

# Titus County Appraisal District 2014 Annual Appraisal Report

## Introduction

The Titus County Appraisal District is a political subdivision of the state of Texas. 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 operation of the appraisal district.

## Mission Statement

The main objective and primary purpose of this district is to provide uniform methods to establish fair and uniform equitable market values for all types of properties located within the boundaries of Titus County for ad valorem purposes in a professional, ethical, economical, and courteous manner and to inform local property owners of their entitlement of rights and remedies under the law. The laws and rules can be found in the following guidelines:

- The Property Tax Assistance Division of the Texas State Comptroller's Office
- The International Association of Assessing Officers
- The Uniform Standards of Professional Appraisal Practice
- The Texas Property Tax Code

## Governance

The appraisal district is governed by a Board of Directors with the primary responsibilities to:

- Establish the district's office
- Adopt its operating budget
- Contract for necessary services
- Hire the Chief Appraiser
- Appoint the Appraisal Review Board members
- Provide advice and consent concerning the appointment of the agricultural advisory board
- Approve contracts with appraisal firms
- Make and adopt general polices on the operations of the district
- Biennially develop a written plan for the periodic reappraisal of property in the district

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the appraisal district for at least two years prior to their appointment. The board is appointed by the taxing entities in the appraisal district boundaries. The appraisal district boundaries are inclusive of the county boundary lines.

The Chief Appraiser is the chief administrator of the appraisal district and is hired by the board of directors.

Appraisal Review Board members are appointed by the Board of Directors to settle value disputes between the property owner and the appraisal district. They serve staggered terms and may serve 3

consecutive terms of 2 years. The Texas Comptroller approves curricula, provides materials, and supervises a comprehensive course for training and education of the appraisal review board members and issues certificates for each member completing the requirements.

The Agricultural Advisory Board is appointed by the Chief Appraiser upon the advice and consent of the board of directors. The board shall advise the Chief Appraiser on the valuation and use of land that may be designated for agricultural use or that may be open space agricultural or timber land within the district. A member of the Agricultural Advisory Board is not entitled to compensation.

### **Taxing Jurisdictions**

The properties in the appraisal district which require appraisals for ad valorem purposes include the following:

#### **Cities:**

City of Mount Pleasant  
City of Talco  
City of Winfield

#### **County jurisdictions:**

Titus County  
Titus County Hospital District dba Titus Regional  
Medical Center  
Northeast Texas Community College

#### **Schools:**

Chapel Hill ISD  
Daingerfield ISD  
Harts Bluff ISD  
Mount Pleasant ISD  
Pewitt ISD  
Rivercrest ISD  
Winfield ISD

### **Legislative Changes**

Titus Cad responds to all legislative changes that may affect the appraisal district's operations. After the passing of laws records, forms and/or procedures are updated. The regular 84<sup>th</sup> legislative session will begin in early January 2015 and end in June 2015.

### **Property Types**

Titus County appraisal district had 27,104 properties for the 2015 certified appraisal year. The following chart accounts for the various property types, their percentage of parcel count and market value respectively.

## 2014 CERTIFIED VALUES

CLASSIFICATION	TYPE	COUNT	MARKET VALUE	% OF COUNT	% OF MV
A	SINGLE FAMILY	8253	677,132,414	28.56%	20.28%
B	MULTI FAMILY	119	25,899,943	0.41%	0.78%
C	VACANT LOTS	1584	24,460,768	5.48%	0.73%
D1	QUALIFIED LAND	4534	354,276,897	15.69%	10.61%
D2	FARM AND RANCH	1179	16,084,093	4.08%	0.48%
E	RURAL LAND RESIDENTIAL	3712	222,370,528	12.85%	6.66%
F1	COMMERCIAL REAL	1001	235,922,178	3.46%	7.07%
F2	INDUSTRIAL REAL	128	512,882,381	0.44%	15.36%
G1	OIL AND GAS	3110	83,000,390	10.76%	2.49%
J	UTILITIES	370	478,535,777	1.28%	14.33%
L1	COMMERCIAL PERSONAL	1100	87,700,626	3.81%	2.63%
L2	INDUSTRIAL PERSONAL	400	369,757,245	1.38%	11.07%
M1	MANUFACTURED HOUSING	1202	14,446,424	4.16%	0.43%
O	RESIDENTIAL INVENTOR	211	4,680,151	0.73%	0.14%
S	SPECIAL INVENTORY	32	9,553,426	0.11%	0.29%
X	EXEMPT	1962	222,452,043	6.79%	6.66%
<b>TOTALS</b>		<b>28897</b>	<b>3,339,155,284</b>	<b>100.00%</b>	<b>100.00%</b>

### Appraisal Operation Summary

In compliance with the 2013-2014 Re-appraisal Plan, the real properties located in Region 1 which are north of Interstate 30 along with personal property which require annual re-appraisal were systematically inspected or reviewed using all the tools and mechanism afforded the district. The main focus of the inspection developed around the class, recognized condition, configuration, and all characteristics of the improvements, land, and personal property.

Throughout the district efforts were made to identify, gather, and appraise properties with new construction, locate demolished or removed properties, locate and value manufactured housing, along with continued review of commercial and industrial property.

Properties were adjusted when necessary to reflect the market trend which was recognized by the sales data gathered and analyzed for the county. No adjustments were made to properties which fell out of the trend or had not data to warrant changes.

The district continues to secure sales data and information to maintain and calculate an internal ratio analysis to justify the appraisal changes for each appraisal year. While the supply of sales data is good the district is not overwhelmingly inundated with data.

The below chart for an overall median or weighted mean represents the data available:

Mean Level of appraisal	1.1016
Median Level of Appraisal	1.0045
Weighted Mean	1.0177
Coefficient of dispersion	18.064
Price Related Differential	1.0825
Number of observations	276

### **Property Discovery**

The district utilizes the following construction mechanisms to help locate new property:

- City building permits
- Filed mechanics liens
- Mobile home installation reports
- Septic Tank permits
- Field inspection discovery
- General Public communications
- Aerial photography
- Homestead / Agricultural applications
- Recorded instruments from the courthouse
- Building plans
- Utility companies
- Mobile Home statement of location
- Newspapers, Sales Brochures and Magazines
- Telephone directories

The use of these tools added approximately \$26,669,791 of market value to the appraisal roll for 2014. The taxable value associated with this new value was \$24,346,181.

### **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 common 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. This exemption can apply on a residence and maximum of 20 acres. Titus County, Mt. Pleasant ISD, Chapel Hill ISD, Harts Bluff ISD, Winfield ISD, Pewitt ISD, Daingerfield ISD and Rivercrest ISD homestead

Has the lost the use of one or more limbs.

applications for the 65 and older property owner, the disabled property owner, and surviving spouse of each of those (if the spouse is 55 or older) creates a tax ceiling prohibiting increased taxes on the homestead on existing buildings. An appreciation in the market trend does not increase taxes for these types of homesteads. (Any new areas added to the home site or declaring additional acreage for the homestead will cause the ceiling to be readjusted in the next tax year.)

2014 ADOPTED EXEMPTIONS											
ENTITY CODE	ENTITY	HOMESTEAD		OVER 65	DISABILITY	DAV					
		20%	ADDITIONAL				DAV RATING	EXEMPT AMOUNT			
103	CITY OF MT PLEASANT	YES	NO	\$3,000	NO	YES	A disabled person is entitled to an exemption from taxation of a portion of the assessed value of a property the veteran owns and designates in accordance with the following schedule:				
101	CITY OF TALCO	NO	NO	NO	NO	YES					
102	CITY OF WINFIELD	NO	NO	\$3,000	NO	YES					
906	CHAPEL HILL ISD	NO	\$15,000	\$10,000	\$10,000	YES					
908	DAINGERFIELD ISD	YES	\$15,000	\$10,000	\$10,000	YES					
907	HARTS BLUFF ISD	NO	\$15,000	\$10,000	\$10,000	YES					
902	MT PLEASANT ISD	YES	\$15,000	\$10,000	\$10,000	YES					
904	PEWITT CISD	NO	\$15,000	\$10,000	\$10,000	YES	10-29%	\$5,000	DV1		
903	RIVERCREST ISD	NO	\$15,000	\$13,000	\$10,000	YES	30-49%	\$7,500	DV2		
905	WINFIELD ISD	YES	\$15,000	\$10,000	\$10,000	YES	50-69%	\$10,000	DV3		
							70-100%	\$12,000	DV4		
225	TITUS COUNTY	YES	NO	\$15,000	\$10,000	YES					
230	TITUS REGIONAL HOSPITAL	YES	NO	\$15,000	\$10,000	YES					
231	NTCC	NO	\$5,000	\$10,000	\$10,000	YES					
<b>A disabled veteran is entitled to an exemption from taxation of \$12,000 of the assessed value of a property the veteran owns and designates if the veteran:</b>											
<b>Is 65 years of age or older &amp; has a disability rating of at least 10%, AND</b>											
<b>Is totally blind in one or both eyes, OR</b>											
<b>Has the lost the use of one or more limbs.</b>											

All homeowners with qualified homesteads are subject to the placement of a homestead cap which prohibits the increase of taxable value on the homestead property to ten percent per year. The homestead cap is removed in increments each year or completely at the time of owner transition. Market value can still be reflective of the local real estate market.

**Disable Veterans**

In addition to the residential homestead exemption allowable to disabled veterans with a 100% service connected disability, 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%

\$5000

30-49%

\$7500

50-69%

\$10000

70-100%

\$12000

If the disabled veteran is 65 years of age or older, totally blind in one or both eyes, has lost the use of one or more limbs the exemption amount is \$12000 off of the assessed value of the property. A surviving spouse is entitled to an exemption of \$5000 from the assessed value of the property.

### **Other Exemptions**

Cemetery Exemptions  
Religious Organizations  
Charitable Organizations  
Veteran's Organizations

Several other less frequently occurring exemptions are allowable and described in the Chapter 11, Property Tax Code.

### **Appeal Data**

Appraisal notices are typically mailed to property owners if:

- The appraised value of the property changes from the prior year
- The appraised value 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 a change in ownership

In 2014 approximately 9,480 notices were mailed. Of these notices approximately 800 parcels were protested.

### **Average Home Values 2014**

City of Talco	\$39,333
City of Winfield	\$47,506
City of Mount Pleasant	\$95,519
Titus County	\$103,122
Titus Regional Medical	\$103,122
Northeast Texas community College	\$103,122
Mount Pleasant ISD	\$97,487
Rivercrest ISD	\$63,585
Pewitt	\$102,102
Winfield ISD	\$75,107
Chapel Hill ISD	\$116,406
Harts Bluff ISD	\$149,462
Daingerfield	\$62,944

