

REAGAN COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT

2020

The Reagan County Appraisal District is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirement of the appraisal district. Members of the Board of Directors are appointed by the taxing units within the boundaries of Reagan County and must live within the district two years prior to serving on the board. The Chief Appraiser is hired by the Board of Directors and is the chief administrator of the appraisal district. The appraisal district is responsible for local property tax appraisal and exemption administration. The local taxing units such as your County, School, City, Hospital and Water Districts set tax rates from the property tax appraisal issued by the Appraisal District. The Reagan CAD serves the following taxing units.

Entity	2020 Market Value	2020 Taxable Value
Reagan County General Fund	\$5,152,948,603	\$4,901,650,177
Reagan County FM Fund	\$5,152,948,603	\$4,900,271,677
Reagan County ISD M&O	\$4,864,861,268	\$4,612,595,118
Reagan County ISD I&S	\$4,864,861,268	\$4,799,102,088
Reagan Hospital District	\$4,864,861,268	\$4,592,948,286
Reagan Water Supply	\$4,864,861,268	\$4,827,390,968
City of Big Lake	\$ 182,639,701	\$ 170,902,300
Santa Rita UWCD	\$4,857,450,652	\$4,820,055,952
Glasscock County UWCD	\$ 7,410,616	\$ 7,335,016

The district maintains approximately 78,518 parcels with property types of residential, commercial, business, utilities, pipelines, oil and gas.

Valuation History

Certified Market Values

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Reagan County	\$2,419,994,283	\$2,339,976,247	\$3,449,299,358	\$5,325,820,590
Reagan ISD	\$2,159,546,961	\$2,183,637,857	\$3,236,280,958	\$4,986,532,069
City of Big Lake	\$ 166,107,684	\$ 176,056,160	\$ 189,773,074	\$ 195,150,964
Hospital District	\$2,159,546,961	\$2,183,637,857	\$3,236,280,958	\$4,986,532,069
Reagan W.S.	\$2,131,058,721	\$2,183,637,857	\$3,236,280,958	\$4,986,525,249
Santa Rita Water	\$2,116,567,649	\$2,175,453,121	\$3,225,351,911	\$4,976,016,164

Net Taxable Values

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Reagan County	\$1,976,576,874	\$2,314,339,509	\$3,161,039,445	\$5,051,394,495
Reagan ISD	\$1,817,588,806	\$2,133,766,768	\$2,948,093,718	\$4,711,790,732
City of Big Lake	\$ 159,683,781	\$ 166,174,153	\$ 182,218,926	\$ 183,229,310
Hospital District	\$1,824,653,102	\$2,140,866,748	\$2,928,953,097	\$4,692,248,456
Reagan W.S.	\$1,813,209,102	\$2,160,043,927	\$3,213,425,469	\$4,945,992,732
Santa Rita Water	\$1,833,457,924	\$2,152,125,663	\$3,213,425,469	\$4,935,577,575

Average Market Value – Single Family Residence

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Reagan County	\$59,904	\$59,747	\$67,109	\$65,535	\$61,772
Reagan ISD	\$59,904	\$59,747	\$67,109	\$65,535	\$61,772
City of Big Lake	\$59,007	\$58,732	\$64,768	\$64,768	\$60,036
Hospital District	\$59,904	\$59,747	\$67,109	\$65,535	\$61,772
Reagan W.S.	\$59,904	\$59,747	\$67,109	\$65,535	\$60,392
Santa Rita Water	\$59,904	\$59,747	\$67,109	\$65,535	\$61,772

Average Taxable Value – Single Family Residence

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Reagan County	\$56,829	\$56,791	\$60,351	\$63,507	\$60,774
Reagan ISD	\$34,808	\$36,239	\$28,689	\$25,807	\$23,619
City of Big Lake	\$57,906	\$57,881	\$61,957	\$63,093	\$59,485
Hospital District	\$41,892	\$42,049	\$53,689	\$50,807	\$48,619
Reagan W.S.	\$58,511	\$58,592	\$56,173	\$63,507	\$60,774
Santa Rita Water	\$58,511	\$58,592	\$56,173	\$63,507	\$60,191

Exemption Data

The district has various exemptions that taxpayers may qualify for including: Homestead, Over-65 Homestead and Disability Homestead residential exemptions. You may only apply for one of the homestead exemptions on one property in a tax year. A homestead may include up to 20 acres of land you actually use in the residential use (occupancy) of your home. To qualify for homestead exemption, you must own and reside in your home on January 1 of the tax year. The age 65 or older or disability exemption for school taxes includes a school tax limitation or ceiling. Some taxing units such as the School and Hospital offer an additional 20% (with a minimum \$5,000 exemption) on Homestead Exemptions and the Hospital offers a 100% exemption for Over-65 and Disability Homestead Exemptions. The filing of this application is between January 1 and April 30. You may file a late homestead exemption if you file it no later than one year after the date taxes become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if you move out of the county: this can transfer to the new county you reside in.

Exemption Information:

Entity	Homestead	Over 65 or Disabled
Reagan County	\$	\$10,000
Reagan County FM	\$ 3,000	\$10,000
Reagan ISD	20%* + \$25,000	20%* + \$35,000
Reagan Hospital District	20%	100%

*The School and Hospital both offer an optional exemption on the homestead of \$5,000 or 20% whichever is greater.

Disabled Veterans	Amount	Percentage
DV1	\$ 5,000	10-29%
DV2	\$ 7,500	20-49%
DV3	\$10,000	50-69%
DV4	\$12,000	70-100%
DVHS	Totally Exempt	100%

The DVHS only apply to General Homestead Exemption

Exemption Breakdown

Reagan County

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	483	0
S	229	\$2,239,691
F	0	0
B	9	\$ 90,000
D	0	0
W	0	0
O	0	0
DV	13	\$ 146,465
DV100	4	\$ 120,044

Reagan ISD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	486	\$16,453,030
Local Discount	526	\$ 9,062,008
S	229	\$ 1,537,464
Optional 65	137	\$ 1,247,415
F	0	0
B	9	\$ 80,000
D	0	0
W	0	0
O	0	0
DV	16	\$ 123,963
DV100	2	\$ 60,044

Reagan Hospital

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	483	\$ 0
Local Discount	721	\$23,013,342
S	229	0
F	0	0
B	9	0
D	0	0
W	0	0
O	0	0
DV	16	\$ 77,370
DV100	2	\$ 120,044

Santa Rita UWD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	474	0
S	221	0
F	0	0
B	9	0
D	0	0
W	0	0
O	0	0
DV	16	\$155,000
DV100	2	\$120,044

City of Big Lake

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	434	0
S	201	0
F	0	0
B	8	0
D	0	0
W	0	0
O	0	0
DV	14	\$ 131,000
DV100	2	\$ 120,044

2020 Tax Rates Per Entity Per \$100 of Value

Reagan County General Fund	.199479
Reagan County FM & LR	.020550
Reagan County ISD M&O	1.041700
Reagan County ISD I&S	.060000
Reagan County Hospital M&O	.123893
Reagan County Hospital I&S	.033654
City of Big Lake M&O	.435650
City of Big Lake I&S	.462226
Reagan Water Supply M&O	.010125
Reagan Water Supply I&S	.004145
Santa Rita UWCD	.003751
Glasscock County UWCD	.006571

Reagan County has an average Collection Rate of 99%. We work with our Taxpayers to maximize the collections for the entities. Most taxing entities offer the 3%, 2%, 1% discount to all taxpayers. Beginning in 2020, the ISD will not offer the discount. The district offers payment plans or partial payments for delinquent taxes.

Agricultural 1-D-1 Open Space and Wildlife Management

Because of Senate Bill 771 there is a temporary recession of agricultural use during the drought. Qualified open-space land does not become ineligible for the special appraisal when a drought is declared by the Governor. The Governor has declared the necessity to cease agricultural use for longer than normal time period. We will work with our Farmers and Ranchers during the drought.

Property Value Study

The Property Value Study is conducted by the State comptroller's Office to estimate the taxable property value in each school district to measure the performance of Appraisal Districts. If the Appraisal District is within a 5% percent margin the State Comptroller will certify the local value to the commissioner of Education. The findings of the study are used in the school funding formula for state aid.

2019 ISD Summary Worksheet

192-Reagan

192-901/Reagan County ISD

Category	Local Tax Roll Value	2019 WTD Mean Ratio	2019 PTAD Value Estimate	2019 Value Assigned
A. SINGLE-FAMILY RESIDENCES	62,180,094	N/A	62,180,094	62,180,094
B. MULTIFAMILY RESIDENCES	1,287,610	N/A	1,287,610	1,287,610
C1. VACANT LOTS	2,674,388	N/A	2,674,388	2,674,388
C2. COLONIA LOTS	0	N/A	0	0
D1. QUALIFIED AG LAND	15,193,523	N/A	15,193,523	15,193,523
D2. REAL PROP:FARM & RANCH	3,163,275	N/A	3,163,275	3,163,275
E. REAL PROP NONQUAL ACREAGE	37,695,116	N/A	37,695,116	37,695,116
F1. COMMERCIAL REAL	29,459,773	N/A	29,459,773	29,459,773
F2. INDUSTRIAL REAL	386,106,201	N/A	386,106,201	386,106,201
G. OIL,GAS,MINERALS	3,516,890,840	N/A	3,516,890,840	3,516,890,840
J. UTILITIES	604,178,800	N/A	604,178,800	604,178,800
L1. COMMERCIAL PERSONAL	30,180,512	N/A	30,180,512	30,180,512
L2. INDUSTRIAL PERSONAL	268,512,210	N/A	268,512,210	268,512,210
M. MOBILE HOMES	8,233,136	N/A	8,233,136	8,233,136
N. INTANGIBLE	0	N/A	0	0

Category	Local Tax Roll Value	2019 WTD Mean Ratio	2019 PTAD Value Estimate	2019 Value Assigned
PERSONAL PROP				
O. RESIDENTIAL INVENTORY	8,080	N/A	8,080	8,080
S. SPECIAL INVENTORY	531,765	N/A	531,765	531,765
Subtotal	4,966,295,323	0	4,966,295,323	4,966,295,323
Less Total Deductions	249,187,979	0	249,187,979	249,187,979
Total Taxable Value	4,717,107,344	0	4,717,107,344	4,717,107,344

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M & O Purposes

T1	T2	T3	T4
4,722,712,467	4,717,107,344	4,718,284,745	4,712,679,622

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
5,605,123	4,427,722

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I & S Purposes

T7	T8	T9	T10
4,929,388,417	4,923,783,294	4,924,960,695	4,919,355,572

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

192-901-02/Reagan County ISD

Category	Local Tax Roll Value	2019 WTD Mean Ratio	2019 PTAD Value Estimate	2019 Value Assigned
A. SINGLE-FAMILY RESIDENCES	62,180,094	N/A	62,180,094	62,180,094
B. MULTIFAMILY RESIDENCES	1,287,610	N/A	1,287,610	1,287,610
C1. VACANT LOTS	2,674,388	N/A	2,674,388	2,674,388
C2. COLONIA LOTS	0	N/A	0	0
D1. QUALIFIED AG LAND	15,193,523	N/A	15,193,523	15,193,523
D2. REAL PROP:FARM & RANCH	3,163,275	N/A	3,163,275	3,163,275
E. REAL PROP NONQUAL ACREAGE	37,695,116	N/A	37,695,116	37,695,116
F1. COMMERCIAL REAL	29,459,773	N/A	29,459,773	29,459,773

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L1. COMMERCIAL PERSONAL	30,180,512	N/A	30,180,512	30,180,512
L2. INDUSTRIAL PERSONAL	268,512,210	N/A	268,512,210	268,512,210
M. MOBILE HOMES	8,233,136	N/A	8,233,136	8,233,136
N. INTANGIBLE PERSONAL PROP	0	N/A	0	0
O. RESIDENTIAL INVENTORY	8,080	N/A	8,080	8,080
S. SPECIAL INVENTORY	531,765	N/A	531,765	531,765
Subtotal	4,966,295,323		4,966,295,323	4,966,295,323
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T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption