

2020 ANNUAL REPORT

BOSQUE COUNTY CENTRAL APPRAISAL DISTRICT

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 aid 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 21,606 real and personal property accounts for 2020. 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 **2020**:

PTAD Classification	Property Type	Parcel Count	Market Value
A	Single Family Homes	5,696	481,872,014
B	Multi Family Homes	55	5,501,523
C	Vacant Lots	2,183	28,577,568
D	Qualified Open Space "Ag" Land	7,933	2,107,407,374
E	Non-Ag Land	4,957	635,897,203
F	Commercial & Industrial Real Property	610	105,746,550
J	Utilities	320	303,515,362
L1	Commercial Personal Property	979	53,436,471
L2	Industrial Personal Property	50	264,797,948
M	Mobile Homes	752	11,383,630
O	Inventory of Vacant Lots	112	1,709,493
S	Special Inventory	10	823,602
X	Exempt Properties	652	204,762,821

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 2020, eighty (80) 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 **2020** 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 they 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 2020 Ratio Study results are as follows:

Total Appraisal:	\$94,172,547	Average Cost per Sq Ft:	\$151.12
Total Sales:	\$105,136,130	Average Cost per Sq Ft:	\$168.72
Arithmetic Mean:	1.0011	Coefficient of Dispersion:	19.0363
Weighted Mean:	0.8957	Coefficient of Dispersion:	23.5448
Median:	0.9912	Coefficient of Dispersion:	19.1904

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:

- 14,757 real estate parcels,
- 967 business personal property parcels, and
- 277 mineral/utility/industrial parcels (Mailed by Pritchard & Abbott)

For 2020, 851 protests were filed, with 368 being settled with an informal hearing or withdrawal, and 226 protests attended a scheduled hearing before the ARB, with 233 scheduled not showing up for their hearing. Currently there are 14 pending accounts. ARB approved the records July 16, 2020.

Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 21, 2020, summarized as follows:

Jurisdiction	Parcel Count	Market Value	Taxable Value
Bosque County	21,606	4,205,431,559	1,967,774,228
City of Clifton	2,015	256,790,645	189,462,494
City of Cranfills Gap	254	15,1091,831	9,980,258
City of Iredell	337	18,401,647	13,113,238
City of Meridian	933	107,525,716	73,419,397
City of Morgan	453	16,500,454	11,398,781
City of Valley Mills	755	61,614,831	55,267,224
City of Walnut Springs	646	31,840,850	23,813,934
China Springs ISD	320	34,660,391	27,279,490
Clifton ISD	6,591	1,235,321,641	779,664,691
Cranfills Gap ISD	1,391	296,585,783	84,639,334
Hico ISD	136	29,060,920	9,135,645
Iredell ISD	1,706	427,788,799	138,099,573
Jonesboro ISD	18	3,738,397	810,976
Kopperl ISD	2,392	482,410,226	223,855,031
Meridian ISD	3,117	603,247,873	245,583,960
Morgan ISD	1,570	242,136,268	85,970,455
Valley Mills ISD	2,838	445,809,599	220,066,577
Walnut Springs ISD	1,526	394,336,993	142,320,568
Middle Trinity Ground Water	21,605	4,195,096,890	1,957,439,559
Bosque County Emergency Services Dist #1	21,605	4,195,096,890	1,957,439,559
Bosque County Hospital District	21,605	4,195,096,890	1,957,439,559

Tax Rates for 2020

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	0.518200	Valley Mills ISD	1.266100
Cranfills Gap ISD	0.939600	Walnut Springs ISD	0.874700
Clifton ISD	1.222700	City of Cranfills Gap	0.421700
China Spring ISD	1.257416	City of Clifton	0.519500
Hico ISD	1.194700	City of Iredell	0.461300
Iredell ISD	1.080800	City of Meridian	0.500000
Jonesboro ISD	1.112400	City of Morgan	0.380000
Kopperl ISD	0.887900	City of Valley Mills	0.413900
Meridian ISD	1.170300	City of Walnut Springs	0.474100
Morgan ISD	0.913900	Middle Trinity Ground Water	0.009200
Bosque County Hospital District	0.143000	Emergency Services Dist #1	0.041200

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.