

REAGAN COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT

2018

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	2018 Market Value	2018 Taxable Value
Reagan County General Fund	\$3,449,299,358	\$3,161,039,445
Reagan County FM Fund	\$3,449,299,358	\$3,422,895,745
Reagan County ISD	\$3,236,280,958	\$2,948,093,718
Reagan Hospital District	\$3,236,280,958	\$2,928,953,097
Reagan Water Supply	\$3,236,280,958	\$3,213,425,469
City of Big Lake	\$ 189,773,074	\$ 182,218,926
Santa Rita UWCD	\$3,225,351,911	\$3,213,425,469
Glasscock County UWCD	\$ 10,929,047	\$ 10,733,391

The district maintains approximately 59,321 parcels with property types of residential, commercial, business, utilities, pipelines, oil and gas.

Valuation History

Certified Market Values

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Reagan County	\$3,692,992,280	\$3,692,991,280	\$2,419,994,283	\$2,339,976,247
Reagan ISD	\$3,346,408,761	\$2,915,171,390	\$2,159,546,961	\$2,183,637,857
City of Big Lake	\$ 171,225,027	\$ 167,096,557	\$ 166,107,684	\$ 176,056,160
Hospital District	\$3,346,408,761	\$2,915,171,390	\$2,159,546,961	\$2,183,637,857
Reagan W.S.	\$3,346,408,761	\$2,915,171,390	\$2,131,058,721	\$2,183,637,857
Santa Rita Water	\$3,299,734,635	\$2,870,834,161	\$2,116,567,649	\$2,175,453,121

Net Taxable Values

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Reagan County	\$3,239,554,645	\$2,768,269,133	\$1,976,576,874	\$2,314,339,509
Reagan ISD	\$2,993,911,809	\$2,566,637,742	\$1,817,588,806	\$2,133,766,768
City of Big Lake	\$ 164,354,209	\$ 160,898,302	\$ 159,683,781	\$ 166,174,153
Hospital District	\$2,998,440,271	\$2,575,292,136	\$1,824,653,102	\$2,140,866,748
Reagan W.S.	\$3,015,248,354	\$2,592,174,216	\$1,813,209,102	\$2,160,043,927
Santa Rita Water	\$3,003,313,285	\$2,582,572,166	\$1,833,457,924	\$2,152,125,663

Average Market Value – Single Family Residence

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Reagan Count	\$63,286	\$60,231	\$59,904	\$59,747	\$65,535
Reagan ISD	\$63,286	\$60,231	\$59,904	\$59,747	\$65,535
City of Big Lake	\$62,351	\$59,406	\$59,007	\$58,732	\$64,768
Hospital District	\$63,286	\$60,231	\$59,904	\$59,747	\$65,535
Reagan W.S.	\$63,286	\$60,231	\$59,904	\$59,747	\$65,535
Santa Rita Water	\$63,286	\$60,231	\$59,904	\$59,747	\$65,535

Average Taxable Value – Single Family Residence

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Reagan County	\$57,793	\$56,547	\$56,829	\$56,791	\$63,507
Reagan ISD	\$39,230	\$38,378	\$34,808	\$36,239	\$25,807
City of Big Lake	\$59,369	\$57,710	\$57,906	\$57,881	\$63,093
Hospital District	\$42,047	\$41,378	\$41,892	\$42,049	\$50,807
Reagan W.S.	\$59,486	\$58,191	\$58,511	\$58,592	\$63,507
Santa Rita Water	\$59,486	\$58,191	\$58,511	\$58,592	\$63,507

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%	20%* + \$5,000

*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	464	0
S	217	\$2,116,869
F	0	0
B	10	\$ 100,000
D	0	0
W	0	0
O	0	0
DV	19	\$ 164,555
DV100	3	\$ 217,626

Reagan ISD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	694	\$15,972,119
Local Discount	506	\$ 8,655,264
S	156	\$ 1,407,734
Optional 65	125	\$ 1,146,661
F	0	0
B	10	\$ 91,275
D	0	0
W	0	0
O	0	0
DV	13	\$ 120,698
DV100	3	\$ 132,626

Reagan Hospital

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	0	\$ 0
Local Discount	691	\$21,352,370
S	0	0
F	0	0
B	0	0
D	0	0
W	0	0
O	0	0
DV	11	\$ 97,002
DV100	3	\$ 217,626

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	17	\$174,000
DV100	3	\$217,626

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	14	\$ 138,000
DV100	3	\$ 217,626

2018 Tax Rates Per Entity Per \$100 of Value

Reagan County General Fund	.257660
Reagan County FM & LR	.028120
Reagan County ISD M&O	1.15000
Reagan County ISD I&S	.12000
Reagan County Hospital M&O	.174055
Reagan County Hospital I&S	.068639
City of Big Lake M&O	.351921
City of Big Lake I&S	.474051
Reagan Water Supply M&O	.013589
Reagan Water Supply I&S	.006265
Santa Rita UWCD	.005570
Glasscock County UWCD	.008100

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.

2017 ISD Summary Worksheet

192/Reagan

192-901/Reagan County ISD

Category	Local Tax Roll Value	2017 WTD Mean Ratio	2017 PTAD Value Estimate	2017 Value Assigned
A. Single-Family Residences	64,781,185	N/A	64,781,185	64,781,185
B. Multi-Family Residences	305,024	N/A	305,024	305,024
C1. Vacant Lots	3,237,905	N/A	3,237,905	3,237,905
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	12,714,330	N/A	12,714,330	12,714,330
D2. Real Prop Farm & Ranch	2,628,451	N/A	2,628,451	2,628,451
E. Real Prop NonQual Acres	15,300,770	N/A	15,300,770	15,300,770
F1. Commercial Real	25,340,764	N/A	25,340,764	25,340,764
F2. Industrial Real	151,388,839	N/A	151,388,839	151,388,839
G. Oil, Gas, Minerals	1,293,745,010	N/A	1,293,745,010	1,293,745,010
J. Utilities	373,498,540	N/A	373,498,540	373,498,540
L1. Commercial Personal	29,585,776	N/A	29,585,776	29,585,776
L2. Industrial Personal	194,591,280	N/A	194,591,280	194,591,280
M. Other Personal	6,913,691	N/A	6,913,691	6,913,691
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	8,080	N/A	8,080	8,080
S. Special Inventory	0	N/A	0	0

Category	Local Tax Roll Value	2017 WTD Mean Ratio	2017 PTAD Value Estimate	2017 Value Assigned
Subtotal	2,174,039,645		2,174,039,645	2,174,039,645
Less Total Deductions	34,812,097		34,812,097	34,812,097
Total Taxable Value	2,139,227,548		2,139,227,548	2,139,227,548 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 T4 will be the same as T7 through T10.

Value Taxable For M&O Purposes

T1	T2	T3	T4
2,144,706,196	2,139,227,548	2,140,551,922	2,135,073,274
Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption		
5,478,648	4,154,274		

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
2,144,706,196	2,139,227,548	2,140,551,922	2,135,073,274

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