

REAGAN COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT

2014

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	2014 Market Value	2014 Taxable Value
Reagan County General Fund	\$3,692,992,280	\$3,239,554,645
Reagan County FM Fund	\$3,695,992,280	\$3,237,874,645
Reagan County ISD	\$3,346,408,761	\$2,993,911,809
Reagan Hospital District	\$3,346,408,761	\$2,998,440,271
Reagan Water Supply	\$3,346,408,761	\$3,015,248,354
City of Big Lake	\$ 171,225,027	\$ 164,354,209
Santa Rita UWCD	\$3,299,734,635	\$3,003,313,285
Glasscock County UWCD	\$ 46,674,126	\$ 11,934,539

The district maintains approximately 56,283 parcels with property types of residential, commercial, business, utilities, pipelines, oil and gas.

Valuation History

Certified Market Values

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Reagan County	\$2,138,568,430	\$2,317,207,740	\$2,815,450,572	\$3,045,571,462
Reagan ISD	\$2,001,240,691	\$2,187,008,551	\$2,658,579,550	\$2,802,965,613
City of Big Lake	\$ 80,989,297	\$ 89,254,884	\$ 99,535,961	\$ 146,801,022
Hospital District	\$2,001,240,691	\$2,187,008,551	\$2,658,579,550	\$2,802,965,613
Reagan W.S.	\$2,001,240,691	\$2,187,008,551	\$2,658,579,550	\$2,802,965,613
Santa Rita Water	\$1,963,845,769	\$2,149,384,363	\$2,757,291,104	\$2,757,291,104

Net Taxable Values

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Reagan County	\$1,870,662,595	\$2,048,060,739	\$2,538,870,959	\$2,598,054,015
Reagan ISD	\$1,786,232,725	\$1,969,368,009	\$2,432,722,066	\$2,459,121,465
City of Big Lake	\$ 75,431,873	\$ 82,425,684	\$ 92,395,835	\$ 138,324,424
Hospital District	\$1,805,949,009	\$1,985,818,804	\$2,449,869,611	\$2,463,448,823
Reagan W.S.	\$1,805,949,009	\$1,985,818,804	\$2,453,790,218	\$2,480,833,183
Santa Rita Water	\$1,797,235,088	\$1,981,883,281	\$2,445,103,593	\$2,469,858,382

Average Market Value – Single Family Residence

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Reagan County	\$48,014	\$49,370	\$52,467	\$57,817	\$63,286
Reagan ISD	\$48,014	\$	\$52,467	\$57,817	\$63,286
City of Big Lake	\$57,855	\$49,154	\$52,146	\$57,465	\$62,351
Hospital District	\$48,014	\$49,370	\$52,467	\$57,817	\$63,286
Reagan W.S.	\$48,014	\$49,370	\$52,467	\$57,817	\$63,286
Santa Rita Water	\$48,069	\$49,426	\$52,467	\$57,817	\$63,286

Average Taxable Value – Single Family Residence

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Reagan County	\$42,392	\$45,347	\$48,237	\$53,198	\$57,793
Reagan ISD	\$27,127	\$	\$30,537	\$35,055	\$39,230
City of Big Lake	\$43,880	\$46,892	\$49,759	\$54,689	\$59,369
Hospital District	\$44,081	\$47,085	\$46,567	\$51,523	\$42,047
Reagan W.S.	\$44,081	\$47,085	\$50,043	\$54,992	\$59,486
Santa Rita Water	\$44,131	\$47,138	\$50,043	\$54,992	\$59,486

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	\$13,000
Reagan ISD	20%* + \$15,000	20%* + \$25,000
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	536	0
S	152	\$1,496,811
F	0	0
B	24	\$231,329
D	0	0
W	0	0
O	0	0
DV	14	\$ 97,528
DV100	6	\$395,742

Reagan ISD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	768	\$10,854,977
S	135	\$1,242,128
F	0	0
B	24	\$205,306
D	0	0
W	0	0
O	0	0
DV	11	\$81,000
DV100	6	\$285.742

