

Parker County Appraisal District 2017 Annual Report

Introduction

Parker 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

Our mission is to provide uniform, fair and equitable appraisals of all real and personal property and to provide information and assistance to the public in a professional and courteous 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 appraisal district is governed by a Board of Directors whose 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

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. Members of the Board of Directors will serve two-year terms beginning in January of even-numbered years.

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 ARB, an individual must be a resident of the appraisal district and must have resided in the district for at least two years. The Parker County Appraisal Review Board (ARB) is responsible by statute for the hearing and determination of taxpayer protest 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 Jurisdictions

The Parker County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions in Parker County.

- Parker County
- Aledo ISD
- Azle ISD
- Brock ISD
- Garner ISD
- Granbury ISD
- Lipan ISD
- Millsap ISD
- Mineral Wells ISD
- Peaster ISD
- Perrin-Whitt ISD
- Poolville ISD
- Springtown ISD
- Weatherford ISD
- City of Aledo
- City of Azle
- City of Millsap
- City of Mineral Wells
- City of Reno
- City of Sanctuary
- City of Springtown
- City of Weatherford
- City of Willow Park
- Parker County Hospital
- Weatherford College
- Emergency Service District #1
- Emergency Service District #3
- Emergency Service District #6
- Emergency Service District #7
- Emergency Service District #8
- Emergency Service District #9
- Morningstar Municipal Utility District #1
- Morningstar Municipal Utility District #2

Legislative Changes

Parker County Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, PCAD 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

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

In 2017, the district prepared and delivered notices of appraised value for approximately:

- 56,939 Real estate parcels
- 3,683 Business Personal property
- 8,288 Mineral Oil & Gas

PROPERTY TYPES APPRAISED

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

PTAD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	45,058	7,288,874,241
B	Multi-Family Homes	713	235,483,932
C	Vacant Lots & Tracts	7,927	232,858,112
DI & D2	Rural Land	15,082	3,291,105,073
E	Farm & Ranch Improvements	10,269	1,528,366,314
F1	Commercial Real Property	1,985	1,252,000,357
F2	Industrial Real Property	98	129,689,630
G	Oil/Gas/Minerals	30,205	224,489,400
J	Utilities	1,805	597,162,060
L1	Commercial Personal Property	3,347	303,264,834
L2	Industrial Personal Property	1,153	441,740,770
M1	Mobile Homes	2,219	44,833,380
N1	Intangible Personal Property	1	4,957,880
O	Residential Inventory	1,584	46,262,084
S	Dealer's Special Inventory	79	57,694,030
X	Exempt Property	1,391	470,666,148
	Totals	122,916	16,149,448,245

APPRAISAL OPERATIONS SUMMARY

The State Comptroller's Property Tax Division conducted a ratio study to validate the accuracy of the district's mass appraisal system with the following overall statistical results:

2015 RATIO STUDY RESULTS

ISD	WEIGHTED MEAN	COEFFICIENT OF DISPERSION
ALEDO	97.40	
AZLE	97.12	
BROCK	101.16	
GARNER	94.64	
MILLSAP	95.17	
PEASTER	95.93	
POOLVILLE	92.41	
PERRIN-WHITT	96.35	
SPRINGTOWN	96.77	
WEATHERFORD	96.86	
PARKER CAD	98.0	6.66

EXEMPTION 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 amounts available to homeowners who qualify for this exemption on principal residences with a maximum of 20 acres:

JURISDICTION	PERCENT	GENERAL	OVER 65	DISABILITY	100% DISABLED VETERANS
ALEDO ISD		25,000	10,000	10,000	100%
AZLE ISD		25,000	10,000	10,000	100%
BROCK ISD		25,000	10,000	10,000	100%
GARNER 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%
MILLSAP ISD		25,000	10,000	10,000	100%
MINERAL WELLS ISD		25,000	15,455	10,000	100%
PEASTER ISD		25,000	10,000	10,000	100%
PERRIN-WHITT ISD		25,000	10,000	10,000	100%
POOLVILLE ISD		25,000	10,000	10,000	100%
SPRINGTOWN ISD		25,000	10,000	10,000	100%
WEATHERFORD ISD		25,000	10,000	10,000	100%
CITY OF ALEDO		NONE	10,000	NONE	100%
CITY OF AZLE		NONE	15,000	NONE	100%
CITY OF MILLSAP		NONE	NONE	NONE	100%
CITY MINERAL WELLS		NONE	10,000	10,000	100%
CITY OF RENO	15%	NONE	10,000	10,000	100%
CITY OF SANCTUARY		NONE	NONE	NONE	100%
CITY OF SPRINGTOWN		NONE	15,000	15,000	100%
CITY WEATHERFORD		NONE	25,000	25,000	100%
CITY WILLOW PARK		NONE	10,000	NONE	100%
PARKER GENERAL		NONE	10,000	10,000	100%
PARKER LATERAL		3,000	NONE	NONE	100%
PARKER CO HOSPITAL		NONE	10,000	NONE	100%
WEATHERFORD COLL		NONE	10,000	NONE	100%
ESD#1		NONE	NONE	NONE	100%
ESD#3		NONE	NONE	NONE	100%
ESD#6		NONE	NONE	NONE	100%
ESD#7		NONE	NONE	NONE	100%
ESD#8		NONE	NONE	NONE	100%
ESD#9		NONE	NONE	NONE	100%

