

# REAGAN COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT

## 2023

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.

<b>Entity</b>	<b>2023 Market Value</b>	<b>2023 Taxable Value</b>
Reagan County General Fund	\$9,472,144,781	\$9,208,834,637
Reagan County FM Fund	\$9,472,144,781	\$9,207,532,022
Reagan County ISD M&O	\$9,027,910,514	\$8,682,471,470
Reagan County ISD I&S	\$9,027,910,514	\$8,900,094,530
Reagan Hospital District	\$9,027,910,514	\$8,742,977,018
Reagan Water Supply	\$9,027,910,514	\$8,944,419,852
City of Big Lake	\$ 159,588,848	\$ 147,285,740
Santa Rita UWCD	\$9,019,760,276	\$8,936,278,132
Glasscock County UWCD	\$ 8,150,238	\$ 8,171,720

The district maintains approximately 99,572 parcels with property types of residential, commercial, business, utilities, pipelines, oil and gas.

# Valuation History

## Certified Market Values

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Reagan County	\$5,325,820,590	\$5,152,984,603	\$5,106,533,214	\$8,385,074,312
Reagan ISD	\$4,986,532,069	\$4,864,861,268	\$4,907,019,184	\$8,385,074,314
City of Big Lake	\$ 195,150,964	\$182,639,701	\$164,449,971	\$ 160,951,946
Hospital District	\$4,986,532,069	\$4,864,861,268	\$4,907,019,184	\$7,998,406,227
Reagan W.S.	\$4,986,525,249	\$4,864,861,268	\$4,907,019,184	\$7,998,406,227
Santa Rita Water	\$4,976,016,164	\$4,857,450,652	\$4,862,163,865	\$7,772,667,804

## Net Taxable Values

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Reagan County	\$5,051,394,495	\$4,901,650,177	\$4,865,586,778	\$8,145,122,650
Reagan ISD	\$4,711,790,732	\$4,612,595,118	\$4,617,550,384	\$7,697,155,577
City of Big Lake	\$ 183,229,310	\$170,902,300	\$153,070,079	\$ 149,019,792
Hospital District	\$4,692,248,456	\$4,592,948,286	\$4,645,163,855	\$7,737,716,027
Reagan W.S.	\$4,945,992,732	\$4,827,390,968	\$4,865,121,416	\$7,945,796,584
Santa Rita Water	\$4,935,577,575	\$4,820,055,952	\$4,820,320,677	\$7,720,366,838

**Average Market Value – Single Family Residence**

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Reagan County	\$65,535	\$61,772	\$60,392	\$58,603	\$56,974
Reagan ISD	\$65,535	\$61,772	\$60,392	\$58,603	\$56,974
City of Big Lake	\$64,768	\$60,036	\$58,517	\$57,004	\$55,413
Hospital District	\$65,535	\$61,772	\$60,392	\$58,603	\$56,974
Reagan W.S.	\$65,535	\$60,392	\$60,392	\$58,603	\$56,974
Santa Rita Water	\$65,535	\$61,772	\$59,809	\$58,027	\$56,415

**Average Taxable Value – Single Family Residence**

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Reagan County	\$63,507	\$60,774	\$59,511	\$57,905	\$56,394
Reagan ISD	\$25,807	\$23,619	\$22,609	\$21,324	\$ 5,115
City of Big Lake	\$63,093	\$59,485	\$58,246	\$56,777	\$55,189
Hospital District	\$50,807	\$48,619	\$47,609	\$46,324	\$45,115
Reagan W.S.	\$63,507	\$60,774	\$59,511	\$57,905	\$56,394
Santa Rita Water	\$63,507	\$60,191	\$58,979	\$57,363	\$55,850

## 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%

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	472	0
S	260	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	18	\$ 139,465
DV100	4	\$ 145,774

#### Reagan ISD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	472	\$24,055,241
Local Discount	404	\$ 7,570,117
S	260	\$ 1,273,540
Optional 65	119	\$ 1,092,966
F	0	0
B	7	\$ 60,000
D	0	0
W	0	0
O	0	0
DV	18	\$ 103,274

DV100	4	\$ 23,773
-------	---	-----------

Reagan Hospital

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	472	\$ 0
Local Discount	738	\$23,408,806
S	260	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	18	\$ 70,131
DV100	4	\$ 145,774

Santa Rita UWD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	464	0
S	251	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	18	\$148,000
DV100	4	\$145,774

City of Big Lake

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	427	0
S	225	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	14	\$ 124,000
DV100	2	\$ 113,772

## **2023 Tax Rates Per Entity Per \$100 of Value**

Reagan County General Fund	.120682
Reagan County FM & LR	.012155
Reagan County ISD M&O	.748500
Reagan County ISD I&S	.140000
Reagan County Hospital M&O	.061675
Reagan County Hospital I&S	.025946
City of Big Lake M&O	.537749
City of Big Lake I&S	.513342
Reagan Water Supply M&O	.013666
Reagan Water Supply I&S	.001615
Santa Rita UWCD	.002029
Glasscock County UWCD	.003520

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.

# 2022 ISD SUMMARY WORKSHEET

## 192-Reagan /Reagan County

### 192-901/Reagan County ISD

Category	Local Tax Roll Value	2022 WTD Mean Ratio	2022 PTAD Value Estimate	2022 Value Assigned
<b>A - SINGLE-FAMILY</b>	58,124,759	N/A	58,124,759	58,124,759
<b>B - MULTIFAMILY</b>	1,479,017	N/A	1,479,017	1,479,017
<b>C1 - VACANT LOTS</b>	2,603,077	N/A	2,603,077	2,603,077
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	12,798,716	0.6256	20,456,777	12,798,716
<b>D2 - FARM &amp; RANCH IMP</b>	2,990,508	N/A	2,990,508	2,990,508
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	32,435,888	N/A	32,435,888	32,435,888
<b>F1 - COMMERCIAL REAL</b>	23,616,164	N/A	23,616,164	23,616,164
<b>F2 - INDUSTRIAL REAL</b>	501,044,212	N/A	501,044,212	501,044,212
<b>G - ALL MINERALS</b>	6,153,510,480	1.0170	6,050,649,440	6,153,510,480
<b>J - ALL UTILITIES</b>	1,046,000,870	0.9378	1,115,377,341	1,046,000,870

Category	Local Tax Roll Value	2022 WTD Mean Ratio	2022 PTAD Value Estimate	2022 Value Assigned
<b>L1 - COMMERCIAL PERSONAL</b>	5,163,226	N/A	5,163,226	5,163,226
<b>L2 - INDUSTRIAL PERSONAL</b>	122,842,400	N/A	122,842,400	122,842,400
<b>M1 - MOBILE HOMES</b>	7,213,389	N/A	7,213,389	7,213,389
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	8,080	N/A	8,080	8,080
<b>S - SPECIAL INVENTORY</b>	764,285	N/A	764,285	764,285
<b>Subtotal</b>	7,970,595,071	0	7,944,768,563	7,970,595,071
<b>Less Total Deductions</b>	267,304,072	0	267,304,072	267,304,072
<b>Total Taxable Value</b>	7,703,290,999	0	7,677,464,491	7,703,290,999

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's office 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 school 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	7,708,796,240	<b>School district taxable value for M&amp;O purposes before the loss to the increase in the state-mandated homestead exemption</b>
T2	7,703,290,999	<b>School district taxable value for M&amp;O purposes after the loss to the increase in the state-mandated homestead exemption</b>
T3	7,705,011,181	<b>T1 minus 50% of the loss to the local optional percentage</b>

Measure	Value	Description
		<b>homestead exemption</b>
T4	7,699,505,940	<b>T2 minus 50% of the loss to the local optional percentage homestead exemption</b>
T13	7,716,216,240	<b>T-1 plus the cost of the second most recent increase for that SDPVS year in the mandatory homestead exemptions</b>

### VALUE TAXABLE FOR I&S PURPOSES

Measure	Value	Description
T7	7,923,552,110	<b>School district taxable value for I&amp;S purposes before the loss to the increase in the state-mandated homestead exemption</b>
T8	7,918,046,869	<b>School district taxable value for I&amp;S purposes after the loss to the increase in the state-mandated homestead exemption</b>
T9	7,919,767,051	<b>T7 minus 50% of the loss to the local optional percentage homestead exemption</b>
T10	7,914,261,810	<b>T8 minus 50% of the loss to the local optional percentage homestead exemption</b>
T14	7,930,972,110	<b>T-7 plus the cost of the second most recent increase for that SDPVS year in the mandatory homestead exemptions</b>

