

# Wise County Appraisal District

400 East Business 380 Decatur, Texas 76234

Phone 940-627-3081 Fax 940-627-5187

Michael (Mickey) Hand, RPA, RTA, CTA  
Chief Appraiser

Board of Directors  
Ray Cook, Jr. - Chairperson  
Bill Lewis  
Gere Joiner  
Kyle Erwin  
Mike Hurd  
Monte Shaw, Wise Co. TAC

August 09, 2018

TO: Taxing Entities Participating in Wise CAD Appraisal Budget:

The attached pages represent the Proposed 2019 Budget for Appraisal Services provided by the Wise County Tax Appraisal District. The Board of Directors will consider this budget at the Wise County Appraisal District Board of Directors Meeting to be held at 5:00 P.M. August 21, 2018. Meeting will be held in the Board Meeting Room of the Wise County Appraisal District located at 400 East Business 380 Decatur, Texas.

The changes to the budget from 2018 are as follows:

1. **PAYROLL** – Wise County is experiencing explosive growth! New home construction is booming and looks to continue. In addition the sale of existing homes is at an all time high too! With explosive growth has come an increase in the properties to be measured, appraised, and protested. 2018 Protests were over 12,500, up from 4,600 in 2017. We are proposing to add another position to help manage the appraisal and protests. Also proposing cost of living salary adjustments for existing staff. Insurance rates have held stable with slightly less coverage offered. Retirement rate increased slightly to 9.50%.
2. **CAR TRAVEL** - Additional funding for new position.
3. **CONTRACTS & RENTALS** - We entered a new 2 year contract for Mineral / Industrial Appraisals with Capital Appraisal Group at \$233,200 per year. Aerial imagery cost is higher as new images will be flown in 2019. Broke out the cost of Multiple Listing Service for residential and CoStar Comps for commercial analysis in to separate line item.

4. **SPECIAL SERVICES** - Litigation continues to be steady with some commercial properties filing annually. Legislature and courts have not looked favorable on valuation litigation.
5. **DATA PROCESSING** - Adding outside data monitoring / security due to heightened cyber security issues.
6. **EQUIPMENT / BUILDING MAINTENANCE** - Increasing amount for building maintenance as structure has aged.
7. **GENERAL OFFICE** - Postage costs have increased with certified mail requirements on taxpayer notifications. ARB mailings have driven these costs up considerably also.
8. **CAPITAL OUTLAY** - Starting program to replace aging personal computers, most are over 5 years of age. Will replace on a rotation basis.
9. **OTHER SERVICES** - ARB cases continue to increase with re-scheduling by taxpayers and agents adding to the work load. With explosive growth has come an increase in the properties protested. 2018 Protests were over 12,500, up from 4,600 in 2017. Increased cost of educating staff as staff grows. Building security increased for all ARB meetings.

In summary the 2019 Wise County Appraisal Budget for Appraisal Services is up from 2018 with the explosive growth happening now. Final allocation amounts will be determined once final budget is approved. Appraisal Budget allocations are up from 2018 reflecting budget changes.

As always if you have any questions do not hesitate to call or email.

Sincerely,



Michael (Mickey) Hand  
Chief Appraiser  
(W) 940-627-3081  
(M) 940-393-0613  
mickey-wcad@embarqmail.com



# WISE COUNTY APPRAISAL DISTRICT

## APPRAISAL BUDGET - 10

2018 BUDGET	2019 PROPOSED
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### PAYROLL

Salaries	\$912,000	\$970,000
Health & Life Insurance	\$145,000	\$145,000
Retirement	\$90,164	\$92,150
Workers Compensation	\$4,560	\$4,850
Unemployment Insurance (TWC)	\$3,078	\$3,078
FICA / SS / Medicare	\$16,416	\$17,460
Life Insurance	\$1,642	\$1,843
Payroll expense		

Total Dept.	\$1,172,860	\$1,234,381	5.25%
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### CAR TRAVEL

Car Travel	\$81,000	\$90,000
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Total Dept.	\$81,000	\$90,000	11.11%
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### CONTRACTS & RENTALS

Postage Meter / Scales	\$400	\$400
Janitorial Service & Supplies	\$5,000	\$6,000
Mineral Appraisal (Capital Appraisal)	\$230,000	\$233,200
Aerial Imagery	\$32,600	\$36,537
Security System Maintenance	\$1,800	\$1,800
Sales Data (Residential & Commerical)	\$0	\$13,800

Total Dept.	\$269,800	\$291,737	8.13%
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### SPECIAL SERVICES

Legal Counsel / Arbitration	\$25,000	\$24,500
Accounting & Auditing	\$18,000	\$19,300
Bonding / Liability / Building Insurance	\$14,000	\$14,500
Legal Ads / Subscriptions	\$5,500	\$5,500

Total Dept.	\$62,500	\$63,800	2.08%
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2018 BUDGET	2019 PROPOSED
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## DATA PROCESSING

Hardware Maint.(computer)	\$0	\$15,000	
Software Maint	\$57,500	\$54,000	
Software Maint (Bookkeeping)	\$650	\$650	
Hardware Maint. (Mapping)	\$0	\$0	
Software Maint. (Mapping)	\$3,000	\$3,100	
Data Process Supplies	\$250	\$0	
Total Dept.	\$61,400	\$72,750	18.49%

## UTILITIES

Telephone / Data	\$20,500	\$22,500	
Electricity	\$7,200	\$7,200	
Gas	\$1,250	\$1,200	
Water	\$3,000	\$3,000	
Lawn Maintenance	\$1,200	\$1,500	
Total Dept	\$33,150	\$35,400	6.79%

## EQUIP/BLDG MAINT.

Postage Machine	\$1,500	\$1,700	
Building Maintenance	\$4,000	\$6,000	
Copiers (2)	\$1,300	\$1,600	
Total Dept.	\$6,800	\$9,300	36.76%

## GENERAL OFC.& MISC.

General Office Supplies	\$12,500	\$13,000	
Postage	\$20,000	\$25,000	
Forms & Envelopes	\$6,000	\$9,500	
Mapping Supplies	\$250	\$0	
Bank Charges	\$0	\$0	
Total Dept.	\$38,750	\$47,500	22.58%

2018 BUDGET	2019 PROPOSED
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## CAPITAL OUTLAY

\$0 \$16,000

\$0 \$16,000

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## OTHER SERVICES

Travel & Education	\$1,500	\$3,000
Registration & Dues	\$3,050	\$4,000
Board of Directors	\$0	\$500
Appraisal Review Board / Arbitration	\$17,500	\$26,000
ARB Legal Counsel	\$2,000	\$2,000
Building Security		\$2,600
Deed Transfers / Plat Maps	\$1,000	\$100

Total Dept.	\$25,050	\$38,200
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52.50%

<b>GRAND TOTAL BUDGET</b>	\$1,751,310	\$1,899,068
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8.44%

Carryover from Previous	\$0	\$0
Interest Income	\$2,500	\$3,500
Mapping / Misc Income		\$5,000
Tax Roll Service	\$700	\$5,500
<b>Amount to Allocate</b>	\$1,748,110	\$1,890,068

8.12%



**WISE COUNTY APPRAISAL DISTRICT  
APPRAISAL BUDGET - 10**

TAXING UNIT	2017 LEVY	Total % of Levy	2019 PROPOSED
Alvord ISD (Wise County)	\$4,309,508	3.4942%	\$66,042
Azle ISD (Wise County)	\$378,384	0.3068%	\$5,799
Boyd ISD	\$7,407,137	6.0057%	\$113,512
Bridgeport ISD	\$15,879,049	12.8748%	\$243,342
Chico ISD	\$7,084,504	5.7441%	\$108,568
Decatur ISD	\$25,747,332	20.8760%	\$394,570
Jacksboro ISD (Wise County)	\$208,410	0.1690%	\$3,194
Krum ISD (Wise County)	\$13,892	0.0113%	\$213
Northwest ISD (Wise County)	\$13,229,931	10.7269%	\$202,745
Paradise ISD	\$5,233,120	4.2430%	\$80,196
Poolville ISD (Wise County)	\$999,496	0.8104%	\$15,317
Springtown ISD (Wise County)	\$1,873,973	1.5194%	\$28,718
Slidell ISD (Wise County)	\$2,110,378	1.7111%	\$32,341
City of Alvord	\$367,563	0.2980%	\$5,633
City of Aurora	\$313,083	0.2538%	\$4,798
City of Boyd	\$617,652	0.5008%	\$9,465
City of Bridgeport	\$2,325,504	1.8855%	\$35,638
City of Chico	\$261,427	0.2120%	\$4,006
City of Decatur	\$4,531,712	3.6743%	\$69,447
City of Ft Worth (Wise County)	\$17,217	0.0140%	\$264
City of Newark	\$316,989	0.2570%	\$4,858
City of Paradise	\$98,935	0.0802%	\$1,516
City of Rhome	\$644,389	0.5225%	\$9,875
City of Runaway Bay	\$798,776	0.6476%	\$12,241
Wise County	\$26,838,611	21.7608%	\$411,294
Wise Co. WCID	\$598,618	0.4854%	\$9,174
Wise Co. Water	\$757,425	0.6141%	\$11,607
Clearcreek Water	\$15,486	0.0126%	\$237
Fire District #1	\$198,449	0.1609%	\$3,041
North Fort Worth WCID#1	\$157,766	0.1279%	\$2,418
<b>TOTALS</b>	<b>\$123,334,716</b>	<b>100.0000%</b>	<b>\$1,890,068</b>

\$123,334,716

\$1,890,068