



# Parker County Appraisal District 2022 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\*
- Appoint a Taxpayer Liaison Officer
- 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

\* Beginning in 2022, the Local Administrative District Judge began appointing new members to the Appraisal Review Board.

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. Beginning in 2022, members of the Board of Directors are limited to five (5) terms. 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 as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Appraisal Review Board members are appointed by the Local Administrative District Judge. 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
- Parker County Hospital District
- Weatherford College
- 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 Hudson Oaks
- City of Millsap
- City of Mineral Wells
- City of Reno
- City of Sanctuary
- City of Springtown
- City of Weatherford
- City of Willow Park
- 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 increases by more than \$1,000 from 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
- An exemption was canceled or reduced from the preceding year

**PROPERTY TYPES APPRAISED**

The following represents a summary of property types appraised by the district for 2022:

<b>PTAD CLASSIFICATIONS</b>	<b>PROPERTY TYPE</b>	<b>PARCEL COUNT</b>	<b>MARKET VALUE</b>
A	Single-Family Homes	53,648	\$13,300,976,825
B	Multi-Family Homes	790	\$557,481,290
C	Vacant Lots & Tracts	9,810	\$495,492,921
DI & D2	Rural Land	16,081	\$5,672,855,350
E	Farm & Ranch Improvements	10,738	\$2,460,215,413
F1	Commercial Real Property	2,276	\$1,749,639,606
F2	Industrial Real Property	131	\$84,110,930
G	Oil/Gas/Minerals	26,082	\$277,614,330
J	Utilities	1,393	\$765,037,480
L1	Commercial Personal Property	3,653	\$397,262,176
L2	Industrial Personal Property	773	\$361,349,980
M1	Mobile Homes	2,279	\$113,016,280
N1	Intangible Personal Property	1	\$5,598,800
O	Residential Inventory	3,342	\$283,976,008
S	Dealer's Special Inventory	140	\$86,414,710
X	Exempt Property	1,663	\$638,641,520
	Totals	132,801	\$27,249,699,619

**APPRAISAL OPERATIONS SUMMARY**

The State Comptroller's Property Tax Assistance Division did not conduct a Property Value Study in 2022 for Parker County. For 2021, the Property Value Study was conducted to validate the accuracy of the district's mass appraisal system with the following overall statistical results:

**2021 RATIO STUDY  
RESULTS**

		WEIGHTED MEAN	COEFFICIENT OF DISPERSION
ISD			
ALEDO		95.92	
AZLE		98.75	
BROCK		99.48	
GARNER		103.87	
MILLSAP		101.42	
PEASTER		99.73	
POOLVILLE		103.41	
PERRIN-WHITT		100.17	
SPRINGTOWN		100.11	
WEATHERFORD		97.25	
PARKER CAD		99.00	8.51

**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	OVER			100% DISABLED VETERANS
		GENERAL	65	DISABILITY	
ALEDO ISD		\$40,000	\$10,000	\$10,000	100%
AZLE ISD		\$40,000	\$10,000	\$10,000	100%
BROCK ISD		\$40,000	\$10,000	\$10,000	100%
GARNER ISD		\$40,000	\$10,000	\$10,000	100%
GRANBURY ISD		\$40,000	\$10,000	\$10,000	100%
LIPAN ISD		\$40,000	\$10,000	\$10,000	100%
MILLSAP ISD		\$40,000	\$10,000	\$10,000	100%
MINERAL WELLS ISD		\$40,000	\$15,455	\$10,000	100%
PEASTER ISD		\$40,000	\$10,000	\$10,000	100%
PERRIN-WHITT ISD		\$40,000	\$15,000	\$15,000	100%
POOLVILLE ISD		\$40,000	\$10,000	\$10,000	100%
SPRINGTOWN ISD		\$40,000	\$10,000	\$10,000	100%
WEATHERFORD ISD		\$40,000	\$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%

