

Rules For Building History On An Agriculture Account

1. The property owner(s) desiring Agriculture Use Appraisal is (are) responsible for obtaining an Application for 1-d-1 (Open-Space) Agriculture Use Appraisal, Form 50-129, for each and every year of the Building History period. They may be taken from the Runnels Central Appraisal District's website at runnelscad.org>Applications & Forms>50-129: Application for 1-d-1 (Open-Space) Agricultural Use Appraisal. They may, also, be obtained inside the office or from the Agriculture Clip board to the right of the building's entrance door only during office hours. Should you be unable to obtain a copy of the Application in any of these ways, you may call the office at (325) 365-3583 and ask that one be mailed to our mailing address. Applications may be obtained from the Runnels Central Appraisal District beginning the first business day after the year begins.
2. Building History, currently, lasts for a period of three (3) years as determined by the state legislature. During those three (3) years, the property usage is recorded on the Application so that there is a written history.
3. An Appraisal District representative may do a property inspection at any time during the three years of Building History to determine if the property is being used to the Runnels County degree of intensity standard.
4. On the year following the third year of Building History, the account(s) for which history is being built will reflect the Agriculture Use Appraisal. Example: History building three years are tax years 2023, 2024 and 2025. Agriculture Use Appraisal will show on the account(s) for the tax year 2026.
5. Building History **STOPS** when an Agriculture Application is NOT received by this office before the deadline of April 30 of the tax year or if the Application is NOT mailed by the Applicant on or before the April 30 deadline.
6. If the Application is received in this office in an incomplete manner or if the application is not signed AND dated, it will be returned to be completed. If it is not returned to this office within the thirty (30) days allowed by the Texas Property Tax Code or by the due date, if the due date falls within the thirty (30) days allowed by Texas Property Tax Code, Building History will **STOP** and the process will have to begin again.
7. Should the property owner decide he/she/they NO LONGER wish(es) to Build History on a property, a letter must be received by the Runnels Central Appraisal District as soon as possible. The letter must state that the property owner no longer desires to Build History. This does not mean that the property owner cannot start the Building History process at a later date.
8. If the property owner is Building History toward receiving the Agriculture Use Appraisal when the property is conveyed to another owner, the Building History phase begins again with the new owner should the new owner so desire.
9. If, at any time, the property owner's mailing address changes, it is the property owner's responsibility to give his/her/their new mailing address to the Runnels Central Appraisal District. This can be done by going to runnelscad.org>Applications & Forms>ACR: Address Change Request and printing out the form OR by coming to the office and requesting that form OR by calling and asking that the form be mailed to you. The form is to be completed in full, signed, and dated. The form **MUST** be accompanied by a copy of the property owner's Driver's License or State-issued Identification Card.
10. Forms should be completed using the ownership name as it is listed on the tax roll. You can find this information on the Runnels Central Appraisal District website at runnelscad.org>property search>search by owner name, property address, legal description, geographic id, or property id. If you know the R number of the accounts, you can click on property id and type in the R number field. The result will be the information on the account. Use the owner name as given in the account on your application. For instance, if the ownership name as listed on the tax roll is Smith John, complete the Application using the owner name John Smith. The owner name on the Application would be John and Patty Smith if the ownership on the tax roll is Smith John/Patty. If the tax roll shows the ownership as Smith John/Patty Revocable Living Trust, the owner name on the Application would be John and Patty Smith Revocable Living Trust.
11. If the acreage for which History is being built is less than 20 acres, the Application **MUST** write on the Application whether there is a larger tract the acreage in question is being used in conjunction with. The property does not have to be contiguous to be used in conjunction with a larger tract or tracts of land. The account number of that larger tract must also be given. The larger tract does not have to be owned by the owner of the smaller tract of land. It could be that the larger and smaller tracts are being leased by the same person. **THIS INFORMATION MUST BE PROVIDED FOR EACH YEAR OF BUILDING HISTORY.**