

Hood County Appraisal District 2016 Annual Report

INTRODUCTION

Hood County Appraisal District is a political subdivision of the state. The Constitution of the State of Texas, the Texas Property Tax Code, and Rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the appraisal district.

MISSION

As public servants and taxpayers we strive to consistently appraise property and collect taxes for the taxing entities we serve, equally, uniformly and impartially in accordance to Texas Law, while attending to the taxpayers we serve in an efficient, considerate and respectful manner.

This will be accomplished 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)
- The Uniform Standards of Professional Appraisal Practice (USPAP)

GOVERNANCE

The governing body of HCAD is a Board of Directors. The Board of Directors is appointed by the elected governing boards of the taxing entities that have property within the boundaries of Hood County. To be eligible to serve on the Board of Directors, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date of appointment.

The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the Board of Directors. The Chief Appraiser must be certified (or actively working toward certification) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Appraisal Review Board members are appointed by the Board of Directors. To serve on the Hood County Appraisal District Review Board (ARB), an individual must be a resident of the appraisal district and must have resided in the district for at least two

years. The ARB is responsible by statute for the hearing and determination of taxpayer protests and taxing entity challenges.

Agricultural Advisory Board members are appointed by the Board of Directors at the recommendation of the Chief Appraiser to aid in determining typical practices and standards for agricultural activities in the district.

TAXING ENTITIES SERVED

The eleven (11) taxing jurisdictions within the boundaries of HCAD are:

- City of Granbury
- City of Lipan
- City of Tolar
- Hood County
- AMUD Defined Area
- Granbury ISD
- Lipan ISD
- Tolar ISD
- Bluff Dale ISD
- Glen Rose ISD
- Godley ISD

RECORDS AND DATA

Hood County Appraisal District is responsible for establishing and maintaining records for approximately 66,000 parcels of real estate, income producing personal property, mineral, industrial and utility parcels located within the boundaries of Hood County. Each parcel record contains property ownership, descriptions, characteristics, location, special appraisal information and exemption information. All parcel information is verified and updated as necessary through field inspections. New construction is located, inspected and documented in to the appraisal records.

APPEAL INFORMATION

Following guidelines established by state law, notice of appraised value are typically mailed to property owners if:

- The appraised value of the property changes by more than \$1,000 from what it was in the preceding year.

- The appraised value of the property 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 an ownership change.

The Appraisal Review Board for the year 2016 had 461 cases. There were 519 no-shows and 513 accounts withdrawn. There were 1,662 accounts settled before any action before the ARB, for a total of 2,849 accounts filed in the tax year 2016.

PROPERTY TYPES APPRAISED

The following represents a summary of property types appraised by the district for 2016.

PTD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	22,631	3,231,446,170
B	Multi-Family Homes	188	69,551,100
C	Vacant lots & Tracts	13,548	187,160,370
D1 & D2	Rural Land	4,985	994,254,810
E	Farm & Ranch Improvements	3,734	455,109,660
F1	Commercial Real Property	1,216	665,168,900
F2	Industrial Real Property	25	387,731,920
G	Oil/Gas/Minerals	13,245	113,234,470
J	Utilities	724	281,219,540
L1	Commercial Personal Property	1,988	198,527,060
L2	industrial Personal Property	286	151,962,140
M1	Mobile Homes	1,393	20,939,340
O	Residential Inventory	972	17,397,810
S	Dealer's Special Inventory	39	22,685,010
X	Exempt Property	857	542,854,010
	Totals	65,831	7,339,242,310

EXEMPTIONS 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

The following chart represents the total exemption amount available to homeowners who qualify for this exemption on principal residences with a maximum of 20 acres:

JURISDICTION COUNTY	PERCENT	GENERAL	OVER 65	DISABILITY	100% DISABLED VETERANS
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HOOD-GENERAL FUND			15,000		100%
HOOD - LATERAL ROAD		3,000			100%
HOOD - LIBRARY			15,000		100%

CITY

GRANBURY			20,000		100%
LIPAN					100%
TOLAR			10,000	10,000	100%

SCHOOL

BLUFF DALE ISD		25,000	10,000	10,000	100%
GLEN ROSE ISD	20%	25,000	20,000	20,000	100%
GODLEY ISD		25,000	10,000	10,000	100%
GRANBURY ISD		25,000	10,000	10,000	100%
LIPAN ISD		25,000	10,000	10,000	100%
TOLAR ISD		25,000	10,000	10,000	100%

SPECIAL DISTRICTS

ACTON MUNICIPAL UTILITY DISTRICT - DEFINED AREA					100%
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NEW CONSTRUCTION

The following represents 2016 Real Property New Construction for Hood County as of July 22, 2016.

JURISDICTION 2016 NEW CONSTRUCTION MARKET VALUE

HOOD COUNTY

HOOD - GENERAL FUND	116,228,190
HOOD - LATERAL ROAD	116,337,430
HOOD - LIBRARY	116,337,430

CITY

GRANBURY	50,066,390
LIPAN	432,310
TOLAR	1,953,480

SCHOOL

BLUFF DALE ISD	27,520
GLEN ROSE ISD	448,140
GODLEY ISD	52,040
GRANBURY ISD	109,017,280
LIPAN ISD	1,695,850
TOLAR ISD	5,096,600

SPECIAL DISTRICTS

ACTON MUNICIPAL UTILITY DISTRICT - DEFINED AREA	514,080
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CERTIFIED VALUES

The Chief Appraiser certified taxable value to each taxing jurisdiction July 22, 2016.

JURISDICTION	TAXABLE VALUE
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HOOD COUNTY

HOOD -GENERAL FUND	5,667,481,080
HOOD - LATERAL ROAD	5,733,555,809
HOOD - LIBRARY	5,667,155,902

CITY

GRANBURY	1,377,128,373
LIPAN	18,887,002
TOLAR	38,127,480

SCHOOL

BLUFF DALE ISD	6,196,410
GLEN ROSE ISD	105,366,064
GODLEY ISD	48,710,010
GRANBURY ISD	4,889,394,557
LIPAN ISD	119,746,994
TOLAR ISD	215,404,520

SPECIAL DISTRICTS

ACTON MUNICIPAL UTILITY DISTRICT - DEFINED AREA	33,241,060
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23,920,395,261

TAX RATES

Using the taxable value as certified by the Chief Appraiser and following the requirements of Truth in Taxation Laws, the taxing jurisdictions adopted the following tax rates for 2016.

JURISDICTION	M&O	I&S	TOTAL
<u>HOOD COUNTY</u>			
HOOD -GENERAL FUND	0.318501	0.049565	0.368066
HOOD - LATERAL ROAD	0.044137		0.044137
HOOD - LIBRARY	0.010027		0.010027
COUNTY TOTAL	0.372665	0.049565	0.422230

CITY

GRANBURY	0.187950	0.209634	0.397584
LIPAN	0.352465		0.352465
TOLAR	0.416887	0.060872	0.477759

SCHOOL

BLUFF DALE ISD	1.040000	0.058000	1.098000
GLEN ROSE ISD	0.842000	0.092000	0.934000
GODLEY ISD	0.973200	0.274460	1.247660
GRANBURY ISD	1.040000	0.210000	1.250000
LIPAN ISD	1.170000	0.335000	1.505000
TOLAR ISD	1.040000	0.401200	1.441200

SPECIAL DISTRICTS

ACTON MUNICIPAL UTILITY DISTRICT - DEFINED AREA	0.000000	0.085000	0.085000
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