\*THE CITY OF SPRINGTOWN HAS A LOCAL OPTION TO GIVE \$5,000 EACH YEAR

## AVERAGE HOME TAXABLE VALUES

JURISDICTION	2022	2021	2020	2019	2018	2017	2016	2015
ALEDO ISD	\$359,033	\$371,452	\$331,533	\$317,799	\$290,165	\$277,715	\$253,290	\$244,315
AZLE ISD	\$237,276	\$237,262	\$204,128	\$190,184	\$172,246	\$157,968	\$139,010	\$135,778
BROCK ISD	\$318,074	\$318,390	\$276,782	\$265,956	\$243,541	\$223,546	\$194,480	\$183,428
GARNER ISD	\$192,676	\$189,851	\$134,940	\$147,486	\$134,940	\$127,380	\$110,829	\$109,463
GRANBURY ISD	\$287,300	\$293,550	\$260,767	\$256,842	\$236,758	\$224,438	\$204,366	\$197,898
LIPAN ISD	\$124,236	\$128,032	\$116,372	\$116,018	\$106,940	\$91,152	\$91,152	\$90,274
MILLSAP ISD	\$192,456	\$195,475	\$164,473	\$150,294	\$129,272	\$120,597	\$106,646	\$103,555
MINERAL WELLS ISD	\$111,127	\$113,391	\$88,335	\$80,130	\$69,115	\$65,476	\$63,300	\$62,410
PEASTER ISD	\$249,454	\$247,890	\$205,618	\$187,095	\$164,455	\$153,992	\$136,303	\$130,397
PERRIN-WHITT ISD	\$167,880	\$155,429	\$132,933	\$114,447	\$96,543	\$89,220	\$88,088	\$81,532
POOLVILLE ISD	\$181,376	\$173,445	\$143,996	\$133,589	\$114,035	\$104,411	\$91,433	\$86,822
SPRINGTOWN ISD	\$177,771	\$179,403	\$148,033	\$134,032	\$113,100	\$103,180	\$89,525	\$84,352
WEATHERFORD ISD	\$210,806	\$214,400	\$187,925	\$175,048	\$155,756	\$146,796	\$130,318	\$126,011
CITY OF ALEDO	\$345,275	\$341,542	\$297,384	\$282,161	\$249,914	\$231,784	\$203,757	\$192,398
CITY OF AZLE	\$189,725	\$173,109	\$152,044	\$139,231	\$122,235	\$111,632	\$94,253	\$93,090
CITY OF FORT WORTH	\$392,313	\$447,722	\$386,819	\$383,824	\$356,190			
CITY OF MILLSAP	\$111,902	\$105,714	\$92,242	\$82,672	\$71,517	\$65,950	\$64,036	\$62,039
CITY MINERAL WELLS	\$244,539	\$244,419	\$222,378	\$202,869	\$192,941	\$192,027	\$164,281	\$157,984
CITY OF RENO	\$165,472	\$160,082	\$129,589	\$112,411	\$103,038	\$96,297	\$87,153	\$84,281
CITY OF SANCTUARY	\$178,512	\$171,258	\$150,844	\$135,954	\$128,980	\$122,443	\$109,178	\$106,538
CITY OF SPRINGTOWN	\$185,453	\$167,423	\$145,676	\$136,996	\$120,952	\$114,212	\$102,916	\$98,290
CITY WEATHERFORD	\$229,225	\$219,223	\$194,103	\$182,283	\$163,325	\$155,711	\$139,233	\$137,950
CITY WILLOW PARK	\$296,517	\$287,863	\$263,710	\$246,818	\$222,202	\$210,420	\$192,790	\$189,278
PARKER COUNTY	\$286,444	\$276,172	\$242,598	\$228,494	\$205,702	\$194,850	\$175,857	\$170,274
PC LATERAL ROAD	\$287,331	\$277,038	\$242,598	\$228,494	\$205,702	\$194,850	\$175,857	\$170,274
W'FFORD COLLEGE	\$286,662	\$276,410	\$242,840	\$228,747	\$205,964	\$195,126	\$176,148	\$170,274
PARKER CO HOSPITAL	\$286,662	\$276,410	\$242,840	\$228,747	\$205,964	\$195,126	\$176,148	\$170,274
ESD#1	\$311,958	\$303,532	\$265,530	\$252,208	\$228,133	\$215,865	\$194,911	\$192,354
ESD#3	\$337,273	\$326,541	\$297,435	\$283,634	\$260,428	\$249,705	\$230,816	\$224,853
ESD#6	\$263,102	\$254,767	\$226,908	\$211,614	\$193,325	\$163,766	\$151,590	\$147,883
ESD#7	\$259,453	\$247,573	\$219,560	\$206,440	\$186,256	\$175,797	\$160,977	\$157,628
ESD#8	\$211,287	\$196,643	\$170,100	\$154,906	\$138,007	\$129,871	\$119,037	\$116,690
ESD#9	\$369,807	\$356,460	\$312,588	\$301,794	\$278,107	\$261,274	\$230,884	\$223,430
MORNINGSTAR MUD#1	\$328,182	\$401,744	\$311,887	\$306,452	\$296,955			

