 125,570,446 |
| FORT WORTH | 43,787,970 |
| MILLSAP | 11,118,940 |
| MINERAL WELLS | 75,480,865 |
| RENO | 102,267,318 |
| SANCTUARY | 17,733,350 |
| SPRINGTOWN | 158,074,807 |
| WEATHERFORD | 2,115,011,159 |
| WILLOW PARK | 414,467,794 |
| Schools | |
| ALEDO | 2,691,158,403 |
| AZLE | 972,501,746 |
| BROCK | 523,671,158 |
| GARNER | 169,580,410 |
| GRANBURY | 98,133,171 |
| LIPAN | 9,842,950 |
| MILLSAP | 305,918,971 |
| MINERAL WELLS | 10,606,275 |
| PEASTER | 289,277,240 |
| PERRIN-WHIT | 52,304,570 |
| POOLVILLE | 111,900,010 |
| SPRINGTOWN | 827,574,206 |
| WEATHERFORD | 3,921,161,536 |
| Special Districts | |
| WEATHERFORD COLLEGE | 10,694,186,981 |
| PARKER CO. HOSPITAL | 10,699,747,614 |
| EMERGENCY SERV. DIST. #1 | 3,816,020,699 |
| EMERGENCY SERV. DIST. #3 | 1,441,725,190 |
| EMERGENCY SERV. DIST. #6 | 677,634,074 |
| EMERGENCY SERV. DIST. #7 | 765,319,451 |
| EMERGENCY SERV. DIST. #8 | 310,098,037 |
| EMERGENCY SERV. DIST. #9 | 477,259,306 |

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 2015:

| JURISDICTION | M&O | I&S | TOTAL |
|--------------------------|----------------|----------------|--------------|
| County | | | |
| PARKER GENERAL | 0.2540888 | 0.0649 | 0.3189888 |
| PARKER LATERAL ROAD | 0.0766940 | 0.00 | 0.0766940 |
| City | | | |
| ALEDO | 0.2436815 | 0.1413185 | 0.38500 |
| MILLSAP | 0.3800 | 0.00 | 0.3800 |
| MINERAL WELLS | 0.5256300 | 0.0043700 | 0.5300 |
| SANCTUARY | 0.1500 | 0.00 | 0.1500 |
| SPRINGTOWN | 0.31748722 | 0.029544303 | 0.61293025 |
| WEATHERFORD | 0.3150 | 0.17160 | 0.48660 |
| WILLOW PARK | 0.2889 | 0.17160 | 0.46050 |
| School | | | |
| ALEDO | 1.17 | 0.425 | 1.595 |
| BROCK | 1.17 | 0.38 | 1.5500 |
| GARNER | 1.04 | 0.1125 | 1.1525 |
| MILLSAP | 1.17 | 0.495 | 1.6650 |
| MINERAL WELLS | 1.04005 | 0.39 | 1.43005 |
| PEASTER | 1.04 | 0.36 | 1.40 |
| POOLVILLE | 1.17 | 0.2135 | 1.3835 |
| SPRINGTOWN | 1.04 | 0.389 | 1.4290 |
| WEATHERFORD | 1.17 | 0.299 | 1.4690 |
| Special Districts | | | |
| WEATHERFORD COLLEGE | 0.10695 | 0.00669 | 0.11364 |
| PARKER CO. HOSPITAL | 0.1117928 | 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 | 0.0848 | 0.00 | 0.0848 |
| EMERGENCY SERV. DIST. #7 | 0.08840707 | 0.01159293 | 0.10 |
| EMERGENCY SERV. DIST. #8 | 0.0909 | 0.00 | 0.0909 |
| EMERGENCY SERV. DIST. #9 | 0.10 | 0.00 | 0.10 |