



Midland Central Appraisal District



2019 Annual Report

Table of Contents

Table of Contents.....	2
Introduction.....	3
General Information.....	4
Taxing Entity Tax Rates.....	4
Total Market Value Five Year History.....	5
Total Net Taxable Value Five Year History.....	5
Average Market Value Single Family Residence Five Year History.....	6
US Census Data for Midland County.....	6
State Property Categories and Descriptions.....	6
Midland CAD Market Values by Property Category.....	8
Property Tax Exemptions.....	9

Introduction

This annual report is designed to provide the public with statistical information about types of property, exemptions, market and taxable values, the taxing entities, and the equality and uniformity of appraisals. This report is updated each year.

The Midland Central Appraisal District is a political subdivision of the state and is responsible for appraising all property in the district for ad valorem tax purposes. The appraisal district provides appraisal and collection services to all of the taxing entities located within the district.

Midland CAD is governed by a board of directors appointed by the taxing entities eligible to vote in the district. The chief appraiser serves at the pleasure of the board of directors and is the chief administrator officer of the appraisal district. The appraisal district is funded by the participating taxing entities, and the annual budget must be approved each year by the board of directors.

The Midland Central Appraisal District 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 property tax laws in Texas were established to eliminate multiple appraisals by local taxing entities and to correct inconsistencies in valuation.

The Texas Constitution defines five basic rules for property taxation:

1. Taxes must be equal and uniform.
2. Property must be taxed at market value.
3. Each property must have a single appraised value.
4. All property is taxable unless federal or state law exempts it.
5. Property owners have a right to reasonable notice of value increases.

Midland Central Appraisal District appraised property with constitutional rule, in compliance with the Texas Property Tax Code, and in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). USPAP establishes generally accepted appraisal practices and testing procedures to ensure that standards of accuracy and uniformity are maintained. These appraisal practices are also governed by the Property Tax Code and rules established by the Texas Comptroller of Public Accounts.

Information regarding property taxes in Texas may also be obtained from the Texas Comptroller's Property Tax Assistance Division. You can find the PTAD's website at the following address: <https://comptroller.texas.gov/taxes/property-tax/>

General Information

Midland Central Appraisal District is to be managed by 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.

If you have questions about information contained in this report, contact Jerry Bundick – Chief Appraiser/Administrator. Email jbundick@midcad.org. Phone (432)699-4991.

Taxing Entity 2019 Tax Rates

<u>Taxing Entity</u>	<u>Tax Rate (Per \$100)</u>
Midland County	\$0.128000
City of Midland	\$0.364715
Midland Independent School District	\$1.050050
Greenwood Independent School District	\$1.216240
Midland College	\$0.091210
Midland Memorial Hospital	\$0.099072
Midland County Utility District	\$0.027610

Midland Central Appraisal District

Certified Market Values

	2015	2016	2017	2018	2019
Midland I.S.D.	\$22,806,350,731	\$21,768,956,664	\$24,308,300,691	\$28,353,842,516	\$38,603,722,392
Greenwood I.S.D.	\$1,592,264,280	\$1,436,081,819	\$1,733,187,942	\$2,063,336,302	\$2,861,195,605
City of Midland	\$12,369,238,380	\$12,666,996,275	\$13,051,952,331	\$14,499,148,711	\$17,077,938,483
*City of Odessa	\$675,224,690	\$815,805,560	\$906,237,346	\$1,132,497,863	\$1,383,862,111
Midland County	\$24,401,513.731	\$23,205,038,433	\$26,045,292,623	\$30,420,575,328	\$41,468,959,829
Midland C.U.D.	\$2,157,776,652	\$2,027,511,111	\$2,132,839,563	\$2,470,809,486	\$3,135,198,469
Midland College	\$22,806,350,681	\$21,769,004,814	\$24,308,300,691	\$28,353,842,506	\$38,603,722,392
Hospital District	\$24,398,615,041	\$23,205,038,433	\$26,041,488,703	\$30,417,169,468	\$41,464,917,219

