

Parker County Appraisal District 2016 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 2016, the district prepared and delivered notices of appraised value for approximately:

- 23,464 Real estate parcels
- 793 Business Personal property
- 11,309 Mineral Oil & Gas

PROPERTY TYPES APPRAISED

The following represents a summary of property types appraised by the district for 2016:

PTAD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	43,985	6,150,330,750
B	Multi-Family Homes	685	200,006,460
C	Vacant Lots & Tracts	8,270	211,063,800
DI & D2	Rural Land	14,964	2,958,625,510
E	Farm & Ranch Improvements	10,124	1,319,982,582
F1	Commercial Real Property	1,983	1,110,525,160
F2	Industrial Real Property	108	129,237,560
G	Oil/Gas/Minerals	31,557	215,185,700
J	Utilities	1,873	645,215,440
L1	Commercial Personal Property	3,048	300,849,820
L2	Industrial Personal Property	1,082	3,900,071,870
M1	Mobile Homes	2,233	42,285,200
N1	Intangible Personal Property	3	3,930,910
O	Residential Inventory	1,234	25,589,910
S	Dealer's Special Inventory	82	52,001,250
X	Exempt Property	1,376	448,524,280
	Totals	122,607	14,203,426,202

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	97.40	
AZLE	97.12	
BROCK	101.16	
GARNER	94.64	
MILLSAP	95.17	
PEASTER	95.93	
POOLVILLE	92.41	
PERRIN-WHITT	96.35	
SPRINGTOWN	96.77	
WEATHERFORD	96.86	
PARKER CAD	98.0	6.66

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		5,000	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	2016	2015	2014	2013	2012	2011	2010	2009
ALEDO ISD	253,290	244,315	235,268	233,222	230,875	244,248	229,523	227,608
AZLE ISD	139,010	135,778	141,204	140,069	138,700	154,745	137,921	135,703
BROCK ISD	194,480	183,428	173,249	180,148	182,867	178,422	166,499	161,628
GARNER ISD	110,829	109,463	109,353	107,238	100,426	116,537	98,264	95,843
GRANBURY ISD	204,366	197,898	196,195	192,860	182,115	190,348	189,043	194,567
LIPAN ISD	91,152	90,274	92,788	92,788	73,963	94,523	58,707	55,972
MILLSAP ISD	106,646	103,555	101,512	100,939	100,426	107,465	97,417	96,593
MINERAL WELLS ISD	63,300	62,410	66,156	64,442	62,238	77,468	59,030	55,899
PEASTER ISD	136,303	130,397	126,117	123,627	120,667	128,819	122,246	121,737
PERRIN-WHITT ISD	88,088	81,532	83,047	80,888	75,757	89,147	65,221	61,997
POOLVILLE ISD	91,433	86,822	88,606	86,747	95,128	95,774	87,034	84,220
SPRINGTOWN ISD	89,525	84,352	84,919	84,690	85,338	92,536	85,512	85,141
WEATHERFORD ISD	130,318	126,011	123,510	121,269	120,546	128,784	120,289	118,267
CITY OF ALEDO	203,757	192,398	162,560	160,506	156,143	165,719	155,220	153,178
CITY OF AZLE	94,253	93,090	87,858	87,426	88,645	97,524	89,790	90,527
CITY OF MILLSAP	64,036	62,039	58,290	56,138	56,906	54,695	55,808	55,714
CITY MINERAL WELLS	164,281	157,984	148,332	148,490	138,868	160,448	135,756	128,853
CITY OF RENO	87,153	84,281	78,204	78,605	76,915	86,053	78,556	78,670
CITY OF SANCTUARY	109,178	106,538	104,785	104,305	102,854			
CITY OF SPRINGTOWN	102,916	98,290	88,492	87,357	88,173	93,597	91,344	91,022
CITY WEATHERFORD	139,233	137,950	125,668	124,798	123,141	136,602	124,468	123,369
CITY WILLOW PARK	192,790	189,278	173,959	173,089	174,257	184,326	174,796	174,900
PARKER COUNTY	175,857	170,274	157,331	155,146	154,063	168,075	152,944	150,993
PARKER CO HOSPITAL	176,148	170,274	157,635	155,460	154,380	168,075	152,944	150,993
WEAHERFORD COLLEGE	176,148	170,274	157,635	155,460	154,380	168,075	152,944	150,993
ESD#1	194,911	192,354	177,418	139,551	132,843	115,160	110,287	109,280
ESD#3	230,816	224,853	273,837	272,688	267,745	283,496	265,535	265,496
ESD#6	151,590	147,883	134,070	127,969	133,099	144,647	130,909	124,511
ESD#7	160,977	157,628	145,154	149,556	172,145	170,054	167,372	
ESD#8	119,037	116,690	108,550	108,845				
ESD#9	230,884	223,430	198,317	193,668	200,299			

NEW CONSTRUCTION

The following represents 2016 real Property New Construction for Parker County as of July 19, 2016.