### MISCELLANEOUS LOSS AMOUNTS

Measure	Value	Description
LOSS_INCR_HMSTD	5,505,241	<b>Loss to the most recent increase in the state-mandated homestead exemption</b>
LOSS_LOCL_HMSTD	3,785,059	<b>50% of the loss to the local optional percentage homestead exemption</b>
LOSS_PREV_INCR_HMSTD	7,420,000	<b>Loss to the second most recent increase in the state-mandated homestead exemption</b>

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

# 192-901-02/Reagan County ISD

Category	Local Tax Roll Value	2022 WTD Mean Ratio	2022 PTAD Value Estimate	2022 Value Assigned
<b>A - SINGLE-FAMILY</b>	58,124,759	N/A	58,124,759	58,124,759
<b>B - MULTIFAMILY</b>	1,479,017	N/A	1,479,017	1,479,017
<b>C1 - VACANT LOTS</b>	2,603,077	N/A	2,603,077	2,603,077
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	12,798,716	0.6256	20,456,777	12,798,716
<b>D2 - FARM &amp; RANCH IMP</b>	2,990,508	N/A	2,990,508	2,990,508
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	32,435,888	N/A	32,435,888	32,435,888
<b>F1 - COMMERCIAL REAL</b>	23,616,164	N/A	23,616,164	23,616,164
<b>F2 - INDUSTRIAL REAL</b>	501,044,212	N/A	501,044,212	501,044,212
<b>G - ALL MINERALS</b>	6,153,510,480	1.0170	6,050,649,440	6,153,510,480
<b>J - ALL UTILITIES</b>	1,046,000,870	0.9378	1,115,377,341	1,046,000,870
<b>L1 - COMMERCIAL PERSONAL</b>	5,163,226	N/A	5,163,226	5,163,226
<b>L2 - INDUSTRIAL PERSONAL</b>	122,842,400	N/A	122,842,400	122,842,400
<b>M1 - MOBILE HOMES</b>	7,213,389	N/A	7,213,389	7,213,389

Category	Local Tax Roll Value	2022 WTD Mean Ratio	2022 PTAD Value Estimate	2022 Value Assigned
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	8,080	N/A	8,080	8,080
<b>S - SPECIAL INVENTORY</b>	764,285	N/A	764,285	764,285
<b>Subtotal</b>	7,970,595,071		7,944,768,563	7,970,595,071
<b>Less Total Deductions</b>	267,304,072		267,304,072	267,304,072
<b>Total Taxable Value</b>	7,703,290,999		7,677,464,491	7,703,290,999

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's office 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 school 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	7,708,796,240	<b>School district taxable value for M&amp;O purposes before the loss to the increase in the state-mandated homestead exemption</b>
T2	7,703,290,999	<b>School district taxable value for M&amp;O purposes after the loss to the increase in the state-mandated homestead exemption</b>
T3	7,705,011,181	<b>T1 minus 50% of the loss to the local optional percentage homestead exemption</b>
T4	7,699,505,940	<b>T2 minus 50% of the loss to the local optional percentage homestead exemption</b>
T13	7,716,216,240	<b>T-1 plus the cost of the second most recent increase for that SDPVS</b>

Measure	Value	Description
		year in the mandatory homestead exemptions

### VALUE TAXABLE FOR I&S PURPOSES

Measure	Value	Description
T7	7,923,552,110	School district taxable value for I&S purposes before the loss to the increase in the state-mandated homestead exemption
T8	7,918,046,869	School district taxable value for I&S purposes after the loss to the increase in the state-mandated homestead exemption
T9	7,919,767,051	T7 minus 50% of the loss to the local optional percentage homestead exemption
T10	7,914,261,810	T8 minus 50% of the loss to the local optional percentage homestead exemption
T14	7,930,972,110	T-7 plus the cost of the second most recent increase for that SDPVS year in the mandatory homestead exemptions

### MISCELLANEOUS LOSS AMOUNTS

Measure	Value	Description
LOSS_INCR_HMSTD	5,505,241	Loss to the most recent increase in the state-mandated homestead exemption
LOSS_LOCL_HMSTD	3,785,059	50% of the loss to the local optional percentage homestead exemption
LOSS_PREV_INCR_HMSTD	7,420,000	Loss to the second most recent increase in the state-mandated homestead exemption