Net Taxable Value

	2015	2016	2017	2018	2019
Midland I.S.D.	\$20,082,930,553	\$18,996,103,375	\$21,477,429,036	\$25,295,797,904	\$35,081,271,008
Greenwood I.S.D.	\$1,396,169,388	\$1,235,873,309	\$1,519,548,603	\$1,833,121,874	\$2,590,420,135
City of Midland	\$11,528,849,228	\$11,859,309,963	\$12,241,760,880	\$13,563,791,115	\$15,790,830,168
*City of Odessa	\$619,309,132	\$759,254,156	\$845,773,396	\$1,067,146,654	\$1,307,600,236
Midland County	\$22,261,211,992	\$21,094,355,530	\$23,843,201,405	\$27,960,094,558	\$38,020,246,360
Midland C.U.D.	\$2,028,787,792	\$1,894,095,886	\$2,008,287,830	\$2,342,809,470	\$3,000,843,106
Midland College	\$21,355,952,264	\$20,333,104,648	\$22,868,257,853	\$26,765,501,004	\$36,628,034,712
Hospital District	\$22,709,676,461	\$21,541,425,198	\$24,291,272,897	\$28,439,164,971	\$39,026,335,564

**Portion inside Midland County only*

As of Tax Roll Certification: 10-12-2019

Midland Central Appraisal District

Average Market Value – Single Family Residence

	2015	2016	2017	2018	2019
Midland I.S.D.	\$210,732	\$215,263	\$223,539	\$239,010	\$272,423
Greenwood I.S.D.	\$267,347	\$275,860	\$290,179	\$311,848	\$349,682
City of Midland	\$206,892	\$211,059	\$219,279	\$234,880	\$269,503
*City of Odessa	\$393,239	\$395,343	\$401,613	\$407,375	\$426,729
Midland County	\$212,999	\$217,759	\$226,337	\$242,132	\$275,841
Midland C.U.D.	\$229,111	\$238,594	\$247,726	\$266,212	\$292,294
Midland College	\$210,732	\$215,263	\$223,539	\$239,010	\$272,423
Hospital District	\$212,999	\$217,759	\$226,337	\$242,134	\$275,841

*Category A1 divided by number in category.
As of Tax Roll Certification*

US Census Data – Midland County

Population, 2016 estimate (July 1, 2018)	172,578
Population, 2010 estimates base (April 1)	136,872
Population, percent change - April 1, 2010 to July 1, 2018	26.1%
Population, 2010	136,872
Persons under 5 years, percent, 2018	8.8%
Persons under 18 years, percent, 2018	28.5%
Persons 65 years and over, percent, 2018	10.3%
Housing units (July 1, 2018)	61,859
Owner-occupied housing unit rate, 2014-2018	66.7%
Median value of owner-occupied housing units, 2014-2018	\$197,400
Building permits, 2018	1,222
Median household income (in 2018 dollars), 2014-2018	\$78,888
Land area in square miles, 2010	900.3
Persons per square mile, 2010	152
FIPS Code	48329

Source U.S. Census Bureau: State and County QuickFacts.

Midland Central Appraisal District

State Property Classification Guide

Code	Category Name	Description
A	Real Property: Single-family Residential	Houses, condominiums and mobile homes located on land owned by the occupant.
B	Real Property: Multi-family Residential	Residential structures containing two or more dwelling units belonging to one owner. Includes apartments but not motels or hotels.
C1	Real Property: Vacant Lots and Tracts	Unimproved land parcels usually located within or adjacent to cities with no minimum or maximum size requirement.
C2	Real Property: Colonia Lots and Land Tracts	Properties that may not be sold pursuant to Chapter 232 of the Texas Local Government Code.
D1	Real Property: Qualified Open-space Land	All acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1-d or 1-d-1, and Tax Code Chapter 23, Subchapters C,D,E, and H.
D2	Real Property: Farm and Ranch Improvements on Qualified Open-space Land	Improvements, other than residences, associated with land reported as Category D1 property.
E	Real Property: Rural Land, not Qualified for Open-space Appraisal, and Residential Improvements	Rural land not qualified for productivity valuation and the improvements, including residential, on that land.
F1	Real Property: Commercial	Land and improvements devoted to sales, entertainment or services to the public. Does not include utility property, which is included in Category J.
F2	Real Property: Industrial	Land and improvements devoted to the development, manufacturing, fabrication, processing or storage of a product, except for utility property included in Category J.
G	Oil, Gas and Other Minerals	Producing and non-producing wells, all other minerals and mineral interests and equipment used to bring the oil and gas to the surface, not including surface rights.
H1	Tangible Personal Property: Personal Vehicles, Not Used for Business Purposes	Automobiles, motorcycles and light trucks not used for the production of income and subject to taxation under Tax Code Section 11.14.
H2	Tangible Personal Property: Goods in	Personal property stored under a contract of bailment by a public warehouse operator and identified according to the provisions of Tax Code Section 11.253
J	Real and Personal Property: Utilities	All real and tangible personal property of railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TV companies and other utility companies.
L1	Personal Property: Commercial	All tangible personal property used by a commercial business to produce income, including fixtures, equipment and inventory.
L2	Personal Property: Industrial	All tangible personal property used by an industrial business to produce income, including fixtures, equipment and inventory.
M	Mobile Homes and Other Tangible Pe	Taxable personal property not included in other categories, such as mobile homes on land owned by someone else. It also may include privately owned aircraft, boats, travel trailers, motor homes and mobile homes on rented or leased land.
N	Intangible Personal Property	All taxable intangible property not otherwise classified.
O	Real Property: Residential Inventory	Residential real property inventory held for sale and appraised as provided by Tax Code Section 23.12.
S	Special Inventory	Certain property inventories of businesses that provide items for sale to the public. State law requires the appraisal district to appraise these inventory items based on business's total annual sales in the prior tax year. Category S properties include dealers' motor vehicle inventory, dealers' heavy equipment inventory, dealers' vessel and outboard motor inventory and retail manufactured housing inventory.
X	Exempt Property	Exempt properties must have the qualifications found in law.