2016 NEW CONSTRUCTION	
JURISDICTION	MARKET VALUE
County	
PARKER	356,795,249
City	
ALEDO	43,497,970
AZLE	5,984,120
MILLSAP	18,000
MINERAL WELLS	0
RENO	1,523,262
SANCTUARY	0
SPRINGTOWN	1,617,120
WEATHERFORD	53,001,806
WILLOW PARK	9,959,160
School	
ALEDO	118,120,202
AZLE	36,602,110
BROCK	37,050,469
GARNER	1,015,280
GRANBURY	3,713,863
LIPAN	23,850
MILLSAP	7,677,761
MINERAL WELLS	13,500
PEASTER	9,414,990
PERRIN-WHITT	1,139,010
POOLVILLE	1,869,020
SPRINGTOWN	35,462,692
WEATHERFORD	102,453,545
Special Districts	
WEATHERFORD COLLEGE	356,795,249
PARKER CO. HOSPITAL	356,795,249
EMERGENCY SERV. DIST. #1	158,213,769
EMERGENCY SERV. DIST. #3	40,274,350
EMERGENCY SERV. DIST. #6	7,786,509
EMERGENCY SERV. DIST. #7	14,881,030
EMERGENCY SERV. DIST. #8	8,202,069
EMERGENCY SERV. DIST. #9	36,043,233

CERTIFIED VALUES

The Chief Appraiser certified taxable values to each taxing jurisdiction on July 19,2016.

JURISDICTION	TAXABLE VALUE
County	
PARKER GENERAL	10,585,054,870
PARKER LATERAL ROAD	10,607,046,358
City	
ALEDO	275,168,200
AZLE	129,983,796
FORT WORTH	19,897,560
MILLSAP	11,275,660
MINERAL WELLS	76,685,105
RENO	94,441,995
SANCTUARY	18,332,130
SPRINGTOWN	161,337,662
WEATHERFORD	2,128,986,143
WILLOW PARK	430,607,115
Schools	
ALEDO	2,596,255,235
AZLE	964,229,769
BROCK	527,738,862
GARNER	170,759,920
GRANBURY	83,179,748
LIPAN	9,129,970
MILLSAP	314,063,805
MINERAL WELLS	11,001,935
PEASTER	295,353,771
PERRIN-WHIT	46,663,150
POOLVILLE	110,103,989
SPRINGTOWN	802,191,439
WEATHERFORD	3,877,408,167
Special Districts	
WEATHERFORD COLLEGE	10,534,045,186
PARKER CO. HOSPITAL	10,539,634,280
EMERGENCY SERV. DIST. #1	3,845,883,545
EMERGENCY SERV. DIST. #3	1,445,585,620
EMERGENCY SERV. DIST. #6	569,758,977
EMERGENCY SERV. DIST. #7	782,731,607
EMERGENCY SERV. DIST. #8	304,335,781
EMERGENCY SERV. DIST. #9	490,939,839
MORNINGSTAR MUD #1	1,954,766
MORNINGSTAR MUD #2	1,972,008

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 2016:

JURISDICTION	M&O	I&S	TOTAL
County			
PARKER GENERAL	0.2637798	0.0700	0.3337798
PARKER LATERAL ROAD	0.0848708	0.00	0.0848708
City			
ALEDO	0.2652078	0.1197822	0.38500
MILLSAP	0.3800	0.00	0.3800
MINERAL WELLS	0.5700000	0.0000000	0.5700
SANCTUARY	0.1500	0.00	0.1500
SPRINGTOWN	0.33085240	0.290850200	0.62170260
WEATHERFORD	0.3400	0.17160	0.51160
WILLOW PARK	0.2983	0.23840	0.53670
School			
ALEDO	1.17	0.425	1.595
BROCK	1.17	0.38	1.5500
GARNER	1.04	0.10837	1.14837
MILLSAP	1.17	0.495	1.6650
MINERAL WELLS	1.17	0.26	1.4300
PEASTER	1.04	0.36	1.4000
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	0.11376	0.00643	0.12019
PARKER CO. HOSPITAL	0.111793	0.00	0.111793
EMERGENCY SERV. DIST. #1	0.10	0.00	0.10
EMERGENCY SERV. DIST. #3	0.10	0.00	0.10
EMERGENCY SERV. DIST. #6	0.10	0.00	0.0848
EMERGENCY SERV. DIST. #7	0.09329660	0.00670340	0.10
EMERGENCY SERV. DIST. #8	0.10	0.00	0.10
EMERGENCY SERV. DIST. #9	0.10	0.00	0.10
MORNINGSTAR MUD #1	1.00	0.00	1.00
MORNINGSTAR MUD #2	1.00	0.00	1.00