



Van Zandt County Appraisal District 2017 Annual Report

Introduction

The Van Zandt 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 Van Zandt 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 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)
- 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
- 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
- Adopt general policies on the appraisal district's operations
- 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/her in determining typical practices and standards for agricultural activities in the district. They serve at the pleasure of the Board of Directors.

Taxing Jurisdictions

The Van Zandt County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that have territory located within the 855 square miles of Van Zandt County. Following are those taxing jurisdictions with territory located in the district.

- Van Zandt County
- Emergency Services District #1
- Emergency Services District #2
- Tyler Junior College
- Trinity Valley Community College
- Canton City
- Edgewood City
- Grand Saline City
- Van City
- Wills Point City
- Fruitvale ISD
- Emergency Services District #3
- Athens ISD
- Brownsboro ISD
- Eustace ISD
- Mabank ISD
- Lindale ISD
- Canton ISD
- Edgewood ISD
- Grand Saline ISD
- Van ISD
- Wills Point ISD
- Martins Mill ISD
- Emergency Services District #4

Legislative Changes

Van Zandt County Appraisal District reviews all legislation after each session that may affect the appraisal district's operations. Once laws are passed, Van Zandt CAD responds in a timely manner updating records, forms, policies, and procedures as warranted. The CAD also seeks to stay abreast and timely respond to administrative rule changes. Employees regularly attend seminars and courses for the purpose of planning proper and strategic implementation of required changes to new legislation, statutes, and rules.

Property Types and Uses Appraised

The district is comprised of some 53,000 parcels. A large majority of accounts are rural land related to agriculture. However, rural land is slowly being developed with land transitioning to residential use. The eastern part of the county contains a significant amount of gas, oil, and salt production; otherwise there is limited industrial activity. The majority of commercial use property can be found in the cities of Canton, Wills Point, Van, and Grand Saline.

The following represents a summary of property types appraised by the district for 2017:

PTAD CLASSIFICATION	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single Family Residential	13,674	1,117,110,660
B	Multi Family Residential	127	21,852,240
C	Vacant Land (< 5 acres)	5,332	34,531,170
D1	Qualified Open Space "Ag" Land	14,541	1,533,552,280
D2	Farm/Ranch Improvements on Qualified	2,548	30,654,940
E	Not Qualified "Ag" Land + Residential	12,339	1,131,423,000
F1	Commercial Real Property	1,628	274,173,132
F2	Industrial Real Property	35	8,748,256
G	Oil/Gas/Minerals	2,879	31,594,451
J	Utilities	410	132,386,961
L1	Commercial Personal Property	2,407	111,858,599
L2	Industrial Personal Property	246	75,860,922
M1	Mobile Homes	1,055	24,143,050
0	Residential Inventory	281	1,943,990
S	Dealer's Special Inventory	37	9,854,340
X	Exempt Property	1,442	127,932,951

Appraisal Operation Summary

During the 2017 appraisal year the appraisal staff utilized aerial photography as well as on-site inspections to ensure all properties are accounted for and classed correctly. Cost schedules were reviewed and market analysis was performed to validate appraisal value in each category. The results revealed the following:

Mean level of appraisal	100.76	Weighted mean level of appraisal	99.52
Median level of appraisal	101.40	Coefficient of dispersion	13.44

Based upon the Mass Appraisal Standards adopted by the International Association of Assessing Officers, the above statistics indicate that the district’s mass appraisal system is accurately & uniformly appraising property. A complete description of these statistics is contained in the district’s 2017 Internal Ratio Study and Mass Appraisal Report.

