

REAGAN COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT

2024

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	2024 Market Value	2024 Taxable Value
Reagan County General Fund	\$9,517,531,176	\$8,965,982,576
Reagan County FM Fund	\$9,517,531,176	\$8,964,661,953
Reagan County ISD M&O	\$9,138,442,124	\$8,506,471,788
Reagan County ISD I&S	\$9,138,442,124	\$8,712,938,798
Reagan Hospital District	\$9,138,442,124	\$8,565,374,557
Reagan Water Supply	\$9,138,442,124	\$8,757,295,368
City of Big Lake	\$ 165,649,564	\$ 150,730,752
Santa Rita UWCD	\$9,131,351,859	\$8,750,207,686
Glasscock County UWCD	\$ 7,090,265	\$ 7,087,098

The district maintains approximately 106,729 parcels with property types of residential, commercial, business, utilities, pipelines, oil and gas.

Valuation History

Certified Market Values

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Reagan County	\$5,152,984,603	\$5,106,533,214	\$8,385,074,312	\$9,472,144,781
Reagan ISD	\$4,864,861,268	\$4,907,019,184	\$8,385,074,314	\$9,027,910,514
City of Big Lake	\$182,639,701	\$164,449,971	\$ 160,951,946	\$ 159,588,848
Hospital District	\$4,864,861,268	\$4,907,019,184	\$7,998,406,227	\$9,027,910,514
Reagan W.S.	\$4,864,861,268	\$4,907,019,184	\$7,998,406,227	\$9,027,910,514
Santa Rita Water	\$4,857,450,652	\$4,862,163,865	\$7,772,667,804	\$9,019,760,276

Net Taxable Values

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Reagan County	\$4,901,650,177	\$4,865,586,778	\$8,145,122,650	\$9,208,834,637
Reagan ISD	\$4,612,595,118	\$4,617,550,384	\$7,697,155,577	\$8,682,471,470
City of Big Lake	\$170,902,300	\$153,070,079	\$ 149,019,792	\$ 147,285,740
Hospital District	\$4,592,948,286	\$4,645,163,855	\$7,737,716,027	\$8,742,977,018
Reagan W.S.	\$4,827,390,968	\$4,865,121,416	\$7,945,796,584	\$8,944,419,852
Santa Rita Water	\$4,820,055,952	\$4,820,320,677	\$7,720,366,838	\$8,936,278,132

Average Market Value – Single Family Residence

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Reagan County	\$61,772	\$60,392	\$58,603	\$56,974	\$58,894
Reagan ISD	\$61,772	\$60,392	\$58,603	\$56,974	\$58,894
City of Big Lake	\$60,036	\$58,517	\$57,004	\$55,413	\$58,331
Hospital District	\$61,772	\$60,392	\$58,603	\$56,974	\$58,894
Reagan W.S.	\$60,392	\$60,392	\$58,603	\$56,974	\$58,894
Santa Rita Water	\$61,772	\$59,809	\$58,027	\$56,415	\$58,894

Average Taxable Value – Single Family Residence

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Reagan County	\$60,774	\$59,511	\$57,905	\$56,394	\$57,583
Reagan ISD	\$23,619	\$22,609	\$21,324	\$ 5,115	\$ 6,066
City of Big Lake	\$59,485	\$58,246	\$56,777	\$55,189	\$57,295
Hospital District	\$48,619	\$47,609	\$46,324	\$45,115	\$46,066
Reagan W.S.	\$60,774	\$59,511	\$57,905	\$56,394	\$57,583
Santa Rita Water	\$60,191	\$58,979	\$57,363	\$55,850	\$57,583

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	\$ 0	\$10,000
Reagan County FM	\$ 3,000	\$10,000
Reagan ISD	\$40,000 +20% or \$5,000	\$50,000 +20% or \$5,000
Reagan Hospital District	20%	100%

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

DV100	6	\$ 23,773
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Reagan Hospital

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	470	\$ 0
Local Discount	754	\$24,388,975
S	276	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	19	\$ 52,826
DV100	6	\$ 229,389

Santa Rita UWD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	464	0
S	265	0
F	0	0
B	9	0
D	0	0
W	0	0
O	0	0
DV	19	\$148,000
DV100	6	\$229,389

City of Big Lake

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	424	0
S	240	0
F	0	0
B	9	0
D	0	0
W	0	0
O	0	0
DV	15	\$ 124,000
DV100	4	\$ 199,871

2024 Tax Rates Per Entity Per \$100 of Value

Reagan County General Fund	.131319
Reagan County FM & LR	.013042
Reagan County ISD M&O	.748500
Reagan County ISD I&S	.140000
Reagan County Hospital M&O	.075999
Reagan County Hospital I&S	.025950
City of Big Lake M&O	.540947
City of Big Lake I&S	.498234
Reagan Water Supply M&O	.012550
Reagan Water Supply I&S	.002273
Santa Rita UWCD	.002092
Glasscock County UWCD	.003558

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.

