

# **BOSQUE COUNTY CENTRAL APPRAISAL DISTRICT**

## **2019 ANNUAL REPORT**

### **Introduction**

The Bosque County Central Appraisal District (BCCAD) is a political subdivision of the state. The Constitution of the State of Texas, the Texas Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance division govern the operations of the appraisal district.

### **Mission**

The mission of the Bosque County Central Appraisal District is to provide equal and uniform appraisals of all properties within our district. Our job is to discover, list and appraise property as accurately, ethically, and impartially as possible in order to estimate the market value of all property within the boundaries of the district for ad valorem tax purposes. This will be done 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), and
- The Uniform Standards of Professional Appraisal Practice (USPAP).

### **Governance**

The appraisal district is governed by a Board of Directors, consisting of five (5) voting members and the Tax Assessor/Collector as a non-voting member, whose primary responsibilities are to:

- Establish the district's office,
- Adopt its operating budget,
- Contract for necessary services,
- Hire the Chief Appraiser,
- 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 selected by the chief appraiser to perform appraisal services for the district,
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries.

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the county for at least two years prior to their appointment. Their terms are not staggered and there are no legal limits to the number of terms a board member can serve.

The Chief Appraiser is the administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be licensed (or actively working toward licensing) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

The Appraisal Review Board (ARB) members are appointed by the board of directors. They must be a resident of the district for 2 or more years. ARB members serve two-year staggered terms. They are limited to serving three consecutive two-year terms. They must attend training each year to be certified by the Texas State Comptroller's Office. Their responsibility is to settle value disputes between the taxpayer and the appraisal district. Their decisions regarding value are binding to the chief appraiser for the tax year protested.

The Agricultural Advisory Board is appointed by the Chief Appraiser, at the recommendation of the Board of Directors, to aide in determining typical practices and standards for agricultural activities in the district. There are five members appointed who serve in two year staggered terms.

### **Taxing Jurisdictions**

The Bosque County Central Appraisal District is responsible for appraising all properties inside the lines of Bosque County for each of the following taxing jurisdictions:

- Bosque County
- City of Clifton
- City of Cranfills Gap
- City of Iredell
- City of Meridian
- City of Morgan
- City of Valley Mills
- City of Walnut Springs
- China Spring ISD
- Clifton ISD
- Cranfills Gap ISD
- Hico ISD
- Iredell ISD
- Jonesboro ISD
- Kopperl ISD
- Meridian ISD
- Morgan ISD
- Valley Mills ISD
- Walnut Springs ISD
- Middle Trinity Ground Water
- Bosque County Emergency Services District #1
- Bosque County Hospital District

## Property Types Appraised

The district is comprised of some 21,503 real and personal property accounts for 2019. Residential properties, rural ranch land and utilities make up a large part of the economic wealth to the county. The following represents a summary of most property types appraised by the district in **2019**:

PTAD Classification	Property Type	Parcel Count	Market Value
A	Single Family Homes	5,629	436,856,883
B	Multi Family Homes	55	5,251,920
C	Vacant Lots	2,197	26,755,758
D	Qualified Open Space “Ag” Land	7,859	1,692,062,721
E	Non-Ag Land	4,895	570,278,813
F	Commercial & Industrial Real Property	612	107,923,442
J	Utilities	319	275,624,404
L1	Commercial Personal Property	1,017	38,909,906
L2	Industrial Personal Property	44	286,031,014
M	Mobile Homes	765	11,533,944
O	Inventory of Vacant Lots	116	1,745,974
S	Special Inventory	9	720,762
X	Exempt Properties	659	194,747,814

## Property Discovery

BCCAD seeks to discover all newly constructed or added property each year through examination of:

- City building permits,
- Filed Material/Mechanic’s Liens,
- Mobile home installation reports,
- Septic tank permits,
- Electric connection reports,
- Water company new meters,
- Advertisements,
- MLS websites,
- Real Estate Ads,
- Field discovery, and
- Public “word of mouth.”

## New Construction

For 2019, eighty-two (82) new houses were measured, in the county, and placed on the tax roll. Many out-buildings and improvements including, but not limited to storages, garages, sheds, barns, fences, pools, concrete, and sprinklers were also added across the county.

## 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 and Over 65 Exemption

The following chart represents partial exemption amounts available to homeowners in **2019** who qualify for this exemption on home sites with a maximum of 20 acres:

Jurisdiction	General Homestead	Local Option Homestead	Over- 65	Disability
Bosque County			Freeze	Freeze
City of Clifton			Freeze	Freeze
City of Cranfills Gap			Freeze	Freeze
City of Iredell			Freeze	Freeze
City of Meridian			Freeze	Freeze
City of Morgan				
City of Valley Mills			Freeze & \$3,000	Freeze & \$3,000
City of Walnut Springs				
China Spring ISD	\$25,000		\$10,000	\$10,000
Clifton ISD	\$25,000		\$10,000	\$10,000
Cranfills Gap ISD	\$25,000		\$10,000	\$10,000
Hico ISD	\$25,000		\$10,000	\$10,000
Iredell ISD	\$25,000		\$10,000	\$10,000
Jonesboro ISD	\$25,000		\$10,000	\$10,000
Kopperl ISD	\$25,000		\$10,000	\$10,000
Meridian ISD	\$25,000		\$10,000	\$10,000
Morgan ISD	\$25,000		\$10,000	\$10,000
Valley Mills ISD	\$25,000		\$10,000	\$10,000
Walnut Springs ISD	\$25,000		\$10,000	\$10,000
Middle Trinity Ground Water				
Bosque County Emergency Services Dist #1				
Bosque County Hospital District		10%/min \$5,000	\$10,000	\$10,000

For school tax purposes, the Over 65, Disability, Surviving Spouse, and 100% Disabled Veteran Residential Homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead on existing buildings. Any new areas or improvements added to the home site will cause the ceiling to be readjusted and set in the subsequent tax year.

