

Parker County Appraisal District 2018 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
- Morningstar Municipal Utility District #1
- Morningstar Municipal Utility District #2

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

PROPERTY TYPES APPRAISED

The following represents a summary of property types appraised by the district for 2018:

PTAD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	53,314	7,678,974,455
B	Multi-Family Homes	724	259,011,782
C	Vacant Lots & Tracts	8,084	234,035,086
DI & D2	Rural Land	15,254	3,285,854,078
E	Farm & Ranch Improvements	10,376	1,578,505,539
F1	Commercial Real Property	2,043	1,286,049,353
F2	Industrial Real Property	97	116,312,704
G	Oil/Gas/Minerals	30,824	288,870,580
J	Utilities	1,504	536,882,710
L1	Commercial Personal Property	3,489	329,363,273
L2	Industrial Personal Property	1,080	473,920,870
M1	Mobile Homes	2,196	46,229,330
N1	Intangible Personal Property	1	3,884,610
O	Residential Inventory	1,905	97,875,351
S	Dealer's Special Inventory	100	57,358,210
X	Exempt Property	1,552	475,528,070
	Totals	122,916	16,748,656,001

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:

2017 RATIO STUDY RESULTS			
ISD		WEIGHTED MEAN	COEFFICIENT OF DISPERSION
ALEDO		95.39	
AZLE		97.12	
BROCK		93.47	
GARNER		94.64	
MILLSAP		95.31	
PEASTER		96.31	
POOLVILLE		95.32	
PERRIN-WHITT		95.08	
SPRINGTOWN		96.26	
WEATHERFORD		96.1	
PARKER CAD		96.0	9.9

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%
MORNINGSTAR MUD#1					

AVERAGE HOME TAXABLE VALUES

JURISDICTION	2019	2018	2017	2016	2015	2014	2013	2012
ALEDO ISD	317,799	290,165	277,715	253,290	244,315	235,268	233,222	230,875
AZLE ISD	190,184	172,246	157,968	139,010	135,778	141,204	140,069	138,700
BROCK ISD	265,956	243,541	223,546	194,480	183,428	173,249	180,148	182,867
GARNER ISD	147,486	134,940	127,380	110,829	109,463	109,353	107,238	100,426
GRANBURY ISD	256,842	236,758	224,438	204,366	197,898	196,195	192,860	182,115
LIPAN ISD	116,018	106,940	91,152	91,152	90,274	92,788	92,788	73,963
MILLSAP ISD	150,294	129,272	120,597	106,646	103,555	101,512	100,939	100,426
MINERAL WELLS ISD	80,130	69,115	65,476	63,300	62,410	66,156	64,442	62,238
PEASTER ISD	187,095	164,455	153,992	136,303	130,397	126,117	123,627	120,667
PERRIN-WHITT ISD	114,447	96,543	89,220	88,088	81,532	83,047	80,888	75,757
POOLVILLE ISD	133,589	114,035	104,411	91,433	86,822	88,606	86,747	95,128
SPRINGTOWN ISD	134,032	113,100	103,180	89,525	84,352	84,919	84,690	85,338
WEATHERFORD ISD	175,048	155,756	146,796	130,318	126,011	123,510	121,269	120,546
CITY OF ALEDO	282,161	249,914	231,784	203,757	192,398	162,560	160,506	156,143
CITY OF AZLE	139,231	122,235	111,632	94,253	93,090	87,858	87,426	88,645
CITY FORT WORTH	383,824	356,190						
CITY OF MILLSAP	82,672	71,517	65,950	64,036	62,039	58,290	56,138	56,906
CITY MINERAL WELLS	202,869	192,941	192,027	164,281	157,984	148,332	148,490	138,868
CITY OF RENO	112,411	103,038	96,297	87,153	84,281	78,204	78,605	76,915
CITY OF SANCTUARY	135,954	128,980	122,443	109,178	106,538	104,785	104,305	102,854
CITY OF SPRINGTOWN	136,996	120,952	114,212	102,916	98,290	88,492	87,357	88,173
CITY WEATHERFORD	182,283	163,325	155,711	139,233	137,950	125,668	124,798	123,141
CITY WILLOW PARK	246,818	222,202	210,420	192,790	189,278	173,959	173,089	174,257
PARKER COUNTY	228,494	205,702	194,850	175,857	170,274	157,331	155,146	154,063
PARKER CO HOSPITAL	228,747	205,964	195,126	176,148	170,274	157,635	155,460	154,380
WEAHERFORD COLLEGE	228,747	205,964	195,126	176,148	170,274	157,635	155,460	154,380
ESD#1	252,208	228,133	215,865	194,911	192,354	177,418	139,551	132,843
ESD#3	283,634	260,428	249,705	230,816	224,853	273,837	272,688	267,745
ESD#6	211,614	193,325	163,766	151,590	147,883	134,070	127,969	133,099
ESD#7	206,440	186,256	175,797	160,977	157,628	145,154	149,556	172,145
ESD#8	154,906	138,007	129,871	119,037	116,690	108,550	108,845	
ESD#9	301,794	278,107	261,274	230,884	223,430	198,317	193,668	200,299
MD1	306,452	296,955						

NEW CONSTRUCTION

The following represents 2018 real Property New Construction for Parker County as of July 13, 2018.

