

Hood County Appraisal District 2017 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 Board of Directors' primary responsibilities include the following

- Establish the district's office
- Appoint the Chief Appraiser
- Approve the district's annual budget
- Contract for necessary services
- 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 to perform appraisal services for the district
- Other statutory duties

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

LEGISLATIVE CHANGES

Hood County Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, HCAD responds in a timely manner updating records, forms and/or procedures.

PROPERTY DISCOVERY

- Visual field inspections
- Aerial photography
- Homestead/Agricultural applications
- City building permits
- Direct notification from property owner
- Local real estate professional
- Contractors, developers and sales professionals of new subdivisions
- Recorded instruments from courthouse and other local government
- Building plans
- Utility companies
- Mechanic's liens, Deeds of Trust and legal news
- Texas Department of Housing & Community Affairs reports (Manufactured Homes)
- TXDOT moving permits for manufactured homes
- Sales questionnaires and fee appraisals
- Newspapers, sales brochures and magazines
- Telephone directories

RECORDS AND DATA

Hood County Appraisal District is responsible for establishing and maintaining records for approximately 70,094 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 2017 had 446 cases. There were 1033 no-shows and 545 accounts withdrawn. There were 1,179 accounts settled before any action before the ARB, for a total of 3,203 accounts filed in the tax year 2017.

PROPERTY TYPES APPRAISED

The following represents a summary of property types appraised by the district for 2017.

PTD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	single-Family Homes	22,986	3,517,138,390
B	Multi-Family Homes	207	80,711,940
C	Vacant lots & tracts	13,401	189,524,390
D1 & D2	Rural Land	5,095	1,022,257,600
E	Farm & Ranch Improvemer	3,743	486,538,470
F1	Commercial Real Property	1,237	665,247,330
F2	Industrial Real Property	24	723,684,570
G	Oil/Gas/Minerals	16,667	116,200,990
J	Utilities	723	278,640,490
L1	Commercial Personal Propo	1,830	187,384,530
L2	Industrial Personal property	309	154,715,650
M1	Mobile Homes	1,363	21,410,860
O	Residential Inventory	1,185	21,824,600
S	Dealer's Special Inventory	40	22,479,030
X	Exempt Property	794	556,330,970
	Totals	69,604	8,044,089,810

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
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	2,000	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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CERTIFIED VALUES

The Chief Appraiser certified taxable value to each taxing jurisdiction July 25, 2017.

JURSDICTION

TAXABLE VALUE

COUNTY

HOOD-GENERAL FUND	6,307,060,409
HOOD-LATERAL ROAD	6,375,705,948
HOOD-LIBRARY	6,306,745,322

CITY

GRANBURY	1,414,886,269
LIPAN	20,223,270
TOLAR	42,129,923

SCHOOL

BLUFF DALE ISD	6,690,780
GLEN ROSE ISD	93,485,984
GODLEY ISD	42,629,570
GRANBURY ISD	5,526,277,588
LIPAN ISD	120,075,488
TOLAR ISD	225,117,406

SPECIAL DISTRICTS

ACTON MUNICIPAL UTILITY DISTRICT - DEFINED AREA	35,658,990
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NEW CONSTRUCTION

The following represents 2017 Real Property New Construction for Hood County
as of July 25, 2017.

JURISDICTION 2017 NEW CONSTRUCTION MARKET VALUE

COUNTY

HOOD-GENERAL FUND	478,485,860
HOOD-LATERAL ROAD	478,485,860
HOOD-LIBRARY	478,485,860

CITY

GRANBURY	36,321,670
LIPAN	2,935,650
TOLAR	2,556,590

SCHOOL

BLUFF DALE ISD	-
GLEN ROSE ISD	657,120
GODLEY ISD	129,660
GRANBURY ISD	467,693,600
LIPAN ISD	3,639,930
TOLAR ISD	6,365,550

SPECIAL DISTRICTS

ACTON MUNICIPAL UTILITY DISTRICT - DEFINED AREA	852,650
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TAX RATES

Using the taxable value as certified by the Chief Appraiser and following the requirements of Truth in Taxation Laws, the jurisdictions adopted the following tax rates for 2017.

JURSDICTION	M&O	I&S	TOTAL
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COUNTY

HOOD-GENERAL FUND	0.317381	0.049985	0.367366
HOOD-LATERAL ROAD	0.039558		0.039558
HOOD-LIBRARY	0.00882		0.00882

CITY

GRANBURY	0.193451	0.205934	0.399385
LIPAN	0.352465		0.352465
TOLAR	0.425053	0.052706	0.477759

SCHOOL

BLUFF DALE ISD	1.170000		1.170000
GLEN ROSE ISD	0.880000	0.114000	0.994000
GODLEY ISD	1.040000	0.500000	1.540000
GRANBURY ISD	1.040000	0.170000	1.210000
LIPAN ISD	1.170000	0.320000	1.490000
TOLAR ISD	1.040000	0.400200	1.440200

SPECIAL DISTRICTS

ACTON MUNICIPAL UTILITY DISTRICT - DEFINED AREA		0.085000	0.085000
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