

Pecos County Appraisal District 2016 Annual Report

Introduction

The Pecos County Appraisal District is a political subdivision of the State of Texas. The Texas Constitution, Texas Property Tax Code and the Rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the appraisal district.

Mission

The mission of the Pecos County Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of Pecos County for ad valorem tax purposes. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. This is achieved by administering the laws of the Texas property tax system and by operating under the standards of

- The Texas Comptroller's Property Tax Assistance Division (PTAD);
- The International Association of Assessing Officers (IAAO); and
- The Uniform Standards of Professional Appraisal Practice.

Governance

The Pecos County Appraisal District is governed by an 11 member board of directors selected by the county's participating taxing jurisdictions. The Board's primary responsibilities are to:

- Establish an appraisal districts office;
- Adopt an operating budget;
- Contract for necessary services;
- Hire a chief appraiser;
- Appoint an Appraisal Review Board;
- Provide advice and consent to the chief appraiser concerning the appointment of an Agricultural Advisory Board;
- Make general policies on the appraisal district operations; and
- Biannually develop a written plan for the periodic appraisal of all property within the appraisal district's boundaries.

To be eligible to serve on the board of directors, a person must have resided within the boundaries of Pecos County for at least two years prior to being selected. Directors can serve without term limitations.

The Chief Appraiser is the chief administrator of the appraisal district and appointed by the board of directors. The chief appraiser must be licensed as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation (TDLR).

Members of the Appraisal Review Board (ARB) are appointed by the board of directors and serve two year staggered terms. ARB members are limited to three consecutive two year terms. The ARB settles

value disputes between taxpayers and the chief appraiser. In 2016, Pecos County Appraisal District mailed 6,107 notices of appraised value and the ARB heard 9 formal appeals.

The Agricultural Advisory Board is appointed by the board of directors at the recommendation of the chief appraiser and serves to advise the chief appraiser in determining typical practices and standards for agricultural activities in Pecos County.

Taxing Jurisdictions

The Pecos County Appraisal District is responsible for discovering and appraising all properties, real estate and personal property, for each taxing jurisdiction located in Pecos County. Pecos County comprises 4,779 square miles and consists of the following taxing entities:

- Pecos County
- Buena Vista ISD
- Fort Stockton ISD
- Iraan-Sheffield ISD
- City of Fort Stockton
- Middle Pecos Groundwater Conservation District
- Iraan General Hospital District
- Midland College Williams Regional Technical Training Center

Property Categories

The Pecos County Appraisal Districts contains approximately 35,818 parcels appraised locally consisting of residential, commercial, and personal properties. Approximately 48,636 industrial, utilities and mineral (oil and gas) properties are appraised by Thos. Y. Pickett.

Below is a summary of the 2016 appraisals by category:

Category	Number of Parcels	Market Value
A Single Family Residential	4,679	264,434,670
B Multi-family	71	5,484,460
C1 Vacant Lots	1,116	4,893,390
C2 Colonia Lots	1,159	6,369,450
D1 Qualified Open Space Land	13,944	250,150,930
D2 Improvements on Qualified Open Space Land	353	13,355,670
E Non-Qualified Open Space and Improvements	6,678	33,026,790
F1 Commercial Real	611	94,413,780
F2 Industrial Real	45	259,565,070
G Minerals	39,879	909,027,570
J Utilities	1,936	275,342,148
L1 Commercial Personal	533	38,435,270
L2 Industrial Personal	859	822,929,091
M1 Improvement Only	492	12,568,240

O Residential Inventory	71	801,500
S Dealer's Special Inventory	5	1,630,840
X Totally Exempt	6,896	140,107,330
Totals	79,327	3,164,599,869

2015 Appraisal Operation Summary

In 2015, the Pecos County Appraisal District appraised new property and reappraised existing property in accordance with its written 2014-2015 Reappraisal Plan. Preliminary results of the 2015 Comptroller's Property Value Study will be certified to the Commissioner of Education in July 2016. All three school districts were assigned local appraised values, an indication that the Pecos County Appraisal District is generally appraising property at current market value. The results for the property categories studied are shown below. The next Property Value Study will occur in 2016.

Category	Pecos CAD	Buena Vista ISD	Fort Stockton ISD	Iraan-Sheffield ISD
Single Family Residential	N/A	N/A	.9414	
D1: Rural Real (Taxable)	N/A	.6743	.6296	.5987
E: Real Property Non-Qualified	N/A	.9206	N/A	
Oil,Gas,Minerals	1.02	.9990	.10218	.9839
Utilities	.94	.8657	.9117	N/A
Overall	.99			

Exemption Data

Property owners may qualify for a variety of exemptions as provided by the Texas Property Tax Code.

Residential Homestead

The following chart represents the total exemption amounts granted to homeowners who qualify for this exemption on homes with a maximum of 20 acres.

Jurisdiction	General Homestead	Over 65	Over 55 Surviving Spouse	Disability	100% Disabled Veteran
Pecos County	20% (min 5,000)	10,000	10,000	20% (min 5,000)	100%
Buena Vista ISD	15,000 + 20% (min 5,000)	10,000	10,000	10,000	100%
Fort Stockton ISD	15,000 + 20% (min 5,000)	10,000	10,000	10,000	100%
Iraan-Sheffield ISD	15,000 + 20% (min 5,000)	10,000	10,000	10,000	100%
City of Fort Stockton		15,000	15,000	10,000	100%
Middle Pecos Groundwater	20% (min 5,000)	10,000	10,000	20% (min 5,000)	100%

Conservation District					
Iraan General Hospital District	20% (min 5,000)	10,000	10,000	10,000	100%
Midland College Williams Regional Technical Training Center					100%

For school tax purposes, the over 65, disability, surviving spouse and 100% disabled veteran residential homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead of existing improvements. The tax ceilings are adjusted if new improvements are added to the existing homestead.

In 2016, the City of Fort Stockton also granted a tax ceiling for person's over-65 or with disabilities.

Homeowners qualifying for the residential homestead exemption receive a **homestead cap** that limits the increase of **taxable value** on the homestead to ten percent per year.

Disabled Veterans

In addition to the residential homestead exemption allowable to disabled veterans with 100% service connected disability, disabled veterans are allowed a general exemption on any property they own based upon the percentage of disability rating determined by the Department of Veteran's Affairs. Current exemptions based on these ratings are:

Percentage Disability	Exemption Amount
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000

2016 Certified Market Values

Jurisdiction	Number of Parcels	2016 Market Value	2016 Taxable Value
Pecos County	79,327	3,164,599,869	2,766,870,289
Buena Vista ISD	13,470	349,924,874	314,597,924
Fort Stockton ISD	43,987	1,748,077,796	1,110,404,236
Iraan-Sheffield ISD	21,854	1,078,677,959	883,694,149
City of Fort Stockton	4,924	370,453,803	308,064,823
Middle Pecos Groundwater Conservation District	79,311	3,176,680,629	2,415,109,869
Iraan General Hospital District	21,831	1,077,565,259	870,851,409
Midland College Williams Regional Technical Training Center	79,311	3,176,680,629	2,469,097,509

2016 Tax Rates

Jurisdiction	Tax Rate per \$100 of Taxable Value
Pecos County	0.7990
Buena Vista ISD	1.0660
Fort Stockton ISD	1.2600
Iraan-Sheffield ISD	1.1700
City of Fort Stockton	0.4748
Middle Pecos Groundwater Conservation District	0.0249
Iraan General Hospital District	0.5052
Midland College Williams Regional Technical Training Center	0.0400

SIGNIFICANT PROPERTY TAX LAW CHANGES

There were many changes enacted into the tax code during the 2016 legislative session, which affected Pecos County Appraisal District in 2016.

For a detailed description please see, <http://comptroller.texas.gov/taxinfo/proptax/pdf/96-669.pdf>
Or come by our office for a copy, 201 S. Main St. Fort Stockton, TX 79735.