**NEW CONSTRUCTION**

The following represents 2022 Real Property New Construction for Parker County  
as of July 15, 2022.

<b>JURISDICTION</b>	<b>NEW TAXABLE VALUE</b>
<b>County</b>	
PARKER GENERAL	\$1,000,069,364
PARKER LATERAL ROAD	\$1,000,076,531
<b>City</b>	
ALEDO	\$29,917,306
AZLE	\$24,601,960
FORT WORTH	\$81,087,793
MILLSAP	\$919,055
MINERAL WELLS	\$2,112,800
RENO	\$10,421,970
SANCTUARY	\$925,350
SPRINGTOWN	\$13,547,120
WEATHERFORD	\$171,187,746
WILLOW PARK	\$17,761,210
<b>School</b>	
ALEDO	\$254,377,828
AZLE	\$118,641,266
BROCK	\$59,458,310
GARNER	\$10,775,860
GRANBURY	\$1,363,860
LIPAN	\$0
MILLSAP	\$34,795,392
MINERAL WELLS	\$8,100
PEASTER	\$57,302,199
PERRIN-WHITT	\$8,166,520
POOLVILLE	\$40,480,020
SPRINGTOWN	\$132,796,895
WEATHERFORD	\$279,489,848
<b>Special Districts</b>	
WEATHERFORD COLLEGE	\$1,000,069,364
PARKER CO. HOSPITAL	\$1,000,069,364
EMERGENCY SERV. DIST. #1	\$429,110,334
EMERGENCY SERV. DIST. #3	\$39,070,858
EMERGENCY SERV. DIST. #6	\$52,819,125
EMERGENCY SERV. DIST. #7	\$34,196,095
EMERGENCY SERV. DIST. #8	\$39,326,082
EMERGENCY SERV. DIST. #9	\$64,249,740
MORNINGSTAR MUD #1	\$51,410,808
MORNINGSTAR MUD #2	\$0



**CERTIFIED VALUES**

The Chief Appraiser certified taxable values to each taxing jurisdiction on July 15, 2022.

<b>JURISDICTION</b>	<b>TAXABLE VALUE</b>
<b>County</b>	
PARKER GENERAL	\$19,975,593,535
PARKER LATERAL ROAD	\$20,009,042,989
<b>City</b>	
ALEDO	\$641,337,988
AZLE	\$311,794,969
FORT WORTH	\$399,396,463
MILLSAP	\$23,410,887
MINERAL WELLS	\$87,429,035
RENO	\$221,222,742
SANCTUARY	\$30,008,870
SPRINGTOWN	\$309,091,549
WEATHERFORD	\$3,655,897,462
WILLOW PARK	\$792,294,910
<b>Schools</b>	
ALEDO	\$4,929,190,066
AZLE	\$1,813,445,555
BROCK	\$1,115,915,037
GARNER	\$272,057,382
GRANBURY	\$134,965,951
LIPAN	\$68,363,150
MILLSAP	\$601,481,105
MINERAL WELLS	\$16,575,451
PEASTER	\$681,348,749
PERRIN-WHIT	\$90,826,758
POOLVILLE	\$290,760,622
SPRINGTOWN	\$1,862,134,021
WEATHERFORD	\$6,572,234,731
<b>Special Districts</b>	
WEATHERFORD COLLEGE	\$19,914,879,443
PARKER CO. HOSPITAL	\$19,914,883,310
EMERGENCY SERV. DIST. #1	\$7,577,871,385
EMERGENCY SERV. DIST. #3	\$2,217,857,946
EMERGENCY SERV. DIST. #6	\$1,147,342,380
EMERGENCY SERV. DIST. #7	\$1,194,597,591
EMERGENCY SERV. DIST. #8	\$625,683,882
EMERGENCY SERV. DIST. #9	\$1,155,918,287
MORNINGSTAR MUD #1	\$330,328,162
MORNINGSTAR MUD #2	\$2,152,015

