



Parker County Appraisal District 2021 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*
- Appoint a Taxpayer Liaison Officer
- 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

* Beginning in 2022, the Local Administrative District Judge will appoint new members to the Appraisal Review Board

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 increases by more than \$1,000 from 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
- An exemption was canceled or reduced from the preceding year

PROPERTY TYPES APPRAISED

The following represents a summary of property types appraised by the district for 2021:

PTAD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	51,127	\$12,314,833,920
B	Multi-Family Homes	779	\$497,203,029
C	Vacant Lots & Tracts	9,423	\$427,985,025
DI & D2	Rural Land	15,985	\$5,720,519,520
E	Farm & Ranch Improvements	10,622	\$2,408,651,589
F1	Commercial Real Property	2,213	\$1,694,815,905
F2	Industrial Real Property	132	\$86,799,390
G	Oil/Gas/Minerals	23,913	\$106,243,060
J	Utilities	1,395	\$700,580,240
L1	Commercial Personal Property	3,611	\$380,962,449
L2	Industrial Personal Property	771	\$326,833,250
M1	Mobile Homes	2,259	\$111,272,930
N1	Intangible Personal Property	1	\$5,598,800
O	Residential Inventory	2,264	\$170,124,848
S	Dealer's Special Inventory	135	\$68,544,620
X	Exempt Property	1,659	\$640,575,980
	Totals	126,289	\$25,661,544,555

APPRAISAL OPERATIONS SUMMARY

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

**2021 RATIO STUDY
RESULTS**

ISD		WEIGHTED MEAN	COEFFICIENT OF DISPERSION
ALEDO		95.92	
AZLE		98.75	
BROCK		99.48	
GARNER		103.87	
MILLSAP		101.42	
PEASTER		99.73	
POOLVILLE		103.41	
PERRIN-WHITT		100.17	
SPRINGTOWN		100.11	
WEATHERFORD		97.25	
PARKER CAD		99.00	8.53

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	\$15,000	\$15,000	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 FORT WORTH	20%	NONE	\$40,000	\$40,000	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		5000*	\$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		NONE	NONE	NONE	100%

