

Annual Report 2023

Runnels Central Appraisal District



AUGUST 3, 2023
RUNNELS CENTRAL APPRAISAL DISTRICT
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From the Chief Appraiser

August 3, 2023, Thursday

It is my pleasure to present the Annual Report of the Runnels Central Appraisal District (RCAD). This Annual Report for 2023 endeavors to provide specific information about the operations of the RCAD. The report has been designed to provide the reader a summarization of information which is published and printed in many different formats by the appraisal district. It highlights the results of our appraisal operations, taxpayer assistance, financial stewardship, the appeals process, and statistical comparisons from the Property Tax Assistance Division Property Value Study.

The Runnels Central Appraisal District strives to serve the property owners and citizens of Runnels County and the Great State of Texas. The RCAD works hard to provide equality and uniformity to the citizens of Runnels County to the seventeen entities represented who rely upon our work and expect our operation to be efficient, timely, and accurate. The RCAD also works with the State Comptroller's Property Tax Assistance Division to ensure that school districts receive accurate appraisal values for setting the basis for school funding. Finally, the RCAD has a high commitment to customer service. We strive to serve the County or Runnels with professionalism and integrity in all aspects of our operations.

On June 22, 2023, Thursday, RCAD once again successfully certified a timely and accurate appraisal roll. We believe it is our highest priority to not only efficiently serve our seventeen participating taxing units, but also to humbly serve the citizens of Runnels County and provide an accurate and fair appraisal roll so the tax burden can be equitably distributed.

I thank you for taking time to review this Annual Report and hope you gain insight into the operations of the Runnels Central Appraisal District. I would like to thank my entire staff for their continued commitment in performing their duties with the highest level of customer service. Their dedication in serving the people of this community is unsurpassed. At RCAD, we always strive to improve the quality and efficiency of our work. We are open to suggestions on how RCAD may serve the community better. If you have any comments or suggestions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Paul Scott Randolph". The signature is written in a cursive, flowing style.

PaulScott Randolph

Chief Appraiser, Runnels Central Appraisal District

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PREFACE

County Appraisal Districts were created by the Texas legislature when it passed the Peveto Bill in 1979. The Texas Property Tax Code, the Rules of the Texas Comptroller's Property Tax Assistance Division, and the Constitution of the State of Texas govern the operations of the appraisal districts statewide.

The Runnels Central Appraisal Districts mission is to discover, list and appraise property by administering the laws and guidelines established under the property tax system and set forth by:

- The Property Tax Assistance Division of the Texas State Comptroller's Office (PTAD)
- The Uniform Standards of Professional Appraisal Practice (USPAP)
- The International Association of Assessing Officers (IAAO)

The appraisal district is a local government, political subdivision of state, responsible for appraising property within the county boundaries. Senate Bill 621 required a central appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes.

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 Regulation and must complete courses and exams to become a Registered Professional Appraiser.

It is under the guidelines recommended by the IAAO Standard of Public Relations Sections 6.5 and Section 6.5.1 that the Runnels Central Appraisal District Publishes an annual report to convey information to the public, regarding the appraisal district.

If you have questions about information contained in this report, contact:

PaulScott Randolph-Chief Appraiser. Email support@runnelscad.org or phone: (325)-365-3583.

INTRODUCTION

Scope of Responsibility

Runnels Central Appraisal District (RCAD) has prepared and published this report to provide our taxpayers with a better understanding of the district's responsibilities and activities. It outlines the process of estimating the market value of properties based on the mass appraisal concept. The classification system and value schedules were prepared, using the concept of grouping similar types of improvements by a classing system which ranges in the single-family residences from small, inexpensive structures to the large, custom-built homes.

RCAD is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A five-member board of directors, appointed by the voting taxing units of Runnels County, along with the non-voting tax assessor/collector, constitutes the district's governing body. The primary duties of the Board of Directors are: 1. provide an office, 2. appoint a Chief Appraiser and 3. approve an operating budget for the district. The Chief Appraiser is the chief administrator and chief executive officer of the appraisal district.

The appraisal district is responsible for local property tax appraisal and exemption administration for seventeen jurisdictions, or taxing units, in the county. Each taxing unit: such as the county, a city, school district, hospital district, water district, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Appraisals established by the appraisal district allocate the year's tax burden based on each taxable property's January 1st market value. Eligibility is determined for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, charitable, and religious organizations, and agricultural use.