**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 2022:

<b>JURISDICTION</b>	<b>M&amp;O</b>	<b>I&amp;S</b>	<b>TOTAL</b>
<b>County</b>			
PARKER GENERAL	0.19195900	0.05758700	<b>0.24954600</b>
PARKER LATERAL ROAD	0.06279000	0.00000000	<b>0.06279000</b>
<b>City</b>			
ALEDO	0.27709800	0.10601500	<b>0.38311300</b>
AZLE	0.56947800	0.05394800	<b>0.62342600</b>
FORT WORTH	0.56500000	0.14750000	<b>0.71250000</b>
MILLSAP	0.38000000	0.00000000	<b>0.38000000</b>
MINERAL WELLS	0.54752413	0.03661567	<b>0.58413980</b>
RENO	0.35088200	0.11728400	<b>0.46816600</b>
SANCTUARY	0.15000000	0.00000000	<b>0.15000000</b>
SPRINGTOWN	0.33455200	0.15319200	<b>0.48774400</b>
WEATHERFORD	0.33034400	0.12600000	<b>0.45634400</b>
WILLOW PARK	0.28394100	0.25450900	<b>0.53845000</b>
<b>School</b>			
ALEDO	0.94290000	0.42500000	<b>1.36790000</b>
AZLE	0.93640000	0.27410000	<b>1.21050000</b>
BROCK	0.94290000	0.44740000	<b>1.39030000</b>
GARNER	0.85460000	0.06265200	<b>0.91725200</b>
GRANBURY	0.85460000	0.14500000	<b>0.99960000</b>
LIPAN	0.94020000	0.33500000	<b>1.27520000</b>
MILLSAP	0.94290000	0.31460000	<b>1.25750000</b>
MINERAL WELLS	0.94290000	0.28480000	<b>1.22770000</b>
PEASTER	0.85460000	0.50000000	<b>1.35460000</b>
PERRIN-WHITT	0.85460000	0.14900000	<b>1.00360000</b>
POOLVILLE	0.94290000	0.20000000	<b>1.14290000</b>
SPRINGTOWN	0.94290000	0.20027100	<b>1.14317100</b>
WEATHERFORD	0.94290000	0.27900000	<b>1.22190000</b>
<b>Special Districts</b>			
WEATHERFORD COLLEGE	0.12247600	0.00000000	<b>0.12247600</b>
PARKER CO. HOSPITAL	0.10508000	0.00000000	<b>0.10508000</b>
EMERGENCY SERV. DIST. #1	0.10000000	0.00000000	<b>0.10000000</b>
EMERGENCY SERV. DIST. #3	0.10000000	0.00000000	<b>0.10000000</b>
EMERGENCY SERV. DIST. #6	0.09785000	0.00000000	<b>0.09785000</b>
EMERGENCY SERV. DIST. #7	0.09236500	0.00763500	<b>0.10000000</b>
EMERGENCY SERV. DIST. #8	0.07985400	0.02014600	<b>0.10000000</b>
EMERGENCY SERV. DIST. #9	0.10000000	0.00000000	<b>0.10000000</b>
MORNINGSTAR MUD #1	0.31500000	0.68500000	<b>1.00000000</b>
MORNINGSTAR MUD #2	1.00000000	0.00000000	<b>1.00000000</b>