

SABINE COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT FOR 2020

The Sabine County Appraisal District is a political subdivision of the State of Texas. It was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district.

GOVERNANCE

The appraisal District is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office
- Adopt its operating budget
- Contract for necessary services
- Hire the Chief Appraiser
- 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 selected by the Chief Appraiser to perform appraisal services for the district
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries

Members of the Board of Directors are appointed by the taxing units within the boundaries of Sabine County and must live within the district two years prior to serving on the board. There is no legal limit to the number of terms a board member can serve.

The Chief Appraiser is appointed by the Board of Directors and is the chief administrator of the appraisal district. The Chief Appraiser must be licensed as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing.

Appraisal Review Board members are appointed by the District Judge. To serve on the Sabine County Appraisal District Review Board (ARB), an individual must be a resident of the appraisal district and must have resided in the district for at least two years. The ARB is responsible by statute for hearing and determination of taxpayer protests 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.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a property value study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

MISSION

The goal of the District is to develop and maintain appraisals of the property located within Sabine County in a fair and equitable manner, ensuring the accuracy and uniformity of all appraisals; to ensure that the appraisals are performed by professionals in the property tax field, and to promote the education of said professionals; to develop procedures that grant the taxpayers due process in protesting said appraisals, to furnish the taxing entities an accurate appraisal roll in a timely manner' and to continually improve our operations and policies in order that we may provide more efficient service to the taxpayers and taxing entities in Sabine County.

In accordance to Texas Law, 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)

TAXING JURISDICTIONS

The local taxing units such as your county, school, cities, and hospital district set a tax rate from your property tax appraisal issued by the Appraisal District. The Sabine CAD serves the following taxing units:

Entity:

Sabine County
City of Hemphill
City of Pineland
Brookeland ISD
Hemphill ISD
Shelbyville ISD
West Sabine ISD
Sabine Co. Hospital District

CERTIFIED VALUES

| Entity: | Market Value | Taxable Value |
|------------------------------|------------------|----------------|
| Sabine County | \$ 1,468,686,679 | \$ 856,720,566 |
| City of Hemphill | \$ 74,078,311 | \$ 56,886,711 |
| City of Pineland | \$ 96,037,378 | \$ 76,578,268 |
| Brookeland ISD | \$ 65,324,690 | \$ 30,354,020 |
| Hemphill ISD | \$ 1,049,840,451 | \$ 625,729,183 |
| Shelbyville ISD | \$ 21,872,100 | \$ 6,375,700 |
| West Sabine ISD | \$ 331,650,548 | \$ 167,001,002 |
| Sabine Co. Hospital District | \$ 1,468,658,939 | \$ 904,728,853 |

EXEMPTION DATA

The district has various exemptions for which taxpayers may qualify, such as the standard residential homestead exemption and the over-65 residential homestead exemption. You may only apply for residence homestead on one property in a tax year. A homestead may include up to 20 acres of land you actually use in the residential use (occupancy) of your home. To qualify for a homestead exemption, you must own and reside in your home on January 1 of the tax year. The age 65 or older or disability exemption for school taxes includes a school tax limitation or ceiling. Some taxing units such as county and cities have exemptions and tax ceilings limits. The filing of this application is between January 1 and April 30.

You may file a late homestead exemption if you file it no later than one year after the date taxes become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if you move out of the county. This can transfer to the new county in which you reside.

| ENTITY | HOMESTEAD | OVER-65 OR DISABLED |
|---------------------------------|-------------------------------------|---------------------|
| Sabine County | 15% | \$ 15,000 |
| City of Pineland | | \$ 12,000 |
| Brookeland ISD | 20% - \$5 ,000 Minimum \$ 25,000 | \$ 10,000 |
| Hemphill ISD | \$ 25,000 | \$ 10,000 |
| Shelbyville ISD | \$ 25,000 | \$ 10,000 |
| West Sabine ISD | 20% - \$5 ,000 Minimum \$ 25,000 | \$ 10,000 |
| Sabine County Hospital District | \$ 15,000 | \$ 15,000 |
| DISABLED VETERANS | AMOUNT | PERCENTAGE |
| DV1 | 10% - 30% | \$ 5,000 |
| DV2 | 31% - 50% | \$ 7,500 |
| DV3 | 51% - 70% | \$ 10,000 |
| DV4 | More than 70% | \$ 12,000 |
| DVHS | Over 65 (10% - 100%) | \$ 12,000 |