Except as otherwise provided by the Property Tax Code, all taxable property is appraised at its "market value" as of January 1st. Under the tax code, "market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- exposed for sale in the open market with a reasonable time for the seller to find a purchaser,
- both the seller and the buyer know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and
- both the seller and buyer seek to maximize their gains, and neither is in a position to take advantage of the exigencies of the other.

The Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83), and allocation of interstate property (Sec. 23.03). The owner of real property inventory may elect to have the inventory appraised at its market value as of September 1st of the year preceding the tax year to which the appraisal applies by filing an application with the chief appraiser requesting that the inventory be appraised as of September 1st.

The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. The district's current policy is to conduct a general reappraisal of real property at least once every three years. However, appraised values are reviewed annually and are subject to change for purposes of equalization. Personal Property is appraised every year. The appraised value of real estate is calculated using standardized methods and techniques. We compare that information with data for similar properties and with recent market data. The district subscribes to the standards promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable. In cases where the appraisal district contracts for professional valuation services, the contract that is entered into by each appraisal firm requires adherence to similar professional standards.

Personnel Resources

The Chief Appraiser is primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations, including the planning, organizing, directing and controlling of the business support functions related to human resources, budget, finance, records management, and purchasing. He is responsible for the valuation of all real and personal property accounts. The property types appraised include commercial, residential, business personal, and industrial.

The district's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Department of Licensing and Regulation. Support functions including records maintenance, information and assistance to property owners, and hearings support as coordinated by the Chief Appraiser.

The appraisal district staff consists of six full-time employees: the Chief Appraiser (CCA), five Professional Staff Appraisers, and one part-time bookkeeper.

Data

The district is responsible for establishing, maintaining, and appraising approximately 19,476 accounts, covering 911 square miles within Runnels County, with a total market value of \$2,149,864,980 billion dollars and a Net Taxable Value of \$1,030,623,836 million after all exemptions are deducted. Data collected includes property characteristics, ownership, and exemption information. Property characteristic data on new construction is updated through an annual field review. Existing property data is maintained through a field review prioritized by last field inspection date. Sales are routinely validated during a separate field effort; however, numerous sales are validated as part of the new construction and data review field activities. General trends in centers and interest rates, new construction trends, and cost and market data are acquired through various sources, including internally generated questionnaires to buyer and seller, university research centers, and market data.

Shared Appraisal District Boundaries

The district established procedures whereby ownership and property data information are routinely exchanged with neighboring appraisal districts who have overlapping taxing jurisdictions. Appraisers from adjacent appraisal districts discuss data collection and valuation issues to minimize the possibility of differences in property characteristics, legal descriptions, and other administrative data.

Independent Performance Test

According to Chapter 5 of the Texas Property Tax Code (TPTC) and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Assistance Division (PTAD) conducts a property value study (PVS) of each Texas school district and appraisal district at least once every two years.

As a part of this annual study, the code also requires the Comptroller to: apply appropriate standard statistical analysis techniques to data collected as part of the study of school district taxable values (PVS); review each appraisal district's appraisal standards, procedures, and methodology to determine compliance with generally accepted appraisal standards and practices (MAP review); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and determine the level and uniformity of property tax appraisal in each appraisal district. The methodology used in the property value study include stratified samples to improve sample representativeness and techniques or procedures of measuring uniformity. This study utilizes statistical analysis of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median, and price-related differential (PRD) for properties overall and by state category.

The Texas Property Tax 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 strictures containing two or more dwelling units belonging to one owner. Includes apartments but not motels or hotels.
C	Real Property: Vacant Lots and Tracts	Unimproved land parcels usually located within or adjacent to cities with no minimum or maximum size requirement.
D1	Real Property: Qualified Agricultural Land	All acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1d or 1-d-1.
D2	Real Property: Farm and Ranch Improvements on Qualified Open-Space Land	Farm and ranch improvements, such as barns and other structures, on qualified open-space land should not be reported as Category E property.
E	Real Property: Rural Land, not qualified for open-space land appraisal, and Improvements	Only rural land that is not qualified for productivity valuation and the improvements, including residential, on that land should be reported as E.
F1	Real Property: Commercial	Land and improvements devoted to sales, entertainment or services to the general public. Primarily Retail. Does not include utility property. The primary consideration is whether the warehouse is used as part of the manufacturing process.
F2	Real Property: Industrial	Land and improvements devoted to the development, manufacturing, fabrication, processing or storage of a product, except for utility. The primary consideration is whether the warehouse is used as part of the manufacturing process.
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.
H	Tangible Personal Property: Non-business Vehicles	Privately owned automobiles, motorcycles and light trucks not used to produce income.
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 fixture, equipment and inventory.

