

Midland Central Appraisal District



2015 Annual Report

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The Property Tax Assistance Division of the Texas Comptroller's office requires all appraisal districts in Texas to publish an annual report.

This report provides property owners, taxing units, and other interested parties information about total market and taxable values, average market and taxable values of a residence, and exemptions at the time of certification of values to the taxing units.

Article 8 of The Texas Constitution defines five basic rules for property taxes:

- Property taxes must be equal and uniform
- Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash or its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural land.
- Each property must have a single appraised value.
- All property is taxable unless federal or state law exempts it from taxation
- Property owners have the right to reasonable notice of increases in the appraised value of their property.

The Midland Central Appraisal District was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. Appraisal districts are local government political subdivisions of the state responsible for appraising property with county boundaries. Prior to the creation of central appraisal districts, each taxing unit followed their own appraisal standards and practices. Values were inaccurate and inequitable. Property owners were required to visit multiple taxing units to resolve any disputes concerning property value. Appraisal districts are independent of the taxing units but are governed by a board elected by the taxing units elected officials.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a property value study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

If you have questions about information contained in this report, contact Jerry Bundick – Chief Appraiser/Administrator. Email jbundick@midcad.org. Phone (432)699-4991.

Midland Central Appraisal District

Certified Market Values

	2011	2012	2013	2014	2015
Midland I.S.D.	\$13,392,178,730	\$16,560,424,641	\$18,998,198,270	\$21,632,033,334	\$22,806,350,731
Greenwood I.S.D.	\$877,673,470	\$1,106,510,240	\$1,268,031,720	\$1,465,915,000	\$1,592,264,280
City of Midland	\$7,698,576,060	\$8,322,097,970	\$9,502,225,335	\$11,060,942,555	\$12,369,238,380
*City of Odessa	\$250,920,870	\$302,362,440	\$424,619,940	\$566,937,640	\$675,224,690
Midland County	\$14,270,582,040	\$17,675,998,311	\$20,281,577,189	\$23,143,624,325	\$24,401,513,731
Midland C.U.D.	NA	NA	\$1,466,472,882	\$1,719,590,666	\$2,157,776,652
Midland College	\$13,392,178,730	\$16,560,424,641	\$18,998,198,190	\$21,632,033,264	\$22,806,350,681
Hospital District	\$14,268,610,370	\$17,673,985,441	\$20,279,465,489	\$23,141,067,895	\$24,398,615,041

Net Taxable Value

	2011	2012	2013	2014	2015
Midland I.S.D.	\$11,636,202,684	\$14,782,675,318	\$16,977,225,006	\$19,394,176,377	\$20,082,930,553
Greenwood I.S.D.	\$784,401,287	\$1,007,023,999	\$1,109,750,990	\$1,297,865,002	\$1,396,169,388
City of Midland	\$7,094,923,407	\$7,721,327,252	\$8,837,556,221	\$10,243,855,831	\$11,528,849,228
*City of Odessa	\$210,558,842	\$261,073,119	\$375,322,392	\$505,631,596	\$619,309,132
Midland County	\$13,211,554,057	\$16,262,336,431	\$18,581,217,096	\$21,235,583,812	\$22,261,211,992
Midland C.U.D.			\$1,383,076,652	\$1,632,792,214	\$2,028,787,792
Midland College	\$12,498,110,209	\$15,657,642,819	\$17,876,798,503	\$20,323,913,898	\$21,355,952,264
Hospital District	\$13,240,067,802	\$16,623,210,414	\$18,942,741,818	\$21,605,033,458	\$22,709,676,461

**Portion inside Midland County only*
As of certification

Midland Central Appraisal District Average Market Value – Single Family Residence

