



Parker County Appraisal District 2020 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

PROPERTY TYPES APPRAISED

The following represents a summary of property types appraised by the district for 2020:

PTAD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	49,203	10,062,159,198
B	Multi-Family Homes	761	360,597,874
C	Vacant Lots & Tracts	8,599	307,908,996
DI & D2	Rural Land	15,732	4,692,542,832
E	Farm & Ranch Improvements	10,560	1,976,836,463
F1	Commercial Real Property	2,154	1,543,143,246
F2	Industrial Real Property	131	85,600,170
G	Oil/Gas/Minerals	25,822	154,249,260
J	Utilities	1,398	685,052,530
L1	Commercial Personal Property	3,589	379,189,658
L2	Industrial Personal Property	811	418,762,070
M1	Mobile Homes	2,247	81,273,410
N1	Intangible Personal Property	1	5,269,100
O	Residential Inventory	2,251	133,567,360
S	Dealer's Special Inventory	132	63,706,590
X	Exempt Property	1,617	561,803,763
	Totals	125,008	21,511,662,520

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:

**2019 RATIO STUDY
RESULTS**

ISD		WEIGHTED MEAN	COEFFICIENT OF DISPERSION
ALEDO		97.29	
AZLE		97.44	
BROCK		96.73	
GARNER		99.90	
MILLSAP		99.87	
PEASTER		93.52	
POOLVILLE		96.16	
PERRIN-WHITT		101.13	
SPRINGTOWN		98.15	
WEATHERFORD		98.32	
PARKER CAD		99.00	8.55

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	15,000	15,000	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 FORT WORTH	20%	NONE	40,000	40,000	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		5,000	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%
MORNINGSTAR MUD#1		NONE	NONE	NONE	100%

AVERAGE HOME TAXABLE VALUES

JURISDICTION	2020	2019	2018	2017	2016	2015	2014	2013
ALEDO ISD	331,533	317,799	290,165	277,715	253,290	244,315	235,268	233,222
AZLE ISD	204,128	190,184	172,246	157,968	139,010	135,778	141,204	140,069
BROCK ISD	276,782	265,956	243,541	223,546	194,480	183,428	173,249	180,148
GARNER ISD	134,940	147,486	134,940	127,380	110,829	109,463	109,353	107,238
GRANBURY ISD	260,767	256,842	236,758	224,438	204,366	197,898	196,195	192,860
LIPAN ISD	116,372	116,018	106,940	91,152	91,152	90,274	92,788	92,788
MILLSAP ISD	164,473	150,294	129,272	120,597	106,646	103,555	101,512	100,939
MINERAL WELLS ISD	88,335	80,130	69,115	65,476	63,300	62,410	66,156	64,442
PEASTER ISD	205,618	187,095	164,455	153,992	136,303	130,397	126,117	123,627
PERRIN-WHITT ISD	132,933	114,447	96,543	89,220	88,088	81,532	83,047	80,888
POOLVILLE ISD	143,996	133,589	114,035	104,411	91,433	86,822	88,606	86,747
SPRINGTOWN ISD	148,033	134,032	113,100	103,180	89,525	84,352	84,919	84,690
WEATHERFORD ISD	187,925	175,048	155,756	146,796	130,318	126,011	123,510	121,269
CITY OF ALEDO	297,384	282,161	249,914	231,784	203,757	192,398	162,560	160,506
CITY OF AZLE	152,044	139,231	122,235	111,632	94,253	93,090	87,858	87,426
CITY OF FORT WORTH	386,819	383,824	356,190					
CITY OF MILLSAP	92,242	82,672	71,517	65,950	64,036	62,039	58,290	56,138
CITY MINERAL WELLS	222,378	202,869	192,941	192,027	164,281	157,984	148,332	148,490
CITY OF RENO	129,589	112,411	103,038	96,297	87,153	84,281	78,204	78,605
CITY OF SANCTUARY	150,844	135,954	128,980	122,443	109,178	106,538	104,785	104,305
CITY OF SPRINGTOWN	145,676	136,996	120,952	114,212	102,916	98,290	88,492	87,357
CITY WEATHERFORD	194,103	182,283	163,325	155,711	139,233	137,950	125,668	124,798
CITY WILLOW PARK	263,710	246,818	222,202	210,420	192,790	189,278	173,959	173,089
PARKER COUNTY	242,598	228,494	205,702	194,850	175,857	170,274	157,331	155,146
PARKER CO HOSPITAL	242,840	228,747	205,964	195,126	176,148	170,274	157,635	155,460
WEAHERFORD COLLEGE	242,840	228,747	205,964	195,126	176,148	170,274	157,635	155,460
ESD#1	265,530	252,208	228,133	215,865	194,911	192,354	177,418	139,551
ESD#3	297,435	283,634	260,428	249,705	230,816	224,853	273,837	272,688
ESD#6	226,908	211,614	193,325	163,766	151,590	147,883	134,070	127,969
ESD#7	219,560	206,440	186,256	175,797	160,977	157,628	145,154	149,556
ESD#8	170,100	154,906	138,007	129,871	119,037	116,690	108,550	108,845
ESD#9	312,588	301,794	278,107	261,274	230,884	223,430	198,317	193,668
MORNINGSTAR MUD#1	311,887	306,452	296,955					

NEW CONSTRUCTION

The following represents 2020 Real Property New Construction for Parker County
as of July 21, 2020.