M	Mobile Homes and Other Tangible Personal Property	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, and or motor 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 business 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 prior tax year. Category S properties include dealer's motor vehicle inventory, dealer's vessel and outboard motor inventory, and retail manufactured housing inventory.
X	Exempt Property	Exempt property must have the qualification found in law, mainly the Tax Code.

Partial Exemptions – Runnels Taxing Entities – 17 – Tax Year 2023

Texas Property Tax Code Sec. 11.46 Compilation of Partial Exemptions.

Each year the chief appraiser shall compile and make available to the public a list showing for each taxing unit in the district the number of each kind of partial exemption allowed in that tax year and the total assessed value of each taxing unit that is exempted by each kind of partial exemption. (Enacted by Acts 1979, 66th Leg., ch 841 (SB/ 621), § 1, effective January 1, 1982; am. Acts 1981, 67th Leg., 1st CS., ch. 13 (HB. 30), § 45, effective January 1, 1982.)

Runnels County			
D	Disabled	12	\$108,370
D V 1- 4	Disabled Veteran General	27	\$258,380
DVH	Disabled Veteran 100% HS	22	\$1,607,750
DVS	Disabled Veteran Frozen Over 65	7	\$62,890
H	Homestead	0	\$0.00
OV65	Over 65	1,435	\$114,314,534
City of Ballinger			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	12	\$112,230
DVH	Disabled Veteran 100% HS	17	\$2,914,990
DVS	Disabled Veteran Frozen Over 65	11	\$132,000
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
City of Miles			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	4	\$30,450
DVH	Disabled Veteran 100% HS	4	\$492,753
DVS	Disabled Veteran Frozen Over 65	2	\$24,000
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
City of Winters			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	14	\$159,000
DVH	Disabled Veteran 100% HS	13	\$1,121,820
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
Ballinger I.S.D.			
D	Disabled	12	\$108,370

D V 1- 4	Disabled Veteran General	27	\$258,380
DVH	Disabled Veteran 100% HS	22	\$1,607,750
DVS	Disabled Veteran Frozen Over 65	7	\$62,890
H	Homestead	726	\$58,417,834
OV65	Over 65	709	\$55,896,700

Bronte I.S.D.

D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	4	\$31,300
DVH	Disabled Veteran 100% HS	0	\$0.00
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	23	\$1,902,695
OV65	Over 65	33	\$2,562,280

Coleman I.S.D.

D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	0	\$0.00
DVH	Disabled Veteran 100% HS	0	\$0.00
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	2	\$200,000
OV65	Over 65	5	\$417,280

Jim Ned C.I.S.D.

D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	2	\$19,050
DVH	Disabled Veteran 100% HS	0	\$0.00
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	14	\$1,323,210
OV65	Over 65	13	\$1,113,610

Miles I.S.D.

D	Disabled	1	\$10,000
D V 1- 4	Disabled Veteran General	6	\$52,450
DVH	Disabled Veteran 100% HS	1	\$154,572
DVS	Disabled Veteran Frozen Over 65	1	\$12,000
H	Homestead	203	\$17,066,661
OV65	Over 65	123	\$9,613,060

Olfen I.S.D.

D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	0	\$0.00
DVH	Disabled Veteran 100% HS	0	\$0.00
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	9	\$823,200

OV65	Over 65	19	\$1,664,230
Panther Creek C.I.S.D.			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	3	\$29,040
DVH	Disabled Veteran 100% HS	0	\$0.00
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	5	\$277,900
OV65	Over 65	7	\$552,440
Winters I.S.D.			
D	Disabled	4	\$36,470
D V 1- 4	Disabled Veteran General	12	\$107,500
DVH	Disabled Veteran 100% HS	7	\$382,930
DVS	Disabled Veteran Frozen Over 65	13	\$24,730
H	Homestead	420	\$27,563,840
OV65	Over 65	426	\$29,825,420
Ballinger Memorial Hospital Dist.			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	49	\$516,210
DVH	Disabled Veteran 100% HS	29	\$4,945,270
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
North Runnels Hospital Dist.			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	28	\$301,550
DVH	Disabled Veteran 100% HS	20	\$2,016,150
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
Runnels E.S.D. #1			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	10	\$100,450
DVH	Disabled Veteran 100% HS	4	\$449,753
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
Lipan-Kickapoo W.C.D.			
D	Disabled	0	\$0.00