AVERAGE HOME TAXABLE VALUES

JURISDICTION	2017	2016	2015	2014	2013	2012	2011	2010
ALEDO ISD	277,715	253,290	244,315	235,268	233,222	230,875	244,248	229,523
AZLE ISD	157,968	139,010	135,778	141,204	140,069	138,700	154,745	137,921
BROCK ISD	223,546	194,480	183,428	173,249	180,148	182,867	178,422	166,499
GARNER ISD	127,380	110,829	109,463	109,353	107,238	100,426	116,537	98,264
GRANBURY ISD	224,438	204,366	197,898	196,195	192,860	182,115	190,348	189,043
LIPAN ISD	91,152	91,152	90,274	92,788	92,788	73,963	94,523	58,707
MILLSAP ISD	120,597	106,646	103,555	101,512	100,939	100,426	107,465	97,417
MINERAL WELLS ISD	65,476	63,300	62,410	66,156	64,442	62,238	77,468	59,030
PEASTER ISD	153,992	136,303	130,397	126,117	123,627	120,667	128,819	122,246
PERRIN-WHITT ISD	89,220	88,088	81,532	83,047	80,888	75,757	89,147	65,221
POOLVILLE ISD	104,411	91,433	86,822	88,606	86,747	95,128	95,774	87,034
SPRINGTOWN ISD	103,180	89,525	84,352	84,919	84,690	85,338	92,536	85,512
WEATHERFORD ISD	146,796	130,318	126,011	123,510	121,269	120,546	128,784	120,289
CITY OF ALEDO	231,784	203,757	192,398	162,560	160,506	156,143	165,719	155,220
CITY OF AZLE	111,632	94,253	93,090	87,858	87,426	88,645	97,524	89,790
CITY OF MILLSAP	65,950	64,036	62,039	58,290	56,138	56,906	54,695	55,808
CITY MINERAL WELLS	192,027	164,281	157,984	148,332	148,490	138,868	160,448	135,756
CITY OF RENO	96,297	87,153	84,281	78,204	78,605	76,915	86,053	78,556
CITY OF SANCTUARY	122,443	109,178	106,538	104,785	104,305	102,854		
CITY OF SPRINGTOWN	114,212	102,916	98,290	88,492	87,357	88,173	93,597	91,344
CITY WEATHERFORD	155,711	139,233	137,950	125,668	124,798	123,141	136,602	124,468
CITY WILLOW PARK	210,420	192,790	189,278	173,959	173,089	174,257	184,326	174,796
PARKER COUNTY	194,850	175,857	170,274	157,331	155,146	154,063	168,075	152,944
PARKER CO HOSPITAL	195,126	176,148	170,274	157,635	155,460	154,380	168,075	152,944
WEAHERFORD COLLEGE	195,126	176,148	170,274	157,635	155,460	154,380	168,075	152,944
ESD#1	215,865	194,911	192,354	177,418	139,551	132,843	115,160	110,287
ESD#3	249,705	230,816	224,853	273,837	272,688	267,745	283,496	265,535
ESD#6	163,766	151,590	147,883	134,070	127,969	133,099	144,647	130,909
ESD#7	175,797	160,977	157,628	145,154	149,556	172,145	170,054	167,372
ESD#8	129,871	119,037	116,690	108,550	108,845			
ESD#9	261,274	230,884	223,430	198,317	193,668	200,299		

NEW CONSTRUCTION

The following represents 2017 real Property New Construction for Parker County as of July 19, 2017.