2018 NEW CONSTRUCTION	
JURISDICTION	MARKET VALUE
County	
PARKER	541,351,957
City	
ALEDO	40,705,730
AZLE	14,169,869
CITY FORT WORTH	58,651,897
MILLSAP	42,480
MINERAL WELLS	736,370
RENO	2,431,530
SANCTUARY	98,410
SPRINGTOWN	6,105,631
WEATHERFORD	63,783,210
WILLOW PARK	14,218,476
School	
ALEDO	202,450,441
AZLE	53,676,871
BROCK	53,390,611
GARNER	3,428,490
GRANBURY	2,583,610
LIPAN	0
MILLSAP	13,195,503
MINERAL WELLS	0
PEASTER	201,187,124
PERRIN-WHITT	904,190
POOLVILLE	7,596,831
SPRINGTOWN	60,151,820
WEATHERFORD	142,803,520
Special Districts	
WEATHERFORD COLLEGE	541,340,785
PARKER CO. HOSPITAL	541,340,785
EMERGENCY SERV. DIST. #1	240,261,615
EMERGENCY SERV. DIST. #3	27,071,238
EMERGENCY SERV. DIST. #6	19,074,449
EMERGENCY SERV. DIST. #7	20,213,673
EMERGENCY SERV. DIST. #8	15,615,554
EMERGENCY SERV. DIST. #9	50,223,030
MORNINGSTAR MUD#1	43,230,216

CERTIFIED VALUES

The Chief Appraiser certified taxable values to each taxing jurisdiction on July 10,2018.

JURISDICTION	TAXABLE VALUE
County	
PARKER GENERAL	12,675,739,555
PARKER LATERAL ROAD	12,700,235,999
City	
ALEDO	383,810,826
AZLE	178,983,866
FORT WORTH	82,729,320
MILLSAP	13,896,911
MINERAL WELLS	73,947,337
RENO	110,977,064
SANCTUARY	21,943,515
SPRINGTOWN	181,036,677
WEATHERFORD	2,600,396,894
WILLOW PARK	518,825,180
Schools	
	1,267
ALEDO	3,265,076,652
AZLE	1,180,560,735
BROCK	671,203,103
GARNER	182,356,120
GRANBURY	102,939,456
LIPAN	9,548,110
MILLSAP	375,039,238
MINERAL WELLS	12,392,965
PEASTER	356,874,646
PERRIN-WHIT	49,316,190
POOLVILLE	129,182,810
SPRINGTOWN	993,824,730
WEATHERFORD	4,519,411,422
Special Districts	
WEATHERFORD COLLEGE	12,627,041,048
PARKER COUNTY HOSPITAL	12,632,436,057
EMERGENCY SERV. DIST. #1	4,771,333,157
EMERGENCY SERV. DIST. #3	1,607,865,700
EMERGENCY SERV. DIST. #6	777,726,934
EMERGENCY SERV. DIST. #7	781,300,275
EMERGENCY SERV. DIST. #8	382,900,632
EMERGENCY SERV. DIST. #9	639,223,641
MORNINGSTAR MUD #1	73,679,955
MORNINGSTAR MUD #2	665,717

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 2018:

JURISDICTION	M&O	I&S	TOTAL
County			
PARKER GENERAL	0.22286	0.079463	0.3023180
PARKER LATERAL ROAD	0.08149	0.00	0.081488
City			
ALEDO	0.29198994	0.08588346	0.3778734
MILLSAP	0.38	0.00	0.38
MINERAL WELLS	0.65907644	0.00	0.65907644
SANCTUARY	0.15	0.00	0.15
SPRINGTOWN	0.33250	0.25440	0.5869
WEATHERFORD	0.33433	0.15553	0.48986
WILLOW PARK	0.3084	0.2283	0.5367
School			
ALEDO	1.17	0.425	1.595
BROCK	1.17	0.45	1.62
GARNER	1.04	0.1048	1.14478
MILLSAP	1.17	0.4222	1.5922
MINERAL WELLS	1.17	0.26	1.43
PEASTER	1.04	0.40	1.44
POOLVILLE	1.17	0.18	1.35
SPRINGTOWN	1.17	0.189	1.359
WEATHERFORD	1.17	0.279	1.449
Special Districts			
WEATHERFORD COLLEGE	0.11399	0.00548	0.11947
PARKER CO. HOSPITAL	0.11152	0.00	0.11152
EMERGENCY SERV. DIST. #1	0.10	0.00	0.10
EMERGENCY SERV. DIST. #3	0.10	0.00	0.10
EMERGENCY SERV. DIST. #6	0.092508	0.00	0.092508
EMERGENCY SERV. DIST. #7	0.10	0.00	0.10
EMERGENCY SERV. DIST. #8	0.10	0.00	0.10
EMERGENCY SERV. DIST. #9	0.09583	0.00	0.09583
MORNINGSTAR MUD #1	1.00	0.00	1.00
MORNINGSTAR MUD #2	1.00	0.00	1.00