D V 1- 4	Disabled Veteran General	41	\$433,910
DVH	Disabled Veteran 100% HS	18	\$2,794,790
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
Valley Creek W.C.D.			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	3	\$26,040
DVH	Disabled Veteran 100% HS	4	\$750,510
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00

ENTITIES SERVED
(17)

Runnels County

<u>Cities</u>	<u>ISD's</u>	<u>Water</u>	<u>Hospital</u>
Ballinger Miles Winters	Ballinger Bronte Coleman Miles Jim Ned Olfen Panther Creek Winters	Lipan-Kickapoo Valley Creek	Ballinger Memorial N. Runnels Runnels ESD #1

Board of Directors

The Board of Directors of the Runnels County Appraisal District Consists of five voting members and one non-voting member. The Directors are elected by the taxing entities which are entitled to vote. The non-voting member is the current Tax Assessor-Collector for Runnels County.

Board members include	Mr. Alvin Dunn, Chairman Mr. Roy Brown, Vice-Chairman Mr. Joe Gerhart, Member Mr. Johnny Pritchard, Member Mr. Greg Schwertner, Member Mrs. Robin Burgess, Secretary of the Board
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Appraisal Review Board

The Appraisal Review Board is responsible for hearing and settling all property tax issues between the taxpayers and the appraisal district, including assessed property values and exemptions. Once the ARB makes their decision regarding each appeal brought to them, the Chief Appraiser certifies the final appraisal roll for that county.

Current members of the Appraisal Review Board:

Mr. Charles McGuire, Chairman
Mrs. Dinell Jacob, Secretary
Mr. Ryan Paske, Member

Agricultural Advisory Board

With the consent of the Board of Directors, the Chief Appraiser appoints members for the Agricultural Advisory Board (AAB). The AAB offers advice to the appraisal district regarding local values and use of land that is designated as agricultural or open space agricultural.

Current members of the Agricultural Advisory Board:

Mrs. Linda Duggan
Mr. Gary Jacob
Mr. Rodrick Bredemeyer

Relevant Operations Data

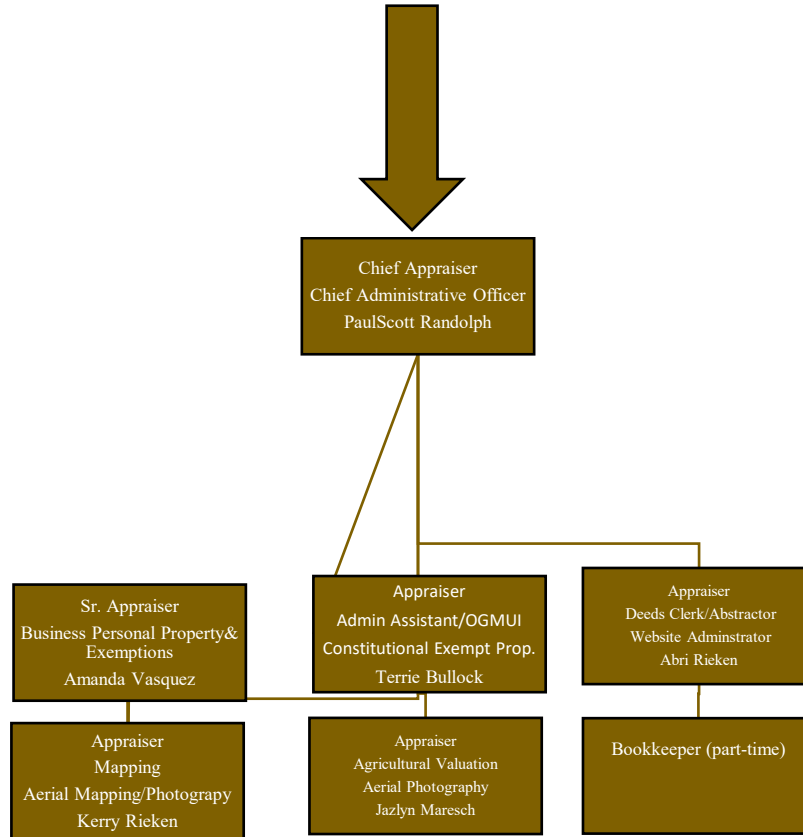
Staffing/Departments

The Runnels Central Appraisal District staff consists of 6 full-time employees. RCAD is organized into areas of responsibility (departments) – Agriculture, Business Personal Property/Exemptions, Mapping, Deeds, Administration.