*THE CITY OF SPRINGTOWN HAS A LOCAL OPTION TO GIVE \$5,000 EACH YEAR

AVERAGE HOME TAXABLE VALUES

JURISDICTION	2021	2020	2019	2018	2017	2016	2015	2014
ALEDO ISD	\$363,927	\$331,533	\$317,799	\$290,165	\$277,715	\$253,290	\$244,315	\$235,268
AZLE ISD	\$247,370	\$204,128	\$190,184	\$172,246	\$157,968	\$139,010	\$135,778	\$141,204
BROCK ISD	\$308,201	\$276,782	\$265,956	\$243,541	\$223,546	\$194,480	\$183,428	\$173,249
GARNER ISD	\$201,940	\$134,940	\$147,486	\$134,940	\$127,380	\$110,829	\$109,463	\$109,353
GRANBURY ISD	\$294,362	\$260,767	\$256,842	\$236,758	\$224,438	\$204,366	\$197,898	\$196,195
LIPAN ISD	\$143,872	\$116,372	\$116,018	\$106,940	\$91,152	\$91,152	\$90,274	\$92,788
MILLSAP ISD	\$205,716	\$164,473	\$150,294	\$129,272	\$120,597	\$106,646	\$103,555	\$101,512
MINERAL WELLS ISD	\$128,247	\$88,335	\$80,130	\$69,115	\$65,476	\$63,300	\$62,410	\$66,156
PEASTER ISD	\$244,423	\$205,618	\$187,095	\$164,455	\$153,992	\$136,303	\$130,397	\$126,117
PERRIN-WHITT ISD	\$180,862	\$132,933	\$114,447	\$96,543	\$89,220	\$88,088	\$81,532	\$83,047
POOLVILLE ISD	\$179,838	\$143,996	\$133,589	\$114,035	\$104,411	\$91,433	\$86,822	\$88,606
SPRINGTOWN ISD	\$188,350	\$148,033	\$134,032	\$113,100	\$103,180	\$89,525	\$84,352	\$84,919
WEATHERFORD ISD	\$224,014	\$187,925	\$175,048	\$155,756	\$146,796	\$130,318	\$126,011	\$123,510
CITY OF ALEDO	\$302,637	\$297,384	\$282,161	\$249,914	\$231,784	\$203,757	\$192,398	\$162,560
CITY OF AZLE	\$165,543	\$152,044	\$139,231	\$122,235	\$111,632	\$94,253	\$93,090	\$87,858
CITY OF FORT WORTH	\$490,450	\$386,819	\$383,824	\$356,190				
CITY OF MILLSAP	\$104,489	\$92,242	\$82,672	\$71,517	\$65,950	\$64,036	\$62,039	\$58,290
CITY MINERAL WELLS	\$238,521	\$222,378	\$202,869	\$192,941	\$192,027	\$164,281	\$157,984	\$148,332
CITY OF RENO	\$170,242	\$129,589	\$112,411	\$103,038	\$96,297	\$87,153	\$84,281	\$78,204
CITY OF SANCTUARY	\$171,243	\$150,844	\$135,954	\$128,980	\$122,443	\$109,178	\$106,538	\$104,785
CITY OF SPRINGTOWN	\$158,580	\$145,676	\$136,996	\$120,952	\$114,212	\$102,916	\$98,290	\$88,492
CITY WEATHERFORD	\$207,461	\$194,103	\$182,283	\$163,325	\$155,711	\$139,233	\$137,950	\$125,668
CITY WILLOW PARK	\$277,037	\$263,710	\$246,818	\$222,202	\$210,420	\$192,790	\$189,278	\$173,959
PARKER COUNTY	\$255,117	\$242,598	\$228,494	\$205,702	\$194,850	\$175,857	\$170,274	\$157,331
PC LATERAL ROAD WEATHERFORD	\$255,117	\$242,598	\$228,494	\$205,702	\$194,850	\$175,857	\$170,274	\$157,331
COLLEGE	\$255,117	\$242,840	\$228,747	\$205,964	\$195,126	\$176,148	\$170,274	\$157,635
PARKER CO HOSPITAL	\$255,117	\$242,840	\$228,747	\$205,964	\$195,126	\$176,148	\$170,274	\$157,635
ESD#1	\$275,463	\$265,530	\$252,208	\$228,133	\$215,865	\$194,911	\$192,354	\$177,418
ESD#3	\$304,287	\$297,435	\$283,634	\$260,428	\$249,705	\$230,816	\$224,853	\$273,837
ESD#6	\$242,209	\$226,908	\$211,614	\$193,325	\$163,766	\$151,590	\$147,883	\$134,070
ESD#7	\$229,742	\$219,560	\$206,440	\$186,256	\$175,797	\$160,977	\$157,628	\$145,154
ESD#8	\$185,676	\$170,100	\$154,906	\$138,007	\$129,871	\$119,037	\$116,690	\$108,550
ESD#9	\$316,060	\$312,588	\$301,794	\$278,107	\$261,274	\$230,884	\$223,430	\$198,317
MORNINGSTAR MUD#1	\$312,611	\$311,887	\$306,452	\$296,955				

NEW CONSTRUCTION

The following represents 2020 Real Property New Construction for Parker County as of July 20, 2021.

JURISDICTION	MARKET VALUE
County	
PARKER	\$731,434,363
City	
ALEDO	\$27,280,647
AZLE	\$4,817,730
FORT WORTH	\$60,877,018
MILLSAP	\$520,730
MINERAL WELLS	\$1,543,220
RENO	\$15,897,593
SANCTUARY	\$13,177,200
SPRINGTOWN	\$105,253,350
WEATHERFORD	\$88,924,073
WILLOW PARK	\$14,170,610
School	
ALEDO	\$225,197,542
AZLE	\$73,974,560
BROCK	\$57,164,772
GARNER	\$6,737,020
GRANBURY	\$3,189,560
LIPAN	\$51,870
MILLSAP	\$27,476,798
MINERAL WELLS	\$0
PEASTER	\$43,829,451
PERRIN-WHITT	\$3,551,630
POOLVILLE	\$12,062,260
SPRINGTOWN	\$110,901,174
WEATHERFORD	\$167,045,746
Special Districts	
WEATHERFORD COLLEGE	\$731,454,964
PARKER CO. HOSPITAL	\$731,454,964
EMERGENCY SERV. DIST. #1	\$323,254,616
EMERGENCY SERV. DIST. #3	\$35,645,710
EMERGENCY SERV. DIST. #6	\$28,556,890
EMERGENCY SERV. DIST. #7	\$30,688,907
EMERGENCY SERV. DIST. #8	\$22,829,780
EMERGENCY SERV. DIST. #9	\$57,882,900
MORNINGSTAR MUD#1	\$62,807,390

CERTIFIED VALUES

The Chief Appraiser certified taxable values to each taxing jurisdiction on July 20, 2021.