Property Discovery

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

- City building permits
- Filed Material/Mechanic’s Liens
- Mobile home installation reports
- Septic tank permits
- Fee appraisals
- Electric connection reports
- Public “word of mouth”
- Railroad Commission Reports (oil/gas)
- Aerial Imagery
- Sales letters
- Field discovery

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

This chart represents the total exemption amounts available to homeowners who qualify for this exemption on home sites with a maximum of 20 acres:

Jurisdiction	General	Over 65	Disability	100% Disabled Veteran	Over 65 Surviving Spouse
Van Zandt County	20% (min. \$5,000)	\$3,000	\$3,000	100%	\$3,000
Canton City	20% (min. \$5,000)	\$9,000	\$9,000	100%	\$9,000
Edgewood City	-0-	\$3,000	\$3,000	100%	\$3,000
Grand Saline City	-0-	-0-	-0-	100%	-0-
Van City	20% (min. \$5,000)	\$3,000	\$3,000	100%	\$3,000
Wills Point City	-0-	\$5,000	\$5,000	100%	\$5,000
Canton ISD	\$25,000	\$10,000	\$10,000	100%	\$10,000
Edgewood ISD	\$25,000	\$10,000	\$10,000	100%	\$10,000
Fruitvale ISD	\$25,000 20% (min. \$5,000)	\$10,000	\$10,000	100%	\$10,000
Grand Saline ISD	\$25,000 20% (min. \$5,000)	\$10,000	\$10,000	100%	\$10,000
Martins Mill ISD	\$25,000	\$10,000	\$10,000	100%	\$10,000
Van ISD	\$25,000 20% (min. \$5,000)	\$10,000	\$10,000	100%	\$10,000
Wills Point ISD	\$25,000	\$10,000	\$10,000	100%	\$10,000
TJC	-0-	\$20,000	\$20,000	100%	\$20,000
TVCC	-0-	\$15,000	\$10,000	100%	\$10,000
Emergency Services Dist. #1	-0-	-0-	-0-	100%	-0-
Emergency Services Dist. #2	-0-	-0-	-0-	100%	-0-
Emergency Services Dist. #3	-0-	-0-	-0-	100%	-0-
Emergency Services Dist. #4	-0-	-0-	-0-	100%	-0-
Lindale ISD	\$25,000	\$10,000	\$10,000	100%	\$10,000
Mabank ISD	\$25,000	\$10,000	\$10,000	100%	\$10,000
Eustace ISD	\$25,000 20% (min. \$5,000)	\$10,000	\$10,000	100%	\$10,000
Brownsboro ISD	\$25,000 20% (min. \$5,000)	\$10,000	\$10,000	100%	\$10,000
Athens ISD	\$25,000	\$10,000	\$10,000	100%	\$10,000

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 Veteran’s Affairs. Current exemption amounts, as based upon these ratings, are:

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

Other Exemptions

Other commonly occurring exemptions are:

- Cemetery Exemptions
- Religious Organizations
- Primarily Charitable Organizations
- Veteran’s Organizations

Other less frequently occurring exemptions are allowable and described in Chapter 11, Property Tax Code.

Appeal Information

State law required the district to mail Notices of Appraised Value to property owners where:

- New property has been included for the first time on the appraisal roll
- There has been an ownership change
- There has been a increase in taxable value
- The property owner filed a rendition statement of the property
- The property has been annexed or de-annexed to a taxing jurisdiction

In compliance with these laws, the district prepared and delivered required notices for:

- 33,070 real estate parcels
- 1,760 commercial personal property parcels, and
- 3,570 mineral/utility/industrial parcels

From those notices, 1,742 parcels were protested with the following characteristics:

Description	Parcel Count
Value is over market value	1,274
Value is unequal compared with other properties	356
Property should not be taxed	1
Failure to send required notice	0
Other	99
Exemption was denied, modified, or cancelled	1
Change of land use	1
Open Space Land valuation was denied, modified, or cancelled	9
Owner’s name is incorrect	0
Property should not be taxed in a taxing unit	1

The final results of these protests were:

Description	Parcel Count
Protest withdrawn	371
Protest settled	1,205
Case dismissed for failure (of taxpayer) to appear at hearing	112
ARB ordered no change to the appraisal record	22
ARB ordered a change to the appraisal record	21
Hearing Rescheduled until January, 2018	11

Certified Values

The Chief Appraiser certified market & taxable values to the taxing jurisdictions on 07/13/2017. The following totals were used as the basis for calculation of the taxing entities' effective tax rates on 7/26/2017.

