



Parker County Appraisal District 2023 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 began appointing 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. Beginning in 2022, members of the Board of Directors are limited to five (5) terms. 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 as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Appraisal Review Board members are appointed by the Local Administrative District Judge. 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
- Parker County Hospital District
- Weatherford College
- 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 Hudson Oaks
- City of Millsap
- City of Mineral Wells
- City of Reno
- City of Sanctuary
- City of Springtown
- City of Weatherford
- City of Willow Park
- 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
- Eagle Ridge Municipal Utility District

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 2023:

PTAD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	56,500	\$20,532,910,750
B	Multi-Family Homes	797	\$829,461,506
C	Vacant Lots & Tracts	8,110	\$640,300,554
DI & D2	Rural Land	16,293	\$8,213,263,117
E	Farm & Ranch Improvements	10,839	\$3,470,583,605
F1	Commercial Real Property	2,342	\$2,443,456,314
F2	Industrial Real Property	132	\$96,223,609
G	Oil/Gas/Minerals	26,354	\$362,337,240
J	Utilities	1,364	\$819,849,840
L1	Commercial Personal Property	3,746	\$464,462,016
L2	Industrial Personal Property	697	\$388,466,040
M1	Mobile Homes	2,306	\$166,028,086
N1	Intangible Personal Property	1	\$6,600,890
O	Residential Inventory	4,525	\$484,055,794
S	Dealer's Special Inventory	151	\$86,194,530
X	Exempt Property	1,668	\$805,814,300
	Totals	132,801	\$39,810,008,191

APPRAISAL OPERATIONS SUMMARY

The State Comptroller's Property Tax Assistance Division conducted a Property Value Study in 2023 for Parker County. The Property Value Study was conducted to validate the accuracy of the district's mass appraisal system with the following overall statistical results:

2023 RATIO STUDY

ISD		WEIGHTED MEAN	COEFFICIENT OF DISPERSION
ALEDO		99.03	
AZLE		1.019	
BROCK		1.047	
GARNER		98.27	
MILLSAP		99.89	
PEASTER		96.25	
POOLVILLE		99.55	
PERRIN-WHITT		96.00	
SPRINGTOWN		1.028	
WEATHERFORD		1.014	
PARKER CAD		1.00	9.41

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		\$100,000	\$10,000	\$10,000	100%
AZLE ISD		\$100,000	\$10,000	\$10,000	100%
BROCK ISD		\$100,000	\$10,000	\$10,000	100%
GARNER ISD		\$100,000	\$10,000	\$10,000	100%
GRANBURY ISD		\$100,000	\$10,000	\$10,000	100%
LIPAN ISD		\$100,000	\$10,000	\$10,000	100%
MILLSAP ISD		\$100,000	\$10,000	\$10,000	100%
MINERAL WELLS ISD		\$100,000	\$15,455	\$10,000	100%
PEASTER ISD		\$100,000	\$10,000	\$10,000	100%
PERRIN-WHITT ISD		\$100,000	\$15,000	\$15,000	100%
POOLVILLE ISD		\$100,000	\$10,000	\$10,000	100%
SPRINGTOWN ISD		\$100,000	\$10,000	\$10,000	100%
WEATHERFORD ISD		\$100,000	\$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	\$60,000	\$60,000	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		\$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%
MORNINGSTAR MUD #1		NONE	NONE	NONE	100%
MORNINGSTAR MUD #2		NONE	NONE	NONE	100%
EAGLE RIDGE MUD		NONE	NONE	NONE	100%

AVERAGE HOME TAXABLE VALUES

JURISDICTION	2023	2022	2021	2020	2019	2018	2017	2016
ALEDO ISD	\$361,060	\$359,033	\$371,452	\$331,533	\$317,799	\$290,165	\$277,715	\$253,290
AZLE ISD	\$226,148	\$237,276	\$237,262	\$204,128	\$190,184	\$172,246	\$157,968	\$139,010
BROCK ISD	\$322,205	\$318,074	\$318,390	\$276,782	\$265,956	\$243,541	\$223,546	\$194,480
GARNER ISD	\$183,127	\$192,676	\$189,851	\$134,940	\$147,486	\$134,940	\$127,380	\$110,829
GRANBURY ISD	\$283,987	\$287,300	\$293,550	\$260,767	\$256,842	\$236,758	\$224,438	\$204,366
LIPAN ISD	\$82,726	\$124,236	\$128,032	\$116,372	\$116,018	\$106,940	\$91,152	\$91,152
MILLSAP ISD	\$182,568	\$192,456	\$195,475	\$164,473	\$150,294	\$129,272	\$120,597	\$106,646
MINERAL WELLS ISD	\$77,447	\$111,127	\$113,391	\$88,335	\$80,130	\$69,115	\$65,476	\$63,300
PEASTER ISD	\$247,439	\$249,454	\$247,890	\$205,618	\$187,095	\$164,455	\$153,992	\$136,303
PERRIN-WHITT ISD	\$157,404	\$167,880	\$155,429	\$132,933	\$114,447	\$96,543	\$89,220	\$88,088
POOLVILLE ISD	\$187,846	\$181,376	\$173,445	\$143,996	\$133,589	\$114,035	\$104,411	\$91,433
SPRINGTOWN ISD	\$164,275	\$177,771	\$179,403	\$148,033	\$134,032	\$113,100	\$103,180	\$89,525
WEATHERFORD ISD	\$192,868	\$210,806	\$214,400	\$187,925	\$175,048	\$155,756	\$146,796	\$130,318
CITY OF ALEDO	\$400,207	\$345,275	\$341,542	\$297,384	\$282,161	\$249,914	\$231,784	\$203,757
CITY OF AZLE	\$220,061	\$189,725	\$173,109	\$152,044	\$139,231	\$122,235	\$111,632	\$94,253
CITY OF FORT WORTH	\$453,368	\$392,313	\$447,722	\$386,819	\$383,824	\$356,190		
CITY OF MILLSAP	\$124,429	\$111,902	\$105,714	\$92,242	\$82,672	\$71,517	\$65,950	\$64,036
CITY MINERAL WELLS	\$287,228	\$244,539	\$244,419	\$222,378	\$202,869	\$192,941	\$192,027	\$164,281
CITY OF RENO	\$195,944	\$165,472	\$160,082	\$129,589	\$112,411	\$103,038	\$96,297	\$87,153
CITY OF SANCTUARY	\$203,800	\$178,512	\$171,258	\$150,844	\$135,954	\$128,980	\$122,443	\$109,178
CITY OF SPRINGTOWN	\$218,288	\$185,453	\$167,423	\$145,676	\$136,996	\$120,952	\$114,212	\$102,916
CITY WEATHERFORD	\$263,669	\$229,225	\$219,223	\$194,103	\$182,283	\$163,325	\$155,711	\$139,233
CITY WILLOW PARK	\$335,983	\$296,517	\$287,863	\$263,710	\$246,818	\$222,202	\$210,420	\$192,790
PARKER COUNTY	\$333,120	\$286,444	\$276,172	\$242,598	\$228,494	\$205,702	\$194,850	\$175,857
PC LATERAL ROAD	\$333,914	\$287,331	\$277,038	\$242,598	\$228,494	\$205,702	\$194,850	\$175,857
W'FORD COLLEGE	\$333,321	\$286,662	\$276,410	\$242,840	\$228,747	\$205,964	\$195,126	\$176,148
PARKER CO HOSPITAL	\$333,321	\$286,662	\$276,410	\$242,840	\$228,747	\$205,964	\$195,126	\$176,148
ESD#1	\$356,666	\$311,958	\$303,532	\$265,530	\$252,208	\$228,133	\$215,865	\$194,911
ESD#3	\$379,543	\$337,273	\$326,541	\$297,435	\$283,634	\$260,428	\$249,705	\$230,816
ESD#6	\$312,007	\$263,102	\$254,767	\$226,908	\$211,614	\$193,325	\$163,766	\$151,590
ESD#7	\$298,266	\$259,453	\$247,573	\$219,560	\$206,440	\$186,256	\$175,797	\$160,977
ESD#8	\$254,463	\$211,287	\$196,643	\$170,100	\$154,906	\$138,007	\$129,871	\$119,037
ESD#9	\$432,338	\$369,807	\$356,460	\$312,588	\$301,794	\$278,107	\$261,274	\$230,884
MORNINGSTAR MUD#1	\$386,160	\$328,182	\$401,744	\$311,887	\$306,452	\$296,955		

NEW CONSTRUCTION

The following represents 2023 Real Property New Construction for Parker County as of July 21, 2023.

JURISDICTION	NEW TAXABLE VALUE
County	
PARKER GENERAL	\$1,521,161,601
PARKER LATERAL ROAD	\$1,518,294,109
City	
ALEDO	\$47,939,833
AZLE	\$55,124,849
FORT WORTH	\$101,550,026
MILLSAP	\$306,258
MINERAL WELLS	\$1,246,040
RENO	\$17,873,849
SANCTUARY	\$128,810
SPRINGTOWN	\$39,584,030
WEATHERFORD	\$165,438,833
WILLOW PARK	\$58,945,184
School	
ALEDO	\$383,761,312
AZLE	\$167,629,309
BROCK	\$100,907,694
GARNER	\$12,371,279
GRANBURY	\$4,958,450
LIPAN	\$0
MILLSAP	\$60,782,040
MINERAL WELLS	\$0
PEASTER	\$101,218,865
PERRIN-WHITT	\$6,998,653
POOLVILLE	\$75,040,121
SPRINGTOWN	\$209,991,643
WEATHERFORD	\$369,935,846
Special Districts	
WEATHERFORD COLLEGE	\$1,521,172,563
PARKER CO. HOSPITAL	\$1,521,172,563
EMERGENCY SERV. DIST. #1	\$724,694,806
EMERGENCY SERV. DIST. #3	\$41,962,035
EMERGENCY SERV. DIST. #6	\$134,277,396
EMERGENCY SERV. DIST. #7	\$87,783,382
EMERGENCY SERV. DIST. #8	\$88,336,694
EMERGENCY SERV. DIST. #9	\$98,689,167
MORNINGSTAR MUD #1	\$51,579,980
MORNINGSTAR MUD #2	\$0
EAGLE RIDGE MUD	\$0

CERTIFIED VALUES

The Chief Appraiser certified taxable values to each taxing jurisdiction on July 21, 2023.