TAX RATES

Using the taxable value as certified by the Chief appraiser and following the requirements of Truth in Taxation Laws, the jurisdictions adopted the following tax rates for 2019.

2020 TAX RATES PER ENTITY PER \$100 OF VALUE

| | |
|---------------------------|--|
| Sabine County | \$ 0.3999999 |
| Hemphill ISD | \$ 0.9114000 |
| City of Hemphill | N/A |
| City of Pineland | \$ 0.4070570 |
| West Sabine ISD | M & O - \$ 0.929900 <u>I & S - \$ 0.305000</u> \$ 1.2349000 |
| Brookeland ISD | \$ 0.9664000 |
| Shelbyville ISD | M & O - \$ 1.0158000 <u>I & S - \$.0608000</u> \$ 1.0766000 |
| Sabine Co. Hospital Dist. | \$ 0.1920000 |

THE PROPERTY VALUE STUDY

The property value study is conducted by the State Comptroller's Office to estimate the taxable property value in each school district and to measure the performance of appraisal districts. If the appraisal district is within a 5% margin of error, the State Comptroller will certify the local value to the Commissioner of Education. The findings of the study are used in the school funding formula for state aid.

Hemphill ISD taxable value to be invalid, and state value was certified because the local value did not exceed the state value.

Brookeland ISD taxable value to be invalid, and state value was certified because the local value did not exceed the state value.

West Sabine ISD taxable value to be valid, and the local value was certified because your school district is in year one of the grace period.

Shelbyville ISD taxable value to be valid, and the local value was certified.

LEGISLATIVE CHANGES

Sabine County Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, Sabine CAD responds in a timely manner updating records, form and/or procedures. All Appraisers must take a certified class every 2 years on Legislature Updates to continue to appraise in any county.

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 internet
- Telephone directories

RECORDS AND DATA

Sabine County Appraisal District is responsible for establishing and maintaining records for approximately 20,340 parcels of real estate, income producing personal property, mineral, industrial and utility parcels located within the boundaries of Sabine County. Each parcel record contains property ownership, descriptions, characteristics, location, special appraisal information and exemption information. All parcel information is verified and updated as necessary through field inspections. New construction is located, inspected and documented in to the appraisal records.

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.

The Appraisal Review Board for the 2020 had 119 cases. There were 31 protestors present or by conference call. 25 protestors represented by Affidavit of Evidence. 39 protestors that had settled/withdrawn before the hearing. 24 protestors that failed to appear.

NEW CONSTRUCTION

The following represents 2019 Real Property New Construction for Sabine County as of July 25, 2020.

| JURISDICTION | 2020 NEW CONSTRUCTION MARKET VALUE |
|------------------|------------------------------------|
| Sabine County | 8,496,532 |
| Hospital | 8,624,590 |
| Pineland City | 117,000 |
| City of Hemphill | 78,940 |
| Brookeland ISD | 402,648 |
| Hemphill ISD | 7,698,160 |
| West Sabine ISD | 297,016 |

PROPERTY TYPES APPRAISED

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

PTD

| CLASSIFICATIONS | PROPERTY TYPE | PARCEL COUNT | MARKET VALUE |
|-----------------|------------------------------|--------------|---------------|
| A | Single-Family Homes | 6,876 | 568,749,272 |
| B | Multi-Family Homes | 3 | 413,068 |
| C | Vacant lots & tract | 6,049 | 49,069,998 |
| D1 & D2 | Rural Land | 3,267 | 413,129,890 |
| E | Farm & Ranch Improvements | 1,345 | 102,697,510 |
| F1 | Commercial Real Property | 478 | 51,843,121 |
| F2 | Industrial Real Property | 6 | 10,249,640 |
| G | Oil/Gas/Minerals | 550 | 3,337,590 |
| J | Utilities | 131 | 89,232,290 |
| L1 | Commercial Personal Property | 363 | 14,623,340 |
| L2 | Industrial Personal Property | 87 | 51,008,960 |
| M1 | Mobile Homes | 813 | 23,180,560 |
| O | Residential Inventory | 62 | 24,800 |
| X | Exempt Property | 624 | 88,830,870 |
| TOTALS | | 20,739 | 1,468,686,679 |

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Sabine Co. Hospital District

CERTIFIED VALUES

The Chief Appraiser certified taxable value to each taxing jurisdiction by July 25, 2019

| Entity: | Market Value | Taxable Value |
|------------------------------|------------------|----------------|
| Sabine County | \$1,492,471,533 | \$ 783,588,119 |
| City of Hemphill | \$ 73,225,531 | \$ 55,262,041 |
| City of Pineland | \$ 92,273,830 | \$ 70,243,320 |
| Brookeland ISD | \$ 64,176,260 | \$ 29,173,020 |
| Hemphill ISD | \$ 1,087,944,193 | \$ 565,501,826 |
| Shelbyville ISD | \$ 20,223,040 | \$ 4,812,540 |
| West Sabine ISD | \$ 320,014,500 | \$ 154,107,774 |
| Sabine Co. Hospital District | \$1,492,443,793 | \$ 828,141,728 |

EXEMPTION DATA

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| City of Hemphill | N/A |
| City of Pineland | \$ 0.4437740 |
| West Sabine ISD | M & O - \$ 0.977000 <u>I & S - \$ 0.290000</u> \$ 1.2670000 |
| Brookeland ISD | \$ 0.9700000 |
| Shelbyville ISD | M & O - \$ 1.0294000 <u>I & S - \$.0560000</u> \$ 1.0854000 |
| Sabine Co. Hospital Dist. | \$ 0.1940250 |

THE PROPERTY VALUE STUDY

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The Appraisal Review Board for the 2019 had 167 cases. There were 60 protestors represented by a tax agent. 47 protestors not represented, 34 protestors represented by Affidavit of Evidence. 26 protestors that had settled/withdrawn before the hearing.

NEW CONSTRUCTION

The following represents 2019 Real Property New Construction for Sabine County as of July 25, 2019.

| JURISDICTION | 2019 NEW CONSTRUCTION MARKET VALUE |
|------------------|------------------------------------|
| Sabine County | 5,070,500 |
| Hospital | 5,229,837 |
| Pineland City | 299,680 |
| City of Hemphill | 234,690 |
| Brookeland ISD | 39,450 |
| Hemphill ISD | 3,869,407 |

PROPERTY TYPES APPRAISED

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| PTD | | | |
|-----------------|------------------------------|--------------|---------------|
| CLASSIFICATIONS | PROPERTY TYPE | PARCEL COUNT | MARKET VALUE |
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| B | Multi-Family Homes | 3 | 413,068 |
| C | Vacant lots & tract | 6,265 | 44,904,110 |
| D1 & D2 | Rural Land | 3,261 | 406,312,778 |
| E | Farm & Ranch Improvements | 1,348 | 97,616,440 |
| F1 | Commercial Real Property | 479 | 49,579,025 |
| F2 | Industrial Real Property | 5 | 10,182,430 |
| G | Oil/Gas/Minerals | 546 | 1,899,250 |
| J | Utilities | 133 | 83,497,470 |
| L1 | Commercial Personal Property | 363 | 12,782,380 |
| L2 | Industrial Personal Property | 84 | 48,010,500 |
| M1 | Mobile Homes | 801 | 20,818,550 |
| O | Residential Inventory | 62 | 24,800 |
| X | Exempt Property | 618 | 81,076,560 |
| TOTALS | | 20,616 | 1,490,462,573 |