All home owners who qualify for the residential homestead exemption are subject to the placement of a homestead cap on their qualifying property which prohibits the increase of taxable value on the

homestead property to ten percent per year. However, the market value may still be reflective of the local real estate market.

**Disabled Veterans**

In addition to the residential homestead exemption allowable to disabled veterans with a 100% service connected disability (as described above), disabled veterans are allowed a general exemption on any property the own based upon the percentage rating as determined by the Department of Veteran’s Affairs. Current exemption amounts as based upon these ratings are:

Percentage Disability	Exemption Amount
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000

**Other Total Exemptions**

Some less frequently occurring exemptions are allowable and described in the Texas Property Tax Code, Chapter 11. Other commonly occurring exemptions are:

- Cemetery Exemptions,
- Religious Exemptions,
- Primarily Charitable Organizations, and
- Veteran’s Organizations

**Ratio Study Analysis**

The primary tool used to measure mass appraisal performance is the ratio study. Each year ratio studies are conducted to judge the level and uniformity of value within the district. The ratio study is performed quarterly throughout the year, including before appraisal notices are generated. The 2019 Ratio Study results are as follows:

Total Appraisal:	69,273,901	Average Cost per Sq Ft:	125.09
Total Sales:	68,684,146	Average Cost per Sq Ft:	124.03
Arithmetic Mean:	1.0280	Coefficient of Dispersion:	10.1825
Weighted Mean:	1.0086	Coefficient of Dispersion:	9.9869
Median:	1.0014	Coefficient of Dispersion:	10.0312

Based on the Mass Appraisal Standards adopted by the International Association of Assessing Officers, IAAO, the above statistics indicate that the district’s mass appraisal system is accurately and uniformly appraising property.

## Notice of Appraised Value and Appeals

State law requires the district to mail Notices of Appraised Value to property owners where:

- New property has been included for the first time on the appraisal roll,
- There has been an ownership change on the property,
- There has been an increase in value of \$1000 or more,
- The property owner filed a rendition statement of property value, or
- The property has been annexed or de-annexed to a taxing jurisdiction.

In compliance with these laws, BCCAD prepared and delivered required notices for:

- 13,515 real estate parcels,
- 1,045 business personal property parcels, and
- 265 mineral/utility/industrial parcels (Mailed by Pritchard & Abbott)

For 2019, 614 protests were filed, with 386 being settled with an informal hearing or withdrawal, and 123 protests attended a scheduled hearing before the ARB, with 96 scheduled not showing up for their hearing. Currently there are 9 pending accounts. ARB approved the records July 18, 2019.

## Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 24, 2019, summarized as follows:

Jurisdiction	Parcel Count	Market Value	Taxable Value
Bosque County	21,503	3,609,533,449	1,741,682,759
City of Clifton	2,013	248,830,412	171,892,595
City of Cranfills Gap	257	14,477,799	9,132,086
City of Iredell	338	17,641,263	12,217,495
City of Meridian	947	108,052,249	67,694,563
City of Morgan	452	14,563,147	9,921,566
City of Valley Mills	754	56,643,414	50,121,744
City of Walnut Springs	645	29,777,387	21,762,660
China Springs ISD	314	31,754,467	20,757,347
Clifton ISD	6,589	1,130,643,904	644,475,714
Cranfills Gap ISD	1,393	258,531,722	73,541,862
Hico ISD	135	24,840,492	7,528,815
Iredell ISD	1,687	358,943,605	110,935,516
Jonesboro ISD	18	3,510,153	705,731
Kopperl ISD	2,373	365,655,357	179,611,194
Meridian ISD	3,113	530,956,158	209,057,324
Morgan ISD	1,556	186,112,858	70,879,395
Valley Mills ISD	2,809	422,925,368	181,791,053
Walnut Springs ISD	1,515	285,850,492	112,556,615
Middle Trinity Ground Water	21,502	3,599,724,576	1,746,184,154
Bosque County Emergency Services Dist #1	21,502	3,599,724,576	1,746,184,154
Bosque County Hospital District	21,502	3,599,724,576	1,665,412,488

## Tax Rates for 2019

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:

Jurisdiction	Tax Rate	Jurisdiction	Tax Rate
Bosque County	0.51820	Valley Mills ISD	1.35321
Cranfills Gap ISD	0.97000	Walnut Springs ISD	0.94990
Clifton ISD	1.34500	City of Cranfills Gap	0.40100
China Spring ISD	1.27500	City of Clifton	0.53990
Hico ISD	1.25830	City of Iredell	0.42710
Iredell ISD	1.16680	City of Meridian	0.49780
Jonesboro ISD	1.16540	City of Morgan	0.38000
Kopperl ISD	0.98210	City of Valley Mills	0.44220
Meridian ISD	1.21280	City of Walnut Springs	0.47410
Morgan ISD	0.97000	Middle Trinity Ground Water	0.00940
Bosque County Hospital District	0.15000	Emergency Services Dist #1	0.04310

## Legislative Changes

The Texas Legislature meets in odd-numbered years. Customarily, the Property Tax Assistance division of the Texas Comptroller of Public Accounts Office publishes a booklet explaining all the Texas Property Law Changes for that Legislative session. When available, a copy of that booklet will accompany this report.