- The Information Technology Department is responsible for systems analyses and application, data management, computer-assisted mass appraisal (CAMA) system coordination with software vendors, Internet support functions, data communications, network and personal computer workstation support, information assistance to the public, programming, production, Geographic Information System (GIS) mapping and database maintenance, and acquisition of digital aerial photography.
- The Appraisal Department is responsible for the valuation of all real and personal property. The property types appraised include residential, commercial, business personal property, industrial and manufactured housing.
- The Operations Department functions to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. This department includes front-line staff members who are capable of answering customer questions regarding ownership and exemptions and are able to perform basic property research for customers.

Organization Chart 2023

Board of Directors



RCAD Funding Sources

Funding for the RCAD is proportionately shared among all the taxing units located within the county. The RCAD's annual budget is reviewed and ultimately approved by the board of directors. Participating taxing units pay for the RCAD operations. The board of director's financial responsibilities include adopting the annual operating budget; selecting a district depository; purchasing and contracting; transferring, constructing and renovating real property; and providing for an independent audit.

Taxing Entity	Total Operating Budget	RCAD Number of Employees
RCAD Budget		
2017	\$415,438	6.5
2018	\$434,133	6.5
2019	\$491,118.25	6.5
2020	\$498,721	6.5
2021	\$546,947.06	6.5
2022	\$604,947.06	6.5
2023	\$604,947.06	6.5

Values and Types of Property

For purposes of tax assessment, real property includes land, buildings, and other improvements attached to the land. These real estate accounts are for single and multi-family residential, rural, and commercial/industrial properties within RCAD jurisdiction. Business personal property is tangible property owned by a business and used to produce income, but is not attached to the land; such as furniture, fixtures, machinery, equipment, inventory, motor vehicles, aircraft, etc.

2023 Runnels County Value by PTD Code
Total Number of Parcels: 19,476

PTD Code		Market Value	Land Value
By Property Type		Total	Total
A	Real Property: Single-family Residential	270,473,910	13,007,760
B	Real Property: Multifamily Residential	8,616,170	334,310
C1	Real Property: Vacant Lots and Tracts	3,745,170	3,744,370
C2	Real Property: Colonia Lots and Tracts	503,370	501,790
C3	Real Property: Vacant Lot – Residential (Out of Town)	354,640	353,050
D1	Real Property: Qualified Open-space Land	1,093,408,140	287,140
D2	Real Property: Farm and Ranch Improvements on	13,662,830	34,810
E	Non-Qualified Agricultural Land Rural	19,620,530	19,620,530
E1	Farm or Ranch Improvement–Residence–Non-Ag Land	188,066,540	10,682,510
E2	Farm or Ranch Improvement-Mobile Home-Non-Ag	13,420,060	1,371,940
E3	Farm or Ranch Improvement-Barn, etc. – Non-Ag	3,574,570	777,350
E4	Land Non-Qualified Productivity	8,446,100	8,446,100
F1	Real Property: Commercial	119,626,450	10,384,580
F2	Real Property: Industrial	24,278,460	1,497,580
G1	Real, Minerals, Oil, & Gas Producing	19,293,400	0
	Tangible Personal Property: Personal Vehicles, Not		0
H1	Tangible Personal Property – Non-Income Producing	0	0
H2	Tangible Personal Property: Goods in Transit	0	0
J	Real and Personal Property: Utilities	227,094,010	1,572,900
L1	Personal Property: Commercial	34,037,320	0
L2	Personal Property: Industrial and Manufacturing	90,521,000	0
M	Mobile Homes and Other Tangible Personal Property	8,267,910	0
N	Intangible Personal Property	0	0
O	Real Property: Residential Inventory	0	0
S	Special Inventory	0	0
X	Exempt Property	496,410	496,410

2023 Acreage Breakdown by Jurisdiction

D1 Acres: 639,720 acres in Agricultural Use

	Total Qualified Acres	Total Market Value	Total Productivity Value
Irrigated Cropland	1,425	2,658,777	510,045
Dry Cropland	286,734	480,220,605	73,356,605
Barren/Wasteland	39	44,102	6,678
Orchards	265	558,088	87,610
Improved Pastureland	56,038	97,399,314	4,142,454
Native Pastureland	275,094	479,874,297	20,236,790
Wildlife Management	19,841	34,259,577	34,259,577
Timberland (at productivity)	0	0	0
Timberland (at 1978 market)	0	0	0
Timberland at Restricted Use	0	0	0
Other Agricultural Land	284	469,690	68,200
Total	639,720	1,095,484,450	100,495,750

New Property Value

New property value comprises not only new separate structures on all properties, (including those properties that already have existing improvements) but also additions to existing improvements. Only the value of the new improvement itself is considered new value, not the increase in value of any existing structure.