2017 NEW CONSTRUCTION	
JURISDICTION	MARKET VALUE
County	
PARKER	469,293,047
City	
ALEDO	41,292,879
AZLE	21,613,869
MILLSAP	173,910
MINERAL WELLS	240,010
RENO	2,041,286
SANCTUARY	8,060
SPRINGTOWN	1,972,972
WEATHERFORD	82,943,919
WILLOW PARK	24,034,120
School	
ALEDO	164,448,566
AZLE	36,602,110
BROCK	38,782,833
GARNER	2,744,391
GRANBURY	3,713,863
LIPAN	23,850
MILLSAP	9,568,499
MINERAL WELLS	13,500
PEASTER	12,972,655
PERRIN-WHITT	1,139,010
POOLVILLE	5,661,190
SPRINGTOWN	51,590,914
WEATHERFORD	142,803,520
Special Districts	
WEATHERFORD COLLEGE	465,120,207
PARKER CO. HOSPITAL	465,120,207
EMERGENCY SERV. DIST. #1	199,431,644
EMERGENCY SERV. DIST. #3	30,482,788
EMERGENCY SERV. DIST. #6	11,490,782
EMERGENCY SERV. DIST. #7	16,003,317
EMERGENCY SERV. DIST. #8	16,606,480
EMERGENCY SERV. DIST. #9	38,746,560

CERTIFIED VALUES

The Chief Appraiser certified taxable values to each taxing jurisdiction on July 19,2017.

JURISDICTION	TAXABLE VALUE
County	
PARKER GENERAL	11,873,962,967
PARKER LATERAL ROAD	11,897,461,026
City	
ALEDO	337,340,817
AZLE	161,226,550
FORT WORTH	21,405,440
MILLSAP	12,736,745
MINERAL WELLS	68,901,076
RENO	105,450,192
SANCTUARY	19,710,075
SPRINGTOWN	174,598,266
WEATHERFORD	2,449,936,435
WILLOW PARK	491,466,275
Schools	
ALEDO	3,010,312,138
AZLE	1,085,219,566
BROCK	605,148,959
GARNER	171,511,510
GRANBURY	91,832,459
LIPAN	8,929,440
MILLSAP	347,039,098
MINERAL WELLS	12,448,860
PEASTER	332,012,251
PERRIN-WHIT	48,368,020
POOLVILLE	122,104,808
SPRINGTOWN	922,199,674
WEATHERFORD	4,311,767,379
Special Districts	
WEATHERFORD COLLEGE	11,823,555,583
PARKER CO. HOSPITAL	11,828,880,462
EMERGENCY SERV. DIST. #1	4,399,999,517
EMERGENCY SERV. DIST. #3	1,571,758,971
EMERGENCY SERV. DIST. #6	599,412,183
EMERGENCY SERV. DIST. #7	785,226,468
EMERGENCY SERV. DIST. #8	330,973,375
EMERGENCY SERV. DIST. #9	567,183,209
MORNINGSTAR MUD #1	10,734,406
MORNINGSTAR MUD #2	10,944,265

TAX RATES

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

JURISDICTION	M&O	I&S	TOTAL
County			
PARKER GENERAL	0.24111	0.0706	0.3117190
PARKER LATERAL ROAD	0.07848	0.00	0.07848
City			
ALEDO	0.28728576	0.09771424	0.385
MILLSAP	0.38	0.00	0.38
MINERAL WELLS	0.605	0.0000000	0.605
SANCTUARY	0.15	0.00	0.15
SPRINGTOWN	0.33221	0.25779	0.59
WEATHERFORD	0.33433	0.15553	0.48986
WILLOW PARK	0.3084	0.2283	0.5367
School			
ALEDO	1.17	0.425	1.595
BROCK	1.17	0.45	1.62
GARNER	1.04	0.1107	1.1507
MILLSAP	1.17	0.4422	1.6122
MINERAL WELLS	1.17	0.26	1.43
PEASTER	1.04	0.40	1.44
POOLVILLE	1.17	0.20	1.37
SPRINGTOWN	1.17	0.189	1.359
WEATHERFORD	1.17	0.284	1.454
Special Districts			
WEATHERFORD COLLEGE	0.11367	0.00581	0.11948
PARKER CO. HOSPITAL	0.11152	0.00	0.11152
EMERGENCY SERV. DIST. #1	0.10	0.00	0.10
EMERGENCY SERV. DIST. #3	0.10	0.00	0.10
EMERGENCY SERV. DIST. #6	0.10	0.00	0.10
EMERGENCY SERV. DIST. #7	0.09329968	0.00634822	0.10
EMERGENCY SERV. DIST. #8	0.10	0.00	0.10
EMERGENCY SERV. DIST. #9	0.0998479	0.00	0.0998479
MORNINGSTAR MUD #1	1.00	0.00	1.00
MORNINGSTAR MUD #2	1.00	0.00	1.00