



Fannin Central Appraisal District

2016 Annual Appraisal Report

Introduction

The Fannin Central Appraisal District is a political subdivision of the state. The jurisdictional boundary of the Appraisal District covers 899 square miles. The Constitution of the State of Texas, the Texas Property Tax Code, and The Rules of the Texas comptroller's Property Tax Assistance Division govern the operation of the appraisal district.

Mission Statement

The mission of the Fannin Central 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 the district for ad valorem tax purposes. The district must make sure that each property owner is given the same consideration, information, and assistance. This is accomplished by properly administering the laws under the property tax system and operating under the standards of:

- **The Property Tax Assistance Division of the Texas State Comptroller's Office**
- **The International Association of Assessing Officers**
- **The Uniform Standards of Professional Appraisal Practice**

Governance

The appraisal district is **governed by a Board of Directors** with the primary responsibilities to:

- Establish the district's office
- Adopt its operating budget
- Contract for necessary services
- Hire the Chief Appraiser
- Appoint the Appraisal Review Board members
- Provide advice and consent to the Chief Appraiser concerning the appointment of the Agricultural advisory board
- Approve contracts with appraisal firms selected by the Chief Appraiser to perform appraisals
- Make and adopt general policies on the operations of the district
- Biennially develop a written plan for the periodic reappraisal of the property within the district

To be eligible to serve on the Board of Directors, a person must have resided within the boundaries of the county for at least two years prior to their appointment. The board is appointed by the taxing entities in this district.

The **Chief Appraiser is the chief administrator** of the appraisal district and is hired by the board of directors.

Appraisal Review Board Members are appointed by the Board of Directors to settle value disputes between the property owner and the appraisal district. They serve staggered terms and may serve 3 consecutive terms of 2 years. The Texas Comptroller instructs the board members on their course of duties.

The **Ag Advisory Board** is appointed by the Chief Appraiser with the advice and consent of Board of Directors. This board helps determine typical practices and standards for agricultural activities in the district. They serve two year terms and meet at the call of the Chief Appraiser.

Taxing Jurisdictions

The Fannin Central Appraisal District is responsible for appraising properties within the county boundaries. The following jurisdictions fall within that scope:

| | |
|---|---|
| Fannin County | Blue Ridge ISD (Split with Collin County) |
| City of Bailey | Bonham ISD |
| City of Bonham | Dodd City ISD |
| City of Dodd City | Ector ISD |
| City of Ector | Fannindel ISD (Split with Delta County) |
| City of Honey Grove | Honey Grove ISD |
| City of Ladonia | Leonard ISD (Split with Hunt County) |
| City of Leonard | North Lamar ISD (Split with Lamar County) |
| City of Pecan Gap | Savoy ISD |
| City of Savoy | Sam Rayburn ISD |
| City of Trenton | Trenton ISD Split with Collin County) |
| Town of Windom | Whitewright ISD (Split with Grayson County) |
| City of Whitewright (Split with Grayson County) | Wolfe City ISD (Split with Hunt County) |

Property Types Appraised

The district is comprised of 34768 parcels. The following chart depicts the various property types and their percent of the overall parcel count and market value respectively.

| PTAD Classification | Property Type | CAD Parcel Count | Market Value | % of Parcel Count | % of Market Value |
|---------------------|------------------------------|------------------|-----------------|-------------------|-------------------|
| A | Single Family Residences | 9678 | \$713,817,839 | 27.8% | 20.0% |
| B | Multi-family Residences | 141 | \$21,229,848 | 0.4% | 0.6% |
| C | Vacant Lots | 2007 | \$20,393,935 | 5.8% | 0.6% |
| D1 | Qualified Ag Land | 9299 | \$1,280,484,865 | 26.7% | 35.9% |
| D2 | Improvements on Qualified Ag | 1865 | \$34,545,746 | 5.4% | 1.0% |
| E | Rural Land Non-Qualified Ag | 5906 | \$511,376,403 | 17.0% | 14.3% |
| F1 | Commercial Real Property | 1010 | \$133,178,892 | 2.9% | 3.7% |
| F2 | Industrial Real Property | