

Pecos County Appraisal District 2022 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;
- 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 2022, Pecos County Appraisal District mailed 15,696 notices of appraised value and the ARB heard 44 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 31,340 parcels appraised locally consisting of residential, commercial, and personal properties. Approximately 123,403 industrial, utilities and mineral (oil and gas) properties are appraised by Thos. Y. Pickett.

Below is a summary of the 2022 appraisals by category:

| Category | Number of Parcels | Market Value |
|---|--------------------------|---------------------|
| A Single Family Residential | 4,814 | 569,715,220 |
| B Multi-family | 75 | 16,933,830 |
| C1 Vacant Lots | 2,319 | 16,044,580 |
| C2 Colonia Lots | 2 | 17,880 |
| D1 Qualified Open Space Land | 12,516 | 30,110,120 |
| D2 Improvements on Qualified Open Space Land | 264 | 8,674,830 |
| E Non-Qualified Open Space and Improvements | 8,966 | 85,872,530 |
| F1 Commercial Real | 620 | 155,027,020 |
| F2 Industrial Real | 55 | 1,702,053,340 |
| G Minerals | 116,818 | 3,415,893,524 |
| J Utilities | 1,725 | 819,819,270 |
| L1 Commercial Personal | 440 | 40,804,650 |
| L2 Industrial Personal | 802 | 532,181,060 |
| M Mobile Homes | 671 | 46,932,090 |

| | | |
|-------------------------------------|---------|---------------|
| O Residential Inventory | 26 | 732,610 |
| S Dealer's Special Inventory | 7 | 3,182,240 |
| X Totally Exempt | 5,104 | 159,411,938 |
| Totals | 155,226 | 7,603,421,292 |

2022 Appraisal Operation Summary

In 2022, the Pecos County Appraisal District appraised new property and reappraised existing property in accordance with its written 2021-2022 Reappraisal Plan. Preliminary results of the 2022 Comptroller's Property Value Study will be certified to the Commissioner of Education in July 2023. Two 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 2023.

| Category | Pecos CAD | Buena Vista ISD | Fort Stockton ISD | Iraan-Sheffield ISD |
|--------------------------------|-----------|-----------------|-------------------|---------------------|
| Single Family Residential | N/A | N/A | 1.0365 | .9684 |
| D1: Rural Real (Taxable) | N/A | N/A | .7735 | .6999 |
| E: Real Property Non-Qualified | N/A | N/A | N/A | N/A |
| Oil,Gas,Minerals | N/A | N/A | 1.0055 | .9947 |
| Utilities | N/A | N/A | .8197 | .6289 |
| Overall | N/A | N/A | 1.0011 | .9745 |

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 2022, 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 |

2022 Certified Market Values

| Jurisdiction | Number of Parcels | 2022 Market Value | 2022 Taxable Value |
|---|-------------------|-------------------|--------------------|
| Pecos County | 154,743 | 7,818,555,662 | 5,754,081,922 |
| Buena Vista ISD | 27,105 | 1,428,365,991 | 1,191,242,970 |
| Fort Stockton ISD | 93,956 | 4,592,100,479 | 3,565,989,457 |
| Iraan-Sheffield ISD | 33,353 | 1,780,826,762 | 1,209,680,659 |
| City of Fort Stockton | 5,703 | 670,517,018 | 469,899,168 |
| Middle Pecos Groundwater Conservation District | 154,420 | 7,801,293,212 | 6,663,941,810 |
| Iraan General Hospital District | 33,353 | 1,780,826,762 | 1,332,222,841 |
| Midland College Williams Regional Technical Training Center | 154,414 | 7,801,293,232 | 6,502,512,972 |

2022 Tax Rates

| Jurisdiction | Tax Rate per \$100 of Taxable Value |
|---|--|
| Pecos County | 0.5853 |
| Buena Vista ISD | 1.2246 |
| Fort Stockton ISD | 1.1000 |
| Iraan-Sheffield ISD | 1.0146 |
| City of Fort Stockton | 0.3549 |
| Middle Pecos Groundwater Conservation District | 0.0194 |
| Iraan General Hospital District | 0.2399 |
| Midland College Williams Regional Technical Training Center | 0.0171 |

SIGNIFICANT PROPERTY TAX LAW CHANGES

There were many changes enacted into the tax code during the 2022 legislative session, which affected Pecos County Appraisal District in 2022.

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