

Parmer County Appraisal District 2016 Annual Report

Introduction

The Parmer County Appraisal District is a political subdivision of the state. The Constitution of the State of Texas, the Texas Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the appraisal district.

Mission

The mission of Parmer County Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of the district for ad valorem tax purposes. The effective date of each appraisal is January 1st, unless the property owner has elected to have their business personal property appraised as of September 1st. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. This will be done 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), and
- The Uniform Standards of Professional Appraisal Practice (USPAP).

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 (ARB)
- 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.

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the county for at least two years prior to their appointment. Their terms are not staggered. There are no legal limits to the number of terms a board member can serve. The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be licensed (or actively working toward licensing) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing.

Members to the Appraisal Review Board are appointed by the Board of Directors. ARB members serve two year staggered terms. They are limited by law to serving three consecutive 2 year terms. They must be certified by the Texas Comptroller. Their responsibility is to settle value disputes between the taxpayer and the chief appraiser. Their decisions regarding value are binding to the chief appraiser for the tax years protested.

The Ag Advisory Board is appointed by the Board of Directors at the recommendation of the chief appraiser to aide him in determining typical practices and standards for agricultural activities in the district. They serve at the will of the Board of Directors.

Taxing Jurisdictions

The Parmer County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that have territory located within Parmer County. Following are those taxing jurisdictions with territory located in the district:

- Parmer County
- City of Farwell
- Farwell ISD
- City of Friona
- Friona ISD
- Lazbuddie ISD
- City of Bovina
- Bovina ISD
- Parmer County Hospital
- Farwell Hospital
- Muleshoe Area Hospital
- Farwell Hospital
- High Plains Underwater Ground Conservation District

Property Types Appraised

PCAD staff is responsible for appraising residential, commercial, land, and business personal property. PCAD contracts with Pritchard and Abbott Inc. to appraise properties, utilities, pipelines, industrial property, and industrial personal property in the district.

The following represents a summary of property types and their certified values for 2016:

Code	Property Type	Parcel Count	Market Value
A	Single Family Homes	2376	\$139,034,223
B	Multi Family Homes	39	\$3,068,616
C	Vacant Lot	330	\$1,977,461
D1	Qualified Ag Land	2964	\$665,846,107
D2	Non Qualified Land	651	\$12,224,545
E	Farm & Ranch Improvements	1496	\$89,600,519
F1	Commercial Real Property	306	\$18,831,003
F2	Industrial Real Property	129	\$117,734,723
H	Personal Vehicles	1651	\$20,844,825
J	Utilities	180	\$146,229,444
L1	Commercial Personal Property	523	\$55,062,342
L2	Industrial Personal Property	67	\$175,255,007
M3	Tangible Personal Mobile Home	34	\$622,664
O	Residential Inventory	0	\$0
S	Special Inventory	11	\$1,569,127
X	Total Exempt Property	396	\$29,361,613

Property Discovery

The district aggressively seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Field discovery
- Filed Material/Mechanic's Liens
- Mobile home installation reports
- Electric connection reports
- Advertisements
- Railroad Commission Reports (oil/gas)
- Realtor and Appraisers

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 home sites with a maximum of 5 acres:

<u>County</u>	STATE MANDATED			OPTIONAL		
	Regular	Over-65	Disability	Regular %	Over 65	Disability
Parmer County	None	None	None	None	None	None
<u>Cities</u>						
City of Bovina	None	None	None	None	None	None
City of Friona	None	None	None	None	None	None
City of Farwell						
<u>Schools</u>						
Bovina ISD	\$25,000	\$10,000	\$10,000	None	None	None
Friona ISD	\$25,000	\$10,000	\$10,000	None	None	None
Farwell ISD	\$25,000	\$10,000	\$10,000	None	None	None
Lazbuddie ISD	\$25,000	\$10,000	\$10,000	None	None	None
<u>Special</u>						
Muleshoe Area Hospital	None	None	None	None	None	None
Parmer County Hospital	None	None	None	5000	10000	10000
Farwell Hospital	None	None	None	5000	10000	10000

For school tax purposes, the over 65, disability, surviving spouse, and 100% disabled veteran residential homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead on existing buildings. (Any new areas added to the home site will cause the ceiling to be readjusted and set in the subsequent tax year.)

All homeowners who qualify for the residential homestead exemption are subject to the placement of a homestead cap on their qualifying property which prohibits the increase of taxable value on the homestead property to ten percent per year. However, the market value may still be reflective of the local real estate market.

Disabled Veterans

In addition to the residential homestead exemption allowable to disabled veterans with a 100% service connected disability (as described above), disabled veterans are allowed a general exemption on any property they own based upon the percentage rating as determined by the Department of Veterans Affairs. Current exemptions amounts, based upon these ratings, are:

Disability Percentage	Exemption Amount
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000