JURISDICTION	TAXABLE VALUE
County	
PARKER GENERAL	\$17,975,158,696
PARKER LATERAL ROAD	\$18,006,045,444
City	
ALEDO	\$586,975,541
AZLE	\$270,077,537
FORT WORTH	\$308,042,883
MILLSAP	\$20,501,858
MINERAL WELLS	\$85,863,250
RENO	\$201,126,587
SANCTUARY	\$28,073,799
SPRINGTOWN	\$276,238,881
WEATHERFORD	\$3,429,131,674
WILLOW PARK	\$741,818,198
Schools	
ALEDO	\$4,531,623,760
AZLE	\$1,656,639,213
BROCK	\$1,038,036,512
GARNER	\$257,762,871
GRANBURY	\$126,199,787
LIPAN	\$54,707,530
MILLSAP	\$551,960,001
MINERAL WELLS	\$16,673,294
PEASTER	\$595,368,361
PERRIN-WHIT	\$81,042,790
POOLVILLE	\$232,549,293
SPRINGTOWN	\$1,680,361,099
WEATHERFORD	\$6,215,989,817
Special Districts	
WEATHERFORD COLLEGE	\$17,923,681,369
PARKER CO. HOSPITAL	\$17,923,685,193
EMERGENCY SERV. DIST. #1	\$6,677,017,431
EMERGENCY SERV. DIST. #3	\$2,084,805,926
EMERGENCY SERV. DIST. #6	\$983,887,610
EMERGENCY SERV. DIST. #7	\$1,114,329,671
EMERGENCY SERV. DIST. #8	\$539,769,856
EMERGENCY SERV. DIST. #9	\$1,030,618,196
MORNINGSTAR MUD#1	\$261,422,091
MORNINGSTAR MUD#2	\$428,087

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 2021:

JURISDICTION	M&O	I&S	TOTAL
County			
PARKER GENERAL	0.19143800	0.07120500	0.26264300
PARKER LATERAL ROAD	0.06671900	0.00000000	0.06671900
City			
ALEDO	0.26929960	0.05784740	0.32714700
MILLSAP	0.38000000	0.00000000	0.38000000
MINERAL WELLS	0.64619256	0.04171304	0.68790560
SANCTUARY	0.15000000	0.00000000	0.15000000
SPRINGTOWN	0.32530600	0.17326900	0.49857500
WEATHERFORD	0.32450000	0.13360000	0.45810000
WILLOW PARK	0.30162000	0.26503000	0.56665000
School			
ALEDO	0.96790000	0.42500000	1.39290000
BROCK	0.96030000	0.43000000	1.39030000
GARNER	0.87200000	0.06409600	0.93609600
MILLSAP	0.96030000	0.31460000	1.27490000
MINERAL WELLS	0.96880000	0.33488000	1.30368000
PEASTER	0.87200000	0.50000000	1.37200000
PERRIN-WHITT	0.96340000	0.17700000	1.14040000
POOLVILLE	0.96030000	0.20000000	1.16030000
SPRINGTOWN	0.96030000	0.18290000	1.14320000
WEATHERFORD	0.96030000	0.27900000	1.23930000
Special Districts			
WEATHERFORD COLLEGE	0.11903200	0.00344400	0.12247600
PARKER CO. HOSPITAL	0.10508000	0.00000000	0.10508000
EMERGENCY SERV. DIST. #1	0.09971600	0.00000000	0.09971600
EMERGENCY SERV. DIST. #3	0.10000000	0.00000000	0.10000000
EMERGENCY SERV. DIST. #6	0.09785000	0.00000000	0.09785000
EMERGENCY SERV. DIST. #7	0.10000000	0.00000000	0.10000000
EMERGENCY SERV. DIST. #8	0.10000000	0.00000000	0.10000000
EMERGENCY SERV. DIST. #9	0.10000000	0.00000000	0.10000000
MORNINGSTAR MUD #1	0.37000000	0.63000000	1.00000000
MORNINGSTAR MUD #2	0.37000000	0.63000000	1.00000000