Property Tax Assistance Division Property Classification Guide - updated 2013

Midland Central Appraisal District

2019 Market Value by Classification Code

Market Value by State Code Classification		Number	Total Market Value
A	Real Property: Single-family Residential	46,826	\$11,931,329,440
B	Real Property: Multi-family Residential	848	\$1,397,675,014
C	Real Property: Vacant Lots and Tracts	9,928	\$474,906,255
D1	Real Property: Qualified Agricultural Land	2,320	\$613,145,960
D2	Real Property: Non-Qualified Land	1,550	\$249,006,470
E	Real Property: Farm and Ranch Improvements	975	\$259,629,997
F1	Real Property: Commercial	5,016	\$3,734,427,065
F2	Real Property: Industrial	374	\$689,803,595
G	Oil, Gas and Other Minerals	136,911	\$13,760,320,130
H	Tangible Personal Property: Nonbusiness Vehicles	0	\$0
J	Real and Personal Property: Utilities	2,900	\$1,456,718,987
L1	Personal Property: Commercial	8,426	\$1,783,395,495
L2	Personal Property: Industrial	4,825	\$5,301,270,940
M	Mobile Homes	4,885	\$150,783,680
O	Real Property: Residential Inventory	0	0
S	Special Inventory	86	\$85,543,440
Other	Mixed / Misc.	628	\$97,911,560
Midland CAD Total Market Value		225,750	\$41,985,868,029

Property Tax Exemptions

Homestead Exemptions:	Amount	Provision
Midland ISD:		
State Homestead	\$25,000	Mandated by State law
Local Optional Homestead	10% or \$5,000	Optionally granted by entity
Over 65	Levy Ceiling Year Qualify	Mandated by State law
Greenwood ISD:		
State Homestead	\$25,000	Mandated by State law
Local Optional Homestead	20% or \$5,000	Optionally granted by entity
Over 65	Levy Ceiling Year Qualify	Mandated by State law
Midland County:		
Local Optional Homestead	3% or \$5,000	Optionally granted by entity
Over 65 Local (increased 2019)	\$100,000	Optionally granted by entity
Over 65 (new for 2019)	Levy Ceiling Year Qualify	Optionally granted by entity
City of Midland:		
Over 65 Local	\$8,000	Optionally granted by entity
Midland College:		
Over 65 Local	\$8,000	Optionally granted by entity
Midland Memorial Hospital:		
Over 65 Local	\$20,000	Optionally granted by entity
Disability Exemptions:		
	Amount	Taxing Units
Disabled Persons State	\$10,000	All School Districts
		Disability rate for Over65 increases to \$12,000
Disabled Veterans	varies	All Taxing Units
Disabled Veterans - 100%	Total Residence	All Taxing Units
Other Exemptions		
	Amount	Taxing Units
Abatements	varies	Determined by each taxing unit on a case by case basis
House Bill 366	varies	All Taxing Units - Business Personal & Mineral Value less than \$500 per taxing unit
Aircraft (Business only)	varies	All Taxing Units - allocation
Charitable Low Income Housing	varies	All Taxing Units
Energy	varies	All Taxing Units
Leased Vehicles	varies	All Taxing Units
Mixed Use Vehicle	varies	All Taxing Units
Pollution Control	varies	All Taxing Units
Prorated Exempt Property	varies	All Taxing Units
Freeport	varies	City, County, Hospital
Goods in Transit	varies	No entities currently grant