2023 ISD SUMMARY WORKSHEET

Reagan County ISD (all splits) Reagan County 192-Reagan/Reagan County 192-901/Reagan County ISD

Category	Local Tax Roll Value	2023 WTD Mean Ratio	2023 PTAD Value Estimate	2023 Value Assigned
A - SINGLE-FAMILY	57,691,513	N/A	57,691,513	57,691,513
B - MULTIFAMILY	1,505,118	N/A	1,505,118	1,505,118
C1 - VACANT LOTS	1,283,118	N/A	1,283,118	1,283,118
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	12,591,588	N/A	12,591,588	12,591,588
D2 - FARM & RANCH IMP	1,543,803	N/A	1,543,803	1,543,803
E - NON-AG LAND AND IMPROVEMENTS	33,437,520	N/A	33,437,520	33,437,520
F1 - COMMERCIAL REAL	27,394,200	N/A	27,394,200	27,394,200
F2 - INDUSTRIAL REAL	514,069,546	N/A	514,069,546	514,069,546
G - ALL MINERALS	7,015,730,930	N/A	7,015,730,930	7,015,730,930
J - ALL UTILITIES	1,145,000,230	N/A	1,145,000,230	1,145,000,230
L1 - COMMERCIAL PERSONAL	5,325,036	N/A	5,325,036	5,325,036
L2 - INDUSTRIAL PERSONAL	176,914,070	N/A	176,914,070	176,914,070
M1 - MOBILE HOMES	6,937,275	N/A	6,937,275	6,937,275
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL	0	N/A	0	0

Category	Local Tax Roll Value	2023 WTD Mean Ratio	2023 PTAD Value Estimate	2023 Value Assigned
INVENTORY				
S - SPECIAL INVENTORY	0	N/A	0	0
Subtotal	8,999,423,947	0	8,999,423,947	8,999,423,947
Less Total Deductions	315,723,014	0	315,723,014	315,723,014
Total Taxable Value	8,683,700,933	0	8,683,700,933	8,683,700,933

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

Measure	Value	Description
T1	8,693,802,795	School district taxable value for M&O purposes before the loss to the increase in the state-mandated homestead exemption
T2	8,683,700,933	School district taxable value for M&O purposes after the loss to the increase in the state-mandated homestead exemption and the tax ceiling reduction
T3	8,691,949,255	T1 minus 50% of the loss to the local optional percentage homestead exemption
T4	8,681,847,393	T2 minus 50% of the loss to the local optional percentage homestead exemption
T13	8,704,962,795	T-1 plus the cost of the second most recent increase for that pvs year in the mandatory homestead exemptions
T15	8,712,402,795	T-13 Plus the cost of the second most recent increase for that PVS year in the mandatory homestead exemptions
T17	8,685,372,739	School district taxable value for M & O purposes after the loss to the increase in the state-mandated homestead exemption and based on the compressed freeze loss

VALUE TAXABLE FOR I&S PURPOSES

Measure	Value	Description
T7	8,911,425,855	School district taxable value for i&s purposes before the loss to the increase in the state-mandated homestead exemption
T8	8,901,323,993	School district taxable value for i&s purposes after the loss to the increase in the state-mandated homestead exemption and the tax ceiling reduction
T9	8,909,572,315	T7 minus 50% of the loss to the local optional percentage homestead exemption
T10	8,899,470,453	T8 minus 50% of the loss to the local optional percentage homestead exemption
T14	8,922,585,855	T13 plus the loss to the chapter 313 agreement
T16	8,930,025,855	T-1 plus the cost of the second most recent increase for that PVS year in the mandatory homestead exemptions
T18	8,902,995,799	T17 plus the loss to the chapter 313 agreement

MISCELLANEOUS LOSS AMOUNTS

Measure	Value	Description
LOSS_INCR_HMSTD	10,101,862	Loss to the increase in the state-mandated homestead
LOSS_LOCL_HMSTD	1,853,540	50% of the loss to the local optional percentage homestead exemption
LOSS_PREV_INCR_HMSTD	11,160,000	Loss to the previous increase in the state-mandated homestead
LOSS_SCND_INCR_HMSTD	7,440,000	Loss to Second Previous Homestead Increase

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	2023 WTD Mean Ratio	2023 PTAD Value Estimate	2023 Value Assigned
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C1 - VACANT LOTS	1,283,118	N/A	1,283,118	1,283,118
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	12,591,588	N/A	12,591,588	12,591,588
D2 - FARM & RANCH IMP	1,543,803	N/A	1,543,803	1,543,803
E - NON-AG LAND AND IMPROVEMENTS	33,437,520	N/A	33,437,520	33,437,520
F1 - COMMERCIAL REAL	27,394,200	N/A	27,394,200	27,394,200
F2 - INDUSTRIAL REAL	514,069,546	N/A	514,069,546	514,069,546
G - ALL MINERALS	7,015,730,930	N/A	7,015,730,930	7,015,730,930
J - ALL UTILITIES	1,145,000,230	N/A	1,145,000,230	1,145,000,230
L1 - COMMERCIAL PERSONAL	5,325,036	N/A	5,325,036	5,325,036
L2 - INDUSTRIAL PERSONAL	176,914,070	N/A	176,914,070	176,914,070
M1 - MOBILE HOMES	6,937,275	N/A	6,937,275	6,937,275
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL INVENTORY	0	N/A	0	0
S - SPECIAL INVENTORY	0	N/A	0	0
Subtotal	8,999,423,947		8,999,423,947	8,999,423,947
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LOSS_SCND_INCR_HMSTD	7,440,000	Loss to Second Previous Homestead Increase