	2011	2012	2013	2014	2015
Midland I.S.D.	\$150,544	\$159,126	\$175,276	\$196,780	\$210,732
Greenwood I.S.D.	\$176,856	\$187,187	\$225,126	\$250,100	\$267,347
City of Midland	\$149,199	\$157,557	\$172,652	\$194,415	\$206,892
*City of Odessa	\$322,594	\$329,587	\$352,198	\$380,362	\$393,239
Midland County	\$151,442	\$160,106	\$177,095	\$198,866	\$212,999
Midland C.U.D.			\$183,010	\$200,926	\$229,111
Midland College	\$150,544	\$159,126	\$175,276	\$196,780	\$210,732
Hospital District	\$151,442	\$160,106	\$177,095	\$198,866	\$212,999

Category A1 divided by number in category.
As of certification

US Census Data – Midland County

Population, 2014 estimate	155,830
Population, 2013 estimate	151,949
Population, 2010 (April 1) estimates base	136,875
Population, percent change - April 1, 2010 to July 1, 2014	13.8%
Population, percent change - April 1, 2010 to July 1, 2013	11.0%
Population, 2010	136,872
Persons under 5 years, percent, 2013	8.3%
Persons under 18 years, percent, 2013	27.5%
Persons 65 years and over, percent, 2013	10.3%
Housing units, 2013	56,046
Homeownership rate, 2009-2013	0.677
Housing units in multi-unit structures, percent, 2009-2013	0.231
Median value of owner-occupied housing units, 2009-2013	148,600
Land area in square miles, 2010	900.3
Persons per square mile, 2010	152
FIPS Code	329

Midland Central Appraisal District

State Property Classification Guide

Code	Category Name	Description
A	Real Property: Single-family Residential	Houses, condominiums and mobile homes located on land owned by the occupant.
B	Real Property: Multi-family Residential	Residential structures containing two or more dwelling units belonging to one owner. Includes apartments but not motels or hotels.
C1	Real Property: Vacant Lots and Tracts	Unimproved land parcels usually located within or adjacent to cities with no minimum or maximum size requirement.
C2	Real Property: Colonia Lots and Land Tracts	Properties that may not be sold pursuant to Chapter 232 of the Texas Local Government Code.
D1	Real Property: Qualified Open-space Land	All acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1-d or 1-d-1, and Tax Code Chapter 23, Subchapters C,D,E, and H.
D2	Real Property: Farm and Ranch Improvements on Qualified Open-space Land	Improvements, other than residences, associated with land reported as Category D1 property.
E	Real Property: Rural Land, not Qualified for Open-space Appraisal, and Residential Improvements	Rural land not qualified for productivity valuation and the improvements, including residential, on that land.
F1	Real Property: Commercial	Land and improvements devoted to sales, entertainment or services to the public. Does not include utility property, which is included in Category J.
F2	Real Property: Industrial	Land and improvements devoted to the development, manufacturing, fabrication, processing or storage of a product, except for utility property included in Category J.
G	Oil, Gas and Other Minerals	Producing and non-producing wells, all other minerals and mineral interests and equipment used to bring the oil and gas to the surface, not including surface rights.
H1	Tangible Personal Property: Personal Vehicles, Not Used for Business Purposes	Automobiles, motorcycles and light trucks not used for the production of income and subject to taxation under Tax Code Section 11.14.
H2	Tangible Personal Property: Goods in	Personal property stored under a contract of bailment by a public warehouse operator and identified according to the provisions of Tax Code Section 11.253
J	Real and Personal Property: Utilities	All real and tangible personal property of railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TV companies and other utility companies.
L1	Personal Property: Commercial	All tangible personal property used by a commercial business to produce income, including fixtures, equipment and inventory.
L2	Personal Property: Industrial	All tangible personal property used by an industrial business to produce income, including fixtures, equipment and inventory.
M	Mobile Homes and Other Tangible Per	Taxable personal property not included in other categories, such as mobile homes on land owned by someone else. It also may include privately owned aircraft, boats, travel trailers, motor homes and mobile homes on rented or leased land.
N	Intangible Personal Property	All taxable intangible property not otherwise classified.
O	Real Property: Residential Inventory	Residential real property inventory held for sale and appraised as provided by Tax Code Section 23.12.
S	Special Inventory	Certain property inventories of businesses that provide items for sale to the public. State law requires the appraisal district to appraise these inventory items based on business's total annual sales in the prior tax year. Category S properties include dealers' motor vehicle inventory, dealers' heavy equipment inventory, dealers' vessel and outboard motor inventory and retail manufactured housing inventory.
X	Exempt Property	Exempt properties must have the qualifications found in law.

Midland Central Appraisal District

2015 Market Value by Classification Code

Market Value by State Code Classification		Number	Total Market Value
A	Real Property: Single-family Residential	42,615	\$8,567,835,320
B	Real Property: Multi-family Residential	780	\$710,560,640
C	Real Property: Vacant Lots and Tracts	9,941	\$439,313,780
D1	Real Property: Qualified Agricultural Land	2,553	\$584,869,720
D2	Real Property: Non-Qualified Land	1,110	\$196,944,020
E	Real Property: Farm and Ranch Improvements	1,119	\$242,804,910
F1	Real Property: Commercial	4,669	\$2,846,427,600
F2	Real Property: Industrial	309	\$490,146,110
G	Oil, Gas and Other Minerals	78,608	\$4,341,793,090
H	Tangible Personal Property: Nonbusiness Vehicles	0	\$0
J	Real and Personal Property: Utilities	2,087	\$591,224,300
L1	Personal Property: Commercial	7,284	\$1,325,078,300
L2	Personal Property: Industrial	4,400	\$4,139,094,040
M	Mobile Homes	3,933	\$108,360,670
N	Misc. Personal Property	1	\$2,898,690
O	Real Property: Residential Inventory	320	\$9,216,470
S	Special Inventory	74	\$66,244,020
Other	Mixed / Misc.	3944	\$899,460
Midland CAD Total Market Value		159,818	\$24,663,711,140

Property Tax Exemptions

Homestead Exemptions:	Amount	Provision
Midland ISD:		
State Homestead	\$25,000	Mandated by State law
Local Optional Homestead	10% or \$5,000	Optionally granted by entity
Over 65	Levy Ceiling Year Qualify	Mandated by State law
Greenwood ISD:		
State Homestead	\$25,000	Mandated by State law
Local Optional Homestead	20% or \$5,000	Optionally granted by entity
Over 65	Levy Ceiling Year Qualify	Mandated by State law
Midland County:		
Local Optional Homestead	3% or \$5,000	Optionally granted by entity
Over 65 Local	\$40,000	Optionally granted by entity
City of Midland:		
Over 65 Local	\$8,000	Optionally granted by entity
Midland College:		
Over 65 Local	\$8,000	Optionally granted by entity
Midland Memorial Hospital:		
Over 65 Local	\$20,000	Optionally granted by entity
Disability Exemptions:		
	Amount	Taxing Units
Disabled Persons State	\$10,000	All School Districts Disability rate for Over65 increases to \$12,000
Disabled Veterans	varies	All Taxing Units
Disabled Veterans - 100%	Total Residence	All Taxing Units
Other Exemptions		
	Amount	Taxing Units
Abatements	varies	Determined by each taxing unit on a case by case basis
House Bill 366	varies	All Taxing Units - Business Personal & Mineral Value less than \$500 per taxing unit
Aircraft	varies	All Taxing Units - allocation
Charitable Low Income Housing	varies	All Taxing Units
Energy	varies	All Taxing Units
Leased Vehicles	varies	All Taxing Units
Mixed Use Vehicle	varies	All Taxing Units
Pollution Control	varies	All Taxing Units
Prorated Exempt Property	varies	All Taxing Units
Freeport	varies	City, County, Hospital
Goods in Transit	varies	No entities currently grant