JURISDICTION	MARKET VALUE
County	
PARKER	618,294,336
City	
ALEDO	40,886,135
AZLE	2,857,690
FORT WORTH	57,263,466
MILLSAP	38,580
MINERAL WELLS	224,510
RENO	21,889,569
SANCTUARY	62,540
SPRINGTOWN	6,146,990
WEATHERFORD	93,184,500
WILLOW Park	11,540,180
School	
ALEDO	198,769,563
AZLE	41,806,789
BROCK	47,184,378
GARNER	10,023,680
GRANBURY	1,736,050
LIPAN	1,248,490
MILLSAP	17,295,651
MINERAL WELLS	24,000
PEASTER	24,319,470
PERRIN-WHITT	4,373,570
POOLVILLE	8,506,310
SPRINGTOWN	91,265,032
WEATHERFORD	170,498,241
Special Districts	
WEATHERFORD COLLEGE	618,300,600
PARKER CO. HOSPITAL	618,300,600
EMERGENCY SERV. DIST. #1	257,569,688
EMERGENCY SERV. DIST. #3	28,434,567
EMERGENCY SERV. DIST. #6	33,543,651
EMERGENCY SERV. DIST. #7	23,132,820
EMERGENCY SERV. DIST. #8	21,012,190
EMERGENCY SERV. DIST. #9	48,305,380
MORNINGSTAR MUD#1	42,100,530

CERTIFIED VALUES

The Chief Appraiser certified taxable values to each taxing jurisdiction on July 21, 2020.

JURISDICTION	TAXABLE VALUE
County	
PARKER GENERAL	15,619,923,916
PARKER LATERAL ROAD	15,648,034,895
City	
ALEDO	512,692,023
AZLE	224,864,241
FORT WORTH	212,211,502
MILLSAP	17,260,050
MINERAL WELLS	75,150,285
RENO	162,952,643
SANCTUARY	25,661,809
SPRINGTOWN	219,798,370
WEATHERFORD	3,050,196,297
WILLOW PARK	651,838,059
Schools	
ALEDO	4,002,601,317
AZLE	1,416,799,573
BROCK	869,546,262
GARNER	221,227,591
GRANBURY	110,317,565
LIPAN	70,590,250
MILLSAP	474,711,661
MINERAL WELLS	14,690,430
PEASTER	474,522,925
PERRIN-WHIT	65,782,309
POOLVILLE	178,021,197
SPRINGTOWN	1,366,063,385
WEATHERFORD	6,465,288,480
Special Districts	
WEATHERFORD COLLEGE	15,572,339,273
PARKER CO. HOSPITAL	15,572,347,097
EMERGENCY SERV. DIST. #1	5,827,819,644
EMERGENCY SERV. DIST. #3	1,852,521,576
EMERGENCY SERV. DIST. #6	919,229,732
EMERGENCY SERV. DIST. #7	977,440,002
EMERGENCY SERV. DIST. #8	516,750,892
EMERGENCY SERV. DIST. #9	886,120,137
MORNINGSTAR MUD#1	180,305,085
MORNINGSTAR MUD#2	456,457

TAX RATES

Using the taxable values as certified by the Chief Appraiser and following the requirements of the Truth in Taxation Laws, the taxing jurisdictions adopted the following tax rates for 2020:

JURISDICTION	M&O	I&S	TOTAL
County			
PARKER GENERAL	0.20479100	0.07987600	0.28466700
PARKER LATERAL ROAD	0.07395200	0.00000000	0.07395200
City			
ALEDO	0.28382204	0.06429396	0.34811600
MILLSAP	0.38000000	0.00000000	0.38000000
MINERAL WELLS	0.64291539	0.04828461	0.69120000
SANCTUARY	0.15000000	0.00000000	0.15000000
SPRINGTOWN	0.33594690	0.22973900	0.56568590
WEATHERFORD	0.33430000	0.14860000	0.48290000
WILLOW PARK	0.26850000	0.26820000	0.53670000
School			
ALEDO	1.05470000	0.42500000	1.47970000
BROCK	1.01360000	0.43000000	1.44360000
GARNER	0.96640000	0.08656079	1.05296079
MILLSAP	1.05470000	0.33460000	1.38930000
MINERAL WELLS	1.04270000	0.37060000	1.41330000
PEASTER	0.90890000	0.41000000	1.31890000
POOLVILLE	0.97510000	0.16200000	1.13710000
SPRINGTOWN	1.03720000	0.20700000	1.24420000
WEATHERFORD	1.04820000	0.27900000	1.32720000
Special Districts			
WEATHERFORD COLLEGE	0.12078000	0.00457816	0.12535816
PARKER CO. HOSPITAL	0.10740000	0.00000000	0.10740000
EMERGENCY SERV. DIST. #1	0.10000000	0.00000000	0.10000000
EMERGENCY SERV. DIST. #3	0.10000000	0.00000000	0.10000000
EMERGENCY SERV. DIST. #6	0.09500000	0.00000000	0.09500000
EMERGENCY SERV. DIST. #7	0.10000000	0.00000000	0.10000000
EMERGENCY SERV. DIST. #8	0.09558080	0.00000000	0.09558080
EMERGENCY SERV. DIST. #9	0.10000000	0.00000000	0.10000000
MORNINGSTAR MUD #1	0.26000000	0.74000000	1.00000000
MORNINGSTAR MUD #2	1.00000000	0.00000000	1.00000000