

*Montague County Appraisal District*

*Fall 2024*

*To the Citizens of Montague County:*

*The Montague County Tax Appraisal District has prepared the 2024 Annual Report to better assist the citizens and taxpayers of Montague County in understanding the responsibilities and activities required by the district. This document highlights the results of our appraisal activities, appeal process and the measures of compliance as determined by the Comptroller of Public Accounts-Property Tax Assistance Division.*

*The Montague County Appraisal District strives to provide uniform and equal appraisals required by the Texas Property Tax Code. With this in mind, the board of directors and the management of the district are committed to the education of our staff. The district has three staff members registered with the Texas Department of Licensing and Regulation and two have attained the designation of Registered Professional Appraiser. The district works diligently to provide excellent customer service to all that come in contact with our office. Which again starts with an educated and professional staff.*

*I hope to find this report informative and encourage you to review other information on our website to further your understanding of the property tax system in Texas.*

*Sincerely,*

*Kim Haralson*

*Kim Haralson RPA, RTA, CTA, CCA*

*Chief Appraiser*

## Montague County Appraisal District- 2024 Local Annual Report

The Montague County Appraisal District is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code governs the legal, statutory and administrative requirements of the appraisal district. Members of the Board of Director's are elected by the taxing units within the boundaries of Montague County. The chief appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the appraisal district. The appraisal district is responsible for local property tax appraisal and exemption administration. Property appraisals by the district allocate the year's burden on the basis of each taxable property's market value. We also determine eligibility for various types of property tax exemptions such as those for homeowner's, the elderly, medical, disabled veterans, charitable and religious organizations, and agricultural productivity valuation.

The Montague CAD serves the following taxing jurisdictions:

<u>Taxing Unit</u>	<u>Market Value</u>	<u>Taxable Value</u>
• Montague County	\$ 7,261,075,486	\$ 2,758,116,625
• Alvord ISD	\$ 90,340,440	\$ 48,347,229
• Bowie ISD	\$ 2,940,684,192	\$ 1,274,869,302
• Forestburg ISD	\$ 839,892,860	\$ 184,753,614
• Gold-burg ISD	\$ 539,604,334	\$ 179,017,172
• Montague ISD	\$ 209,943,443	\$ 61,662,258
• Nocona ISD	\$ 1,383,983,006	\$ 415,376,807
• Prairie Valley ISD	\$ 630,705,130	\$ 130,273,589
• Saint Jo ISD	\$ 620,507,083	\$ 181,569,693
• Slidell ISD	\$ 7,561,760	\$ 530,950
• City of Bowie	\$ 572,442,509	\$ 476,516,209
• City of Nocona	\$ 289,695,502	\$ 196,977,010
• City of Saint Jo	\$ 76,142,199	\$ 63,070,726
• Clear Creek Watershed	\$ 470,026,462	\$ 124,677,270
• Farmers Creek Watershed	\$ 813,028,112	\$ 284,458,813
• Nocona Hospital District	\$ 2,014,582,578	\$ 674,393,261

The Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), 23.124, 23.1241, and 23.127, nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03)

For 2024, the district maintained approximately 26,024 real and personal property accounts and 36,902 industrial and mineral accounts. The following are the types of real and personal property that were appraised by the appraisal district or mineral/industrial professional service from Pritchard & Abbott ...

- Residential Property
- Commercial Property
- Business Personal Property
- Minerals
- Utilities and Pipelines

## 2024 ARB Hearings

2786 protest filed-Real, Personal, Mineral

- Hearings 30 R,P,M
- Formal settlements/withdrawal 2,648 R,P,M
- No shows 77
- Informal hearings 36
- Hearings dismissed 12

### Protest Reasons

42	Denial of Exemptions
1	Failure to Notify
2	Land Use Changed
1	Legal Incorrect
2,667	Market Value
42	Other
3	Ownership Incorrect
24	Should not be taxed
2	Special Denial
2	Unequal

### Ratio Study Analysis:

The results of the Ratio performed January 2024 for Montague County are:

Arithmetic Mean	103.20
Weighted Mean	101.32
Median	100.26

### Coefficient of Dispersion

Arith-Mean	15.70
Weighted Mean	15.34
Median	15.41

### New Construction Effort: June 15, 2023 – April 1, 2024

Since building permits are not issued in all of Montague County nor in any of the unincorporated cities located in the county, the identification of new construction was performed by utilizing the following resources.

- Field appraiser drive outs
- Sewer permits from the county
- Electric connections
- Deeds of Trust
- Mechanics Liens
- Property owners
- Aerial maps

2024 Montague County

Total number of Parcels	62,926		
Total Net Value			
Exemption Data			
General Homestead	3,121	Value Lost	126,573,910
Over 65 Frozen	2,869	Value Lost	109,473,704
Disabled Veterans	189	Value Lost	1,751,420
Frozen Veterans	117	Value Lost	1,088,620
100 % Homesite Veteran	199	Value Lost	39,966,105
Constitutional Exempt	628	Value Lost	184,415,674
New Homesite Value	704		68,453,540
Commercial Category	1,447		488,415,690
Oil & Gas Category	35,455		96,573,869

The Texas Legislature wasn't in Session 2024