



Parker County Appraisal District 2024 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)
- Property Tax Assistance Division – Texas Comptroller

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

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 term. Members of the Board of Directors serve four-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 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 chief appraiser with the advice and consent of the board of directors to advise the Chief Appraiser 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
- Eagle Ridge Municipal Utility District
- Cresson Crossroads Municipal Utility District

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:

PTAD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	58,391	\$21,480,306,399
B	Multi-Family Homes	807	\$894,100,373
C	Vacant Lots & Tracts	7,953	\$649,785,877
DI & D2	Rural Land	16,424	\$8,173,628,431
E	Farm & Ranch Improvements	11,044	\$3,558,095,165
F1	Commercial Real Property	2,390	\$2,424,364,213
F2	Industrial Real Property	132	\$94,165,199
G	Oil/Gas/Minerals	12,386	\$89,150,000
J	Utilities	1,375	\$941,970,700
L1	Commercial Personal Property	3,737	\$512,537,784
L2	Industrial Personal Property	767	\$415,523,030
M1	Mobile Homes	2,334	\$167,798,775
N1	Intangible Personal Property	1	\$6,600,890
O	Residential Inventory	4,621	\$437,660,432
S	Dealer's Special Inventory	145	\$83,509,470
X	Exempt Property	1,582	\$808,972,370
	Totals	124,089	\$40,738,169,108

APPRAISAL OPERATIONS SUMMARY

The State Comptroller's Property Tax Assistance Division conducted a Property Value Study in 2023 for Parker County. The Property Value Study was conducted to validate the accuracy of the district's mass appraisal system with the following overall statistical results:

RATIO STUDY

		WEIGHTED MEAN	COEFFICIENT OF DISPERSION
ISD			
ALEDO		99.03	
AZLE		1.019	
BROCK		1.047	
GARNER		98.27	
MILLSAP		99.89	
PEASTER		96.25	
POOLVILLE		99.55	
PERRIN-WHITT		96.00	
SPRINGTOWN		1.028	
WEATHERFORD		1.014	
PARKER CAD		1.00	9.41

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		\$100,000	\$10,000	\$10,000	100%
AZLE ISD		\$100,000	\$10,000	\$10,000	100%
BROCK ISD		\$100,000	\$10,000	\$10,000	100%
GARNER ISD		\$100,000	\$10,000	\$10,000	100%
GRANBURY ISD		\$100,000	\$10,000	\$10,000	100%
LIPAN ISD		\$100,000	\$10,000	\$10,000	100%
MILLSAP ISD		\$100,000	\$10,000	\$10,000	100%
MINERAL WELLS ISD		\$100,000	\$15,455	\$10,000	100%
PEASTER ISD		\$100,000	\$10,000	\$10,000	100%
PERRIN-WHITT ISD		\$100,000	\$15,000	\$15,000	100%
POOLVILLE ISD		\$100,000	\$10,000	\$10,000	100%
SPRINGTOWN ISD		\$100,000	\$10,000	\$10,000	100%
WEATHERFORD ISD		\$100,000	\$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	\$60,000	\$60,000	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%
MORNINGSTAR MUD #2		NONE	NONE	NONE	100%
EAGLE RIDGE MUD		NONE	NONE	NONE	100%

AVERAGE HOME TAXABLE VALUES

JURISDICTION	2024	2023	2022	2021	2020	2019	2018
ALEDO ISD	\$401,471	\$361,060	\$359,033	\$371,452	\$331,533	\$317,799	\$290,165
AZLE ISD	\$256,675	\$226,148	\$237,276	\$237,262	\$204,128	\$190,184	\$172,246
BROCK ISD	\$364,095	\$322,205	\$318,074	\$318,390	\$276,782	\$265,956	\$243,541
GARNER ISD	\$234,255	\$183,127	\$192,676	\$189,851	\$134,940	\$147,486	\$134,940
GRANBURY ISD	\$320,072	\$283,987	\$287,300	\$293,550	\$260,767	\$256,842	\$236,758
LIPAN ISD	\$104,313	\$82,726	\$124,236	\$128,032	\$116,372	\$116,018	\$106,940
MILLSAP ISD	\$213,403	\$182,568	\$192,456	\$195,475	\$164,473	\$150,294	\$129,272
MINERAL WELLS ISD	\$144,593	\$77,447	\$111,127	\$113,391	\$88,335	\$80,130	\$69,115
PEASTER ISD	\$278,169	\$247,439	\$249,454	\$247,890	\$205,618	\$187,095	\$164,455
PERRIN-WHITT ISD	\$198,759	\$157,404	\$167,880	\$155,429	\$132,933	\$114,447	\$96,543
POOLVILLE ISD	\$228,289	\$187,846	\$181,376	\$173,445	\$143,996	\$133,589	\$114,035
SPRINGTOWN ISD	\$205,226	\$164,275	\$177,771	\$179,403	\$148,033	\$134,032	\$113,100
WEATHERFORD ISD	\$228,655	\$192,868	\$210,806	\$214,400	\$187,925	\$175,048	\$155,756
CITY OF ALEDO	\$401,950	\$400,207	\$345,275	\$341,542	\$297,384	\$282,161	\$249,914
CITY OF AZLE	\$253,693	\$220,061	\$189,725	\$173,109	\$152,044	\$139,231	\$122,235
CITY OF FORT WORTH	\$462,803	\$453,368	\$392,313	\$447,722	\$386,819	\$383,824	\$356,190
CITY OF MILLSAP	\$131,421	\$124,429	\$111,902	\$105,714	\$92,242	\$82,672	\$71,517
CITY MINERAL WELLS	\$298,006	\$287,228	\$244,539	\$244,419	\$222,378	\$202,869	\$192,941
CITY OF RENO	\$222,289	\$195,944	\$165,472	\$160,082	\$129,589	\$112,411	\$103,038
CITY OF SANCTUARY	\$238,651	\$203,800	\$178,512	\$171,258	\$150,844	\$135,954	\$128,980
CITY OF SPRINGTOWN	\$238,753	\$218,288	\$185,453	\$167,423	\$145,676	\$136,996	\$120,952
CITY WEATHERFORD	\$273,539	\$263,669	\$229,225	\$219,223	\$194,103	\$182,283	\$163,325
CITY WILLOW PARK	\$361,916	\$335,983	\$296,517	\$287,863	\$263,710	\$246,818	\$222,202
PARKER COUNTY	\$337,884	\$333,120	\$286,444	\$276,172	\$242,598	\$228,494	\$205,702
PC LATERAL ROAD	\$338,444	\$333,914	\$287,331	\$277,038	\$242,598	\$228,494	\$205,702
W'FORD COLLEGE	\$338,015	\$333,321	\$286,662	\$276,410	\$242,840	\$228,747	\$205,964
PARKER CO HOSPITAL	\$338,015	\$333,321	\$286,662	\$276,410	\$242,840	\$228,747	\$205,964
ESD#1	\$357,357	\$356,666	\$311,958	\$303,532	\$265,530	\$252,208	\$228,133
ESD#3	\$379,072	\$379,543	\$337,273	\$326,541	\$297,435	\$283,634	\$260,428
ESD#6	\$311,846	\$312,007	\$263,102	\$254,767	\$226,908	\$211,614	\$193,325
ESD#7	\$302,701	\$298,266	\$259,453	\$247,573	\$219,560	\$206,440	\$186,256
ESD#8	\$273,832	\$254,463	\$211,287	\$196,643	\$170,100	\$154,906	\$138,007
ESD#9	\$447,921	\$432,338	\$369,807	\$356,460	\$312,588	\$301,794	\$278,107
MORNINGSTAR MUD#1	\$403,402	\$386,160	\$328,182	\$401,744	\$311,887	\$306,452	\$296,955
MORNINGSTAR MUD#2	\$386,610						
EAGLE RIDGE MUD	\$246,955						

NEW CONSTRUCTION

The following represents Real Property New Construction for the district.

JURISDICTION	NEW TAXABLE VALUE
County	
PARKER GENERAL	\$1,028,211,177
PARKER LATERAL ROAD	\$1,028,148,828
City	
ALEDO	\$45,758,857
AZLE	\$14,059,560
FORT WORTH	\$84,629,632
MILLSAP	\$0
MINERAL WELLS	\$1,507,000
RENO	\$16,202,324
SANCTUARY	\$3,855,080
SPRINGTOWN	\$35,618,040
WEATHERFORD	\$55,460,617
WILLOW PARK	\$24,944,866
School	
ALEDO	\$295,298,825
AZLE	\$127,912,220
BROCK	\$71,271,084
GARNER	\$4,791,102
GRANBURY	\$1,736,153
LIPAN	\$840
MILLSAP	\$32,251,020
MINERAL WELLS	\$0
PEASTER	\$57,780,922
PERRIN-WHITT	\$5,210,213
POOLVILLE	\$46,282,374
SPRINGTOWN	\$123,588,995
WEATHERFORD	\$247,037,423
Special Districts	
WEATHERFORD COLLEGE	\$1,028,211,177
PARKER CO. HOSPITAL	\$1,028,211,177
EMERGENCY SERV. DIST. #1	\$514,601,715
EMERGENCY SERV. DIST. #3	\$51,745,437
EMERGENCY SERV. DIST. #6	\$105,620,205
EMERGENCY SERV. DIST. #7	\$53,887,556
EMERGENCY SERV. DIST. #8	\$63,336,486
EMERGENCY SERV. DIST. #9	\$63,537,733
MORNINGSTAR MUD #1	\$28,350,965
MORNINGSTAR MUD #2	\$0
EAGLE RIDGE MUD	\$3,581,950
CRESSON CROSSROADS MUD	\$1,528,610

CERTIFIED VALUES

The following represents the certified taxable values to each taxing jurisdiction for the district:

JURISDICTION	TAXABLE VALUE
County	
PARKER GENERAL	\$27,867,754,819
PARKER LATERAL ROAD	\$27,902,658,752
City	
ALEDO	\$906,800,452
AZLE	\$460,956,638
FORT WORTH	\$738,211,307
MILLSAP	\$29,742,559
MINERAL WELLS	\$97,752,838
RENO	\$316,151,092
SANCTUARY	\$53,469,718
SPRINGTOWN	\$487,151,369
WEATHERFORD	\$4,877,227,661
WILLOW PARK	\$1,085,581,785
Schools	
ALEDO	\$6,338,162,429
AZLE	\$2,380,913,768
BROCK	\$1,456,636,357
GARNER	\$325,046,996
GRANBURY	\$152,845,029
LIPAN	\$80,983,543
MILLSAP	\$780,438,502
MINERAL WELLS	\$18,512,717
PEASTER	\$917,150,197
PERRIN-WHIT	\$110,956,531
POOLVILLE	\$458,159,766
SPRINGTOWN	\$2,438,344,504
WEATHERFORD	\$8,235,528,802
Special Districts	
WEATHERFORD COLLEGE	\$27,793,147,583
PARKER CO. HOSPITAL	\$27,793,151,415
EMERGENCY SERV. DIST. #1	\$12,224,390,844
EMERGENCY SERV. DIST. #3	\$2,846,071,604
EMERGENCY SERV. DIST. #6	\$1,671,997,045
EMERGENCY SERV. DIST. #7	\$1,710,770,870
EMERGENCY SERV. DIST. #8	\$945,274,016
EMERGENCY SERV. DIST. #9	\$1,627,356,385
MORNINGSTAR MUD #1	\$507,894,112
MORNINGSTAR MUD #2	\$1,384,127
EAGLE RIDGE MUD	\$5,514,901
CRESSON CROSSROADS MUD	\$14,321,510

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:

JURISDICTION	M&O	I&S	TOTAL
County			
PARKER GENERAL	0.18526200	0.06067600	0.24593800
PARKER LATERAL ROAD	0.05330000	0.00000000	0.05330000
City			
ALEDO	0.25828200	0.13180000	0.39008200
AZLE	0.53243410	0.08165280	0.61408690
FORT WORTH	0.52500000	0.14750000	0.67250000
MILLSAP	0.28000000	0.00000000	0.28000000
MINERAL WELLS	0.54519220	0.02810228	0.57329448
RENO	0.46286900	0.09345000	0.55631900
SANCTUARY	0.15000000	0.00000000	0.15000000
SPRINGTOWN	0.35163900	0.15495000	0.50658900
WEATHERFORD	0.29882000	0.09960000	0.39842000
WILLOW PARK	0.20337100	0.22917500	0.43254600
School			
ALEDO	0.75520000	0.45000000	1.20520000
AZLE	0.74870000	0.34920000	1.09790000
BROCK	0.75520000	0.50000000	1.25520000
GARNER	0.66920000	0.05830000	0.72750000
GRANBURY	0.78690000	0.14500000	0.93190000
LIPAN	0.74690000	0.30695600	1.05385600
MILLSAP	0.75520000	0.31460000	1.06980000
MINERAL WELLS	0.75520000	0.23210000	0.98730000
PEASTER	0.66690000	0.46950000	1.13640000
PERRIN-WHITT	0.66920000	0.13000000	0.79920000
POOLVILLE	0.75750000	0.00000000	0.75750000
SPRINGTOWN	0.75520000	0.20030000	0.95550000
WEATHERFORD	0.75520000	0.27900000	1.03420000
Special Districts			
WEATHERFORD COLLEGE	0.10608700	0.00000000	0.10608700
PARKER CO. HOSPITAL	0.08951900	0.00000000	0.08951900
EMERGENCY SERV. DIST. #1	0.09033000	0.00966200	0.09999200
EMERGENCY SERV. DIST. #3	0.10000000	0.00000000	0.10000000
EMERGENCY SERV. DIST. #6	0.07990000	0.01310000	0.09300000
EMERGENCY SERV. DIST. #7	0.09236200	0.00663800	0.09900000
EMERGENCY SERV. DIST. #8	0.07628700	0.02371300	0.10000000
EMERGENCY SERV. DIST. #9	0.08599400	0.01400600	0.10000000
MORNINGSTAR MUD #1	0.05800000	0.04200000	0.10000000
MORNINGSTAR MUD #2	1.00000000	0.00000000	1.00000000
EAGLE RIDGE MUD	1.00000000	0.00000000	1.00000000
CRESSON CROSSROADS MUD 2	1.00000000	0.00000000	1.00000000