

BOSQUE COUNTY CENTRAL APPRAISAL DISTRICT

2016 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. 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 Board of Directors at the recommendation of the chief appraiser to aide him/her 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

Property Types Appraised

The district is comprised of some 21,228 real and personal property accounts for 2016. 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 **2016**:

PTAD Classification	Property Type	Parcel Count	Market Value
A	Single Family Homes	5,196	373,818,370
B	Multi Family Homes	51	4,448,649
C	Vacant Lots	2,371	25,752,991
D	Qualified Open Space “Ag” Land	5,950	1,393,323,651
E	Non-Ag Land	4,904	461,809,585
F	Commercial & Industrial Real Property	605	66,995,859
J	Utilities	308	194,194,761
L1	Commercial Personal Property	955	36,667,142
L2	Industrial Personal Property	47	306,209,301
M	Mobile Homes	840	12,565,664
Other	Other	861	128,016,014

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 2016, sixty 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 **2015** 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			\$3,000	\$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				

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 Veterans 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 2016 Ratio Study results are as follows:

Total Appraisal:	1,132,498	Average Cost per Sq Ft:	87.21
Total Sales:	1,129,000	Average Cost per Sq Ft:	86.94
Arithmetic Mean:	1.0036	Coefficient of Dispersion:	4.7429
Weighted Mean:	1.0031	Coefficient of Dispersion:	4.6522
Median:	0.9743	Coefficient of Dispersion:	4.1055

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:

- 6,195 real estate parcels,
- 1084 business personal property parcels, and
- 264 mineral/utility/industrial parcels

From those notices, 352 protests were filed, with 222 being settled with an informal hearing or withdrawal, and 130 protests had a scheduled hearing before the ARB, with 20 of those not showing up for their hearing. ARB approved the records July 14, 2016.

Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 25, 2016, summarized as follows:

Jurisdiction	Parcel Count	Market Value	Taxable Value
Bosque County	21,181	3,007,401,077	1,509,287,726
City of Clifton	2,025	181,184,909	138,389,163
City of Cranfills Gap	264	12,893,572	9,441,633
City of Iredell	345	13,351,747	10,405,160
City of Meridian	940	70,225,125	53,476,864
City of Morgan	449	11,243,479	8,204,057
City of Valley Mills	744	47,495,011	42,851,002
City of Walnut Springs	638	22,081,035	17,409,556
China Springs ISD	309	26,302,844	16,492,698
Clifton ISD	6,607	1,005,220,223	609,840,092
Cranfills Gap ISD	1,389	208,319,667	63,971,735
Hico ISD	138	21,502,347	7,549,328
Iredell ISD	1,688	300,410,560	97,461,589
Jonesboro ISD	18	2,805,422	649,530
Kopperl ISD	2,264	272,877,579	112,917,747
Meridian ISD	3,112	413,418,764	168,350,786
Morgan ISD	1,489	163,608,102	59,199,926
Valley Mills ISD	2,797	350,147,427	160,145,411
Walnut Springs ISD	1,368	232,952,860	76,873,436
Middle Trinity Ground Water	21,180	2,997,647,645	1,501,481,271
Bosque County Emergency Services Dist #1	21,179	2,997,644,102	1,501,477,728

Tax Rates for 2015

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	0.4750	Valley Mills ISD	1.3140
Cranfills Gap ISD	1.0400	Walnut Springs ISD	0.9399
Clifton ISD	1.345	City of Cranfills Gap	0.3102
China Spring ISD	1.421381	City of Clifton	0.5300
Hico ISD	1.3600	City of Iredell	0.304001
Iredell ISD	1.09642	City of Meridian	0.5953
Jonesboro ISD	1.24611	City of Morgan	0.2500
Kopperl ISD	1.0542	City of Valley Mills	0.4528
Meridian ISD	1.3848	City of Walnut Springs	0.4560
Morgan ISD	1.0400	Middle Trinity Ground Water	0.0112
		Emergency Services Dist #1	0.0480

Legislative Changes

During the 2015 Texas Legislative Session, several bills were passed that effect property owners:

- The exemption amount for the Residential Homestead was increased from \$15,000 to \$25,000;
- The surviving spouse of a 100% disabled veteran may continue to receive the exemption that the veteran would have qualified for on the date he/she died.
- Veterans who have a disability rating of less than 100% may qualify for a partial exemption on their homestead provided that the residence was donated to him/her at no cost to the veteran;
- The surviving spouse of a partially disabled veteran may qualify for the same percentage of exemption as the deceased veteran provided the spouse has not remarried since the veteran's death and the residence continues to be the residence of the surviving spouse;
- Over-65 property owners will receive additional notification by certified mail when the appraisal district suspects that property no longer qualifies for a homestead exemption or for open space land valuation;
- The temporary absence for military service has been expanded to include foreign and domestic service that requires absence from the serviceman's home;
- Regarding the confidentiality of appraisal districts, homeowners filing for a residential homestead exemption may not have to meet the proof of residency requirement if they are:
 - a. Active military members,
 - b. Individuals who hold a driver's license issued under Section 531.1211 of the Transportation Code,
 - c. Individuals who reside in a facility that provides services related to health, infirmity, or aging, or
 - d. Those participating in the address confidentiality program administered by the Texas Attorney General.

- The names and addresses, along with other personal information in the possession of the district will be classified as confidential information when a request has been made as authorized by PTC Section 25.025, including:
 - a. Current or former peace officers,
 - b. County jailers,
 - c. employees of the Texas Department of Criminal Justice,
 - d. Commissioned security officers,
 - e. Victims of family violence,
 - f. Federal or state judges and their spouses,
 - g. Current or former employees of a district attorney, criminal district attorney, or county or municipal attorneys,
 - h. Officers or employees of a community supervision and corrections department,
 - i. Criminal investigators of the United States,
 - j. Police officers or inspectors of the United States Federal Protective Service,
 - k. Current or Former United States attorneys or assistant attorneys and their spouses and children,
 - l. Current former employees of the Office of the Attorney General who is or was assigned to a division that involved law enforcement,
 - m. Medical examiners or persons who perform forensic analysis or testing that is employed by the state or one or more political subdivision of the state,
 - n. Current or former members of the United States armed forces who have served in an area that the President of the United States by executive order designated an area in which armed forces of the United States are or have engaged in combat,
 - o. Current or former members of the Texas military forces, and
 - p. Current and former employees of the Texas Juvenile Justice System.

- Legal descriptions of producing oil/gas interests, including unit names and decimal interests in those units, are considered confidential information and may not be disclosed to the public in any manner as the information from which the ownership interests were derived was received by the district under a promise of confidentiality from the unit's operators;
- Public notice of meetings of the Board of Directors, Appraisal Review Board, and the Agricultural Advisory Board is considered delivered if a notice of the meeting is posted in the public area of the district's office and is posted on the district's website at least seventy-two (72) hours before the commencement of the meeting;
- Official electronic communications and deliveries may be made to the Bosque County Central Appraisal District through:
 - a. Fax to 254-435-6139
 - b. Email to bcad@sbcglobal.net
 - c. By mail to PO Box 393, Meridian, TX 76665
 - d. Physical delivery to the district's office at 9293 Hwy 6, Meridian, TX 76665
- Communication between the district and designated agents will be treated in the same manner as communications between the district and the property owner, provided written authorization for agent's representation can be established;
- A property tax form that requires a signature may be signed by means of an electronically captured handwritten signature.