Reagan Hospital

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	762	\$16,859,404
S	0	0
F	0	0
B	0	0
D	0	0
W	0	0
O	0	0
DV	10	\$ 56,207
DV100	6	\$395,742

Santa Rita UWD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	0	0
S	0	0
F	0	0
B	0	0
D	0	0
W	0	0
O	0	0
DV	14	\$107,528
DV100	6	\$395,742

City of Big Lake

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	0	0
S	0	0
F	0	0
B	0	0
D	0	0
W	0	0
O	0	0
DV	12	\$ 97,528
DV100	5	\$371,020

2014 Tax Rates Per Entity Per \$100 of Value

Reagan County General Fund	.187366
Reagan County FM & LR	.023469
Reagan County ISD M&O	1.100000
Reagan County ISD I&S	.100000
Reagan County Hospital M&O	.160000
Reagan County Hospital I&S	.068123
City of Big Lake M&O	.271437
City of Big Lake I&S	.475932
Reagan Water Supply	.011124
Santa Rita UWCD	.007269
Glasscock County UWCD	.007061

Reagan County CAD has an average Collection Rate of 99%. We work with our Taxpayers to maximize the collections for the entities. All the taxing entities offer the 3%, 2%, 1% discount to all taxpayers. 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.

192/Reagan

192-901/Reagan County ISD

2013 ISD Summary Worksheet

Category	Local Tax Roll Value	2013 WTD Mean Ratio	2013 PTAD Value Estimate	2013 Value Assigned
A. Single-Family Residences	60,074,878	N/A	60,074,878	60,074,878
B. Multi-Family Residences	430,786	N/A	430,786	430,786
C1. Vacant Lots	2,296,526	N/A	2,296,526	2,296,526
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	14,627,892	N/A	14,627,892	14,627,892
D2. Real Prop Farm & Ranch	1,416,414	N/A	1,416,414	1,416,414
E. Real Prop NonQual. Acres	4,837,672	N/A	4,837,672	4,837,672
F1. Commercial Real	13,619,747	N/A	13,619,747	13,619,747
F2. Industrial Real	68,847,253	N/A	68,847,253	68,847,253
G. Oil, Gas, Minerals	2,025,714,700	N/A	2,025,714,700	2,025,714,700
J. Utilities	167,851,850	N/A	167,851,850	167,851,850
L1. Commercial Personal	9,183,580	N/A	9,183,580	9,183,580
L2. Industrial Personal	113,178,760	N/A	113,178,760	113,178,760
M. Other Personal	3,946,411	N/A	3,946,411	3,946,411

Category	Local Tax Roll Value	2013 WTD Mean Ratio	2013 PTAD Value Estimate	2013 Value Assigned
N. Intangible Pers/Uncert	0	N/A	0	0
O. Residential Inventory	58,080	N/A	58,080	58,080
S. Special Inventory	0	N/A	0	0
Subtotal	2,486,084,549		2,486,084,549	2,486,084,549
Less Total Deductions	21,997,832		21,997,832	21,997,832
Total Taxable Value	2,464,086,717		2,464,086,717	2,464,086,717 T2

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 T6 will be the same as T7 through T12.

Value Taxable For M&O Purposes

T1	T2	T3	T4	T5	T6
2,471,109,059	2,464,086,717	2,466,906,753	2,459,884,411	2,464,086,717	2,459,884,411

**Loss To
the Additional
\$10,000 Homestead
Exemption**

7,022,342

**50% of the loss
to the Local Optional
Percentage Homestead
Exemption**

4,202,306

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

T5 = T2 before the loss to the tax ceiling reduction

T6 = T5 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I&S Purposes

T7	T8	T9	T10	T11	T12
2,471,109,05	2,464,086,71	2,466,906,75	2,459,884,41	2,464,086,71	2,459,884,411
9	7	3	1	7	

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

T11 = T8 before the loss to the tax ceiling reduction

T12 = T11 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