For business personal property, new value includes only the personal property located within a new structure or improvement, not new inventory in an existing building.

Jurisdiction/Value	2023
New Taxable	Count 101 7,025,720

TOP TEN TAXPAYERS IN THE DISTRICT

Name	Market Value	Taxable Value
Exxon Mobile Pipeline	86,218,790	86,218,790
Mueller Supply Company Inc.	46,121,230	46,121,230
AEP Texas Inc.	44,741,720	44,741,720
Whitehorn Pipeline LLC.	23,467,270	23,467,270
Buddy's Plant Plus Corp.	210,110,730	210,110,730
Oncor Electric Delivery Company NTU	19,003,250	19,003,250
Studer Rental Corporation	8,259,170	8,259,170
Seminole Pipeline Co.	8,042,380	8,042,380
Atmos Energy Mid-Tex Pipeline Co.	8,003,890	8,003,890
Horse Hollow Generation Tie LLC.	6,694,860	6,694,860

Exemptions

RCAD determines eligibility and administration of various types of property tax exemptions, such as those for residential homestead exemptions, exemptions for age 65 or over, disabled individuals, disabled veterans, charitable or religious organizations, and government-owned properties. Other exemptions overseen by RCAD are pollution control (to ensure capital expenses require to comply with environmental mandates do not result in an increase in a facility's property taxes), minimum value for business personal property, Freeport goods("goods-in-transit") are goods that are held in Texas for a short time, then transported out of Texas), leased personal vehicles and vehicles used for both personal and to produce income.

Appeals

Notices of appraised value are mailed to property owners each year by May 1 or as soon as practicable thereafter. The notice includes the proposed value of their property, a list of taxing units in which the property is located, estimated taxes due for the year, etc., plus an explanation of the procedure for protesting value. A taxpayer who disagrees with the information may file a protest in writing and be scheduled to speak at an Appraisal Review Board hearing regarding the matter. Prior to the ARB hearing, the taxpayer may speak to a RCAD appraiser for an informal meeting to resolve concerns regarding property values, being taxed in an incorrect taxing jurisdiction, denial of an exemption, and/or other similar issues. If the appraiser determines that the property owner has a valid concern based upon the evidence provided, the issue may be resolved at the time with the appraiser documenting the evidence, explaining the reason for their judgement and the property owner signing an Agreement of Value. If the issue cannot be resolved by the appraisers, the taxpayer is given the opportunity to continue through the protest process and present their case to the Appraisal Review Board. If dissatisfied with the final order rendered by the ARB Notice of Final Order, the property owner may file an appeal in State District Court or under specified conditions agree to binding arbitration.

Legislative Changes

The Texas State Legislature meet every two years and 2023 marked the 88th Legislative session. Typically there are new laws that affect the operations of appraisal districts. RCAD closely follows each session, implementing any bills signed into laws by the Governor of the State of Texas. The Texas Department of Licensing and Regulation requires the appraisal staff to undergo two hours of training after each session covering new laws and rules that govern our organization. To aid in our understanding of the new laws, the Texas Comptroller of Public Accounts publishes highlights of recent legislation concerning property tax.

The Texas Senate and House of Representatives filed more than 8,000 bills and 11,700 resolutions during the 88th legislative session. As the session ended, 1,222 bills (15.2%) and 4,208 resolutions (34.3%) passed.

In its second special session, the legislature enacted Senate Bill 2, authored by Sen. Bettencourt, and House Joint Resolution 2, a proposed constitutional amendment authored by Representative Metcalf. Senate Bill 2 calls itself the “Property Tax Relief Act.” The two measures are designed to work together and are described below. They are contingent on the approval of the constitutional amendment in an election to be held November 7, 2023, Tuesday.

Both measures were passed by overwhelming majorities in the Texas House and Senate. The approval of the constitutional amendment seems assured.

EXEMPTIONS

The general school-tax homestead exemption will increase from \$40,000 to \$100,000. Existing tax ceilings will be reset to account for both the increase from \$25,000 to \$40,000 in the last session and the increase from \$40,000 to \$100,000 in this session. In the future all ceilings will be recalculated whenever there is a change in the homestead exemption amount. The State will provide extra money to school district to offset the revenue loss resulting from the increased homestead exemption.

School districts, cities, and counties may not repeal or reduce any existing percentage homestead exemptions unit 2028.

The increased exemption will apply in 2023. So will adjustments to tax ceilings. Appraisal districts will have to create supplemental 2023 appraisal records reflecting the changes. Those supplemental appraisal records will be submitted to the Appraisal Review Board (ARB) for approval.

School districts will perform their truth-in-taxation calculations based on the increased exemption. Tax bills will reflect the increased exemption, but those bills must explain that they are based on the assumption that the constitutional amendment will be approved. The bills will note that if the amendment should fail, the property owners will receive supplemental bills. The bills will be considered “provisional” until the results of the November 7th election are determined. They will become “final” bills when the votes are counted, and the constitutional amendment is approved.

APPRAISALS

Year-to-year increases in the appraised values of many non-homestead real properties will be capped at 20%. The bill refers to this new cap as a “circuit breaker”. The cap will benefit a property with an appraised value of \$5 million or less in 2024. Thus, the cap would benefit a restaurant building worth \$3

million dollars but not an apartment complex worth \$10 million. Property that receives a special appraisal such as agricultural land will not qualify. That \$5-million figure will change from year to year as determined by the comptroller and based on changes in the consumer price index. The appraised value of a qualifying property will be limited to the preceding year's appraised value plus 20% plus the value of any new improvements. In order to benefit in a particular year, the property owner must have owned the property on January 1 of the preceding year. If a property changes hands during a year, the cap will not apply in the following year.

The law currently calls for this new cap to expire after 2026, but that is subject to change when the legislature meets in 2025 and 2027.

SCHOOL FINANCE

The state will provide extra money to school districts and require districts to reduce their m&o tax rates. Each school district maximum compressed rate for the 2023-2024 school year will be reduced by 10.7¢. If a school district's maximum compress rate turns out to be less than 90% of another school district's maximum compressed tax rate the district's maximum compressed tax rate will rise to 90% of the other district's maximum compressed tax rate. Tax assessors will calculate 2023 taxes based on the reduced rates.

PROPERTY TAX BILLS IN THE 2023 TEXAS LEGISLATURE 88TH REGULAR SESSION

Bills That Were Passed

H.B. 456

Author: Craddick

Amends/Enacts: §11.18 Tax Code

Effective: January 1, 2024

Some charitable organizations will receive exemptions for mineral interests that they own including royalty interests. In order to qualify, an organization must perform on or mor of eight charitable functions from the larger list of function in §11.18(d).. The exemption applies toa royalty interest that is not severed from the surface and that was donated to the charitable organization.

H.B. 456

Author: Craddick

Amends/Enacts: §11.18 Tax Code

Effective: January 1, 2024

Under current law, when a property owner who is already receiving a homestead exemption turns 65, the appraisal district should allow the over-65 homestead exemption without the need for a new application. That's if the owner has notified the district of his/her birth date or if the district has learned the owner's birth date from the Department of Public Safety (DPS).

S.B. 1381**Author: Eckhardt****Amends/Enacts: 811.43 Tax Code****Effective: January 1, 2024**

If a homeowner receives a local-option homestead exemption for owners over 65 and died leaving a surviving spouse, the spouse will inherit the exemption without having to file a new exemption application. An application form for a homestead exemption will include a space for the date of birth of the applicant's spouse.

S.B. 1801**Author: Springer****Amends/Enacts: 811.43 Tax Code****Effective: September 1, 2023**

An appraisal district will have to review each homestead exemption at least once every five years to confirm that the property still qualifies for the exemption.

H.B. 2121**Author: Paul****Amends/Enacts: 822.24 Tax Code****Effective: January 1, 2024**

A rendition will not have to be sworn or notarized if it is filed on behalf of a property owner whose good faith estimate of the market value of his/her Business Personal Property (bpp) is not more than \$150,000.

H.B. 796**Author: Button****Amends/Enacts: 841.13 Tax Code****Effective: January 1, 2024**

An appraisal district will have to establish an online database containing information on every hearing conducted by the Appraisal Review Board (ARB). The entry for each hearing will have to include: the name of each ARB member participation; the date and time of the hearing; the account number, value, and category of the property; and the ARB's determination. The database will have to be updated by October 1 of each year. Data for each year will be added until the database includes the data for five years. From that point forward, the database will include data for the five most recent years.

2023 PARTIAL EXEMPTIONS LIST-17 ENTITIES

Texas Property Tax Code Sec. 11.46 Compilation of Partial Exemptions.

Each year the chief appraiser shall compile and make available to the public a list showing for each taxing unit in the district the number of each kind of partial exemption allowed in that tax year and the total assessed value of each taxing unit that is exempted by each kind of partial exemption. (Enacted by Acts 1979, 66th Leg., ch 841 (SB/ 621), § 1, effective January 1, 1982; am. Acts 1981, 67th Leg., 1st CS., ch. 13 (HB. 30), § 45, effective January 1, 1982.)

Runnels County			
D	Disabled	12	\$108,370
D V 1- 4	Disabled Veteran General	27	\$258,380
DVH	Disabled Veteran 100% HS	22	\$1,607,750
DVS	Disabled Veteran Frozen Over 65	7	\$62,890
H	Homestead	0	\$0.00
OV65	Over 65	1,435	\$114,314,534
City of Ballinger			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	12	\$112,230
DVH	Disabled Veteran 100% HS	17	\$2,914,990
DVS	Disabled Veteran Frozen Over 65	11	\$132,000
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
City of Miles			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	4	\$30,450
DVH	Disabled Veteran 100% HS	4	\$492,753
DVS	Disabled Veteran Frozen Over 65	2	\$24,000
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
City of Winters			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	14	\$159,000
DVH	Disabled Veteran 100% HS	13	\$1,121,820
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
Ballinger I.S.D.			
D	Disabled	12	\$108,370

D V 1- 4	Disabled Veteran General	27	\$258,380
DVH	Disabled Veteran 100% HS	22	\$1,607,750
DVS	Disabled Veteran Frozen Over 65	7	\$62,890
H	Homestead	726	\$58,417,834
OV65	Over 65	709	\$55,896,700

Bronte I.S.D.

D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	4	\$31,300
DVH	Disabled Veteran 100% HS	0	\$0.00
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	23	\$1,902,695
OV65	Over 65	33	\$2,562,280

Coleman I.S.D.

D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	0	\$0.00
DVH	Disabled Veteran 100% HS	0	\$0.00
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	2	\$200,000
OV65	Over 65	5	\$417,280

Jim Ned C.I.S.D.

D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	2	\$19,050
DVH	Disabled Veteran 100% HS	0	\$0.00
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	14	\$1,323,210
OV65	Over 65	13	\$1,113,610

Miles I.S.D.

D	Disabled	1	\$10,000
D V 1- 4	Disabled Veteran General	6	\$52,450
DVH	Disabled Veteran 100% HS	1	\$154,572
DVS	Disabled Veteran Frozen Over 65	1	\$12,000
H	Homestead	203	\$17,066,661
OV65	Over 65	123	\$9,613,060

Olfen I.S.D.

D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	0	\$0.00
DVH	Disabled Veteran 100% HS	0	\$0.00
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	9	\$823,200

OV65	Over 65	19	\$1,664,230
Panther Creek C.I.S.D.			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	3	\$29,040
DVH	Disabled Veteran 100% HS	0	\$0.00
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	5	\$277,900
OV65	Over 65	7	\$552,440
Winters I.S.D.			
D	Disabled	4	\$36,470
D V 1- 4	Disabled Veteran General	12	\$107,500
DVH	Disabled Veteran 100% HS	7	\$382,930
DVS	Disabled Veteran Frozen Over 65	13	\$24,730
H	Homestead	420	\$27,563,840
OV65	Over 65	426	\$29,825,420
Ballinger Memorial Hospital Dist.			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	49	\$516,210
DVH	Disabled Veteran 100% HS	29	\$4,945,270
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
North Runnels Hospital Dist.			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	28	\$301,550
DVH	Disabled Veteran 100% HS	20	\$2,016,150
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
Runnels E.S.D. #1			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	10	\$100,450
DVH	Disabled Veteran 100% HS	4	\$449,753
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
Lipan-Kickapoo W.C.D.			
D	Disabled	0	\$0.00

D V 1- 4	Disabled Veteran General	41	\$433,910
DVH	Disabled Veteran 100% HS	18	\$2,794,790
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00
Valley Creek W.C.D.			
D	Disabled	0	\$0.00
D V 1- 4	Disabled Veteran General	3	\$26,040
DVH	Disabled Veteran 100% HS	4	\$750,510
DVS	Disabled Veteran Frozen Over 65	0	\$0.00
H	Homestead	0	\$0.00
OV65	Over 65	0	\$0.00

End of Report