Jurisdiction	Parcel Count	Market Value	Taxable Value
Van Zandt County	52,684	4,667,621,371	2,683,785,587
Canton City	2,945	359,783,274	300,118,141
Edgewood City	1,138	64,573,833	57,419,064
Grand Saline City	1,791	96,420,829	84,680,572
Van City	2,874	147,406,207	122,434,688
Wills Point City	2,319	166,689,154	143,514,235
Canton ISD	10,706	1,184,587,630	729,820,150
Edgewood ISD	5,192	428,399,415	237,910,831
Fruitvale ISD	1,600	116,545,272	46,526,757
Grand Saline ISD	5,488	506,531,146	250,474,433
Martins Mill ISD	2,286	251,337,851	110,484,919
Van ISD	13,793	1,012,226,956	512,514,399
Wills Point ISD	10,644	865,120,825	498,214,338
Tyler Junior College	13,279	1,089,394,658	680,803,969
Trinity Valley Community College	2,433	205,136,190	110,497,747
Emergency Services District #1	1,739	176,395,282	98,136,612
Emergency Services District #2	4,792	441,843,140	290,434,164
Emergency Services District #3	6,858	744,052,705	411,233,269
Emergency Services District #4	7,943	693,597,755	453,893,083
Lindale ISD	133	14,401,811	5,527,471
Mabank ISD	1,731	175,817,372	82,541,409
Eustace ISD	82	7,740,547	2,885,125
Brownsboro ISD	621	21,594,381	9,465,078
Athens ISD	730	79,859,984	34,913,170

These values reflect an overall market value increase of 6.64 percent for the county from the previous year's value.

Special Disaster Reappraisal

On April 29, 2017, Van Zandt County experienced several tornados with damage paths totaling over 60 square miles of area. Subsequently, the Governor proclaimed Van Zandt County a disaster area on May 1, 2017. In accordance with Texas Property Tax Code §23.02(a), all taxing entities with property damaged by the tornados authorized Van Zandt CAD to reappraise those properties as of April 30, 2017. The disaster reappraisal resulted in a total loss of over \$53 million in taxable value for the taxing entities affected. The results of the reappraisal were included with the certified valuation totals provided to the taxing jurisdictions by the Chief Appraiser on July 13, 2017 and are reflected in the valuation totals given in this report.

Tax Rates

Using the taxable values as certified by the Chief Appraiser and following the requirements of the Truth in Taxation Laws, the taxing jurisdictions adopted the following tax rates (per \$100):

Tax Entity	M & O	I & S	Total
Canton City	0.1812070	0.2391250	0.4203320
Canton ISD	1.0400000	0.4310000	1.4710000
Edgewood City	0.4870200	0.0675800	0.5546000
Edgewood ISD	1.1700000	0.1440000	1.3140000
Fruitvale ISD	1.1700000	0.0900000	1.2600000
Grand Saline City	0.5980788	0.3419212	0.9400000
Grand Saline ISD	1.1700000	0.2800000	1.4500000
Martins Mill ISD	1.0400000	0.1425500	1.1825500
Van City	0.4592987	0.1657013	0.6250000
Van ISD	1.1700000	0.3914000	1.5614000
Wills Point City	0.5000000	0.2500000	0.7500000
Wills Point ISD	1.1370600	0.0000000	1.1370600
Tyler Junior College	0.1541600	0.0457660	0.1999260
Trinity Valley College	0.1385400	0.0000000	0.1385400
ESD #1	0.0300000	0.0000000	0.0300000
ESD #2	0.0850000	0.0000000	0.0850000
ESD #3	0.0798000	0.0000000	0.0798000
ESD #4	0.0900000	0.0000000	0.0900000
Lindale ISD	1.0800000	0.3100000	1.3900000
Van Zandt County	0.4862200	0.0296270	0.5158470
Van Zandt Special Road Tax	0.1000000	0.0000000	0.1000000
Athens ISD	1.0373800	0.3990900	1.4364700
Brownsboro ISD	1.1700000	0.3200000	1.4900000
Eustace ISD	1.0400000	0.1900000	1.2300000
Mabank ISD	1.0400000	0.3250000	1.3650000