JURISDICTION	TAXABLE VALUE
County	
PARKER GENERAL	\$25,902,383,378
PARKER LATERAL ROAD	\$25,931,575,398
City	
ALEDO	\$807,902,781
AZLE	\$436,894,685
FORT WORTH	\$569,681,916
MILLSAP	\$29,488,080
MINERAL WELLS	\$99,261,394
RENO	\$294,082,834
SANCTUARY	\$46,053,485
SPRINGTOWN	\$434,468,360
WEATHERFORD	\$4,713,314,407
WILLOW PARK	\$1,023,767,281
Schools	
ALEDO	\$5,804,774,870
AZLE	\$2,197,979,191
BROCK	\$1,355,014,652
GARNER	\$308,033,095
GRANBURY	\$159,755,503
LIPAN	\$71,609,400
MILLSAP	\$711,811,974
MINERAL WELLS	\$18,372,895
PEASTER	\$828,003,226
PERRIN-WHIT	\$99,712,955
POOLVILLE	\$408,428,358
SPRINGTOWN	\$2,251,282,316
WEATHERFORD	\$7,758,205,120
Special Districts	
WEATHERFORD COLLEGE	
PARKER CO. HOSPITAL	\$25,836,168,107
EMERGENCY SERV. DIST. #1	\$11,042,544,817
EMERGENCY SERV. DIST. #3	\$2,680,951,613
EMERGENCY SERV. DIST. #6	\$1,583,438,974
EMERGENCY SERV. DIST. #7	\$1,539,364,940
EMERGENCY SERV. DIST. #8	\$852,345,180
EMERGENCY SERV. DIST. #9	\$1,501,496,748
MORNINGSTAR MUD #1	\$456,480,749
MORNINGSTAR MUD #2	\$2,037,955
EAGLE RIDGE MUD	\$9,882

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 2023:

JURISDICTION	M&O	I&S	TOTAL
County			
PARKER GENERAL	0.18493700	0.04617500	0.23111200
PARKER LATERAL ROAD	0.05598600	0.00000000	0.05598600
City			
ALEDO	0.25132800	0.13178500	0.38311300
AZLE	0.52220320	0.04667120	0.56887440
FORT WORTH	0.52500000	0.14750000	0.67250000
MILLSAP	0.28000000	0.00000000	0.28000000
MINERAL WELLS	0.56125681	0.03264319	0.59390000
RENO	0.28740100	0.07877200	0.36617300
SANCTUARY	0.15000000	0.00000000	0.15000000
SPRINGTOWN	0.31568800	0.15039900	0.46608700
WEATHERFORD	0.30350000	0.09550000	0.39900000
WILLOW PARK	0.18872500	0.20887200	0.39759700
School			
ALEDO	0.75750000	0.45000000	1.20750000
AZLE	0.75100000	0.27400000	1.02500000
BROCK	0.75750000	0.50000000	1.25750000
GARNER	0.66920000	0.05830000	0.72750000
GRANBURY	0.78920000	0.14500000	0.93420000
LIPAN	0.75140000	0.33000000	1.08140000
MILLSAP	0.75750000	0.31460000	1.07210000
MINERAL WELLS	0.75750000	0.28480000	1.04230000
PEASTER	0.66920000	0.50000000	1.16920000
PERRIN-WHITT	0.66920000	0.13000000	0.79920000
POOLVILLE	0.75750000	0.10000000	0.85750000
SPRINGTOWN	0.75750000	0.20030000	0.95780000
WEATHERFORD	0.75750000	0.27900000	1.03650000
Special Districts			
WEATHERFORD COLLEGE	0.10608700	0.00000000	0.10608700
PARKER CO. HOSPITAL	0.09224230	0.00000000	0.09224230
EMERGENCY SERV. DIST. #1	0.08832500	0.00971700	0.09804200
EMERGENCY SERV. DIST. #3	0.10000000	0.00000000	0.10000000
EMERGENCY SERV. DIST. #6	0.07650000	0.01350000	0.09000000
EMERGENCY SERV. DIST. #7	0.09078800	0.00721200	0.09800000
EMERGENCY SERV. DIST. #8	0.07985400	0.02014600	0.10000000
EMERGENCY SERV. DIST. #9	0.08775000	0.01225000	0.10000000
MORNINGSTAR MUD #1	0.53000000	0.47000000	1.00000000
MORNINGSTAR MUD #2	1.00000000	0.00000000	1.00000000
EAGLE RIDGE MUD	1.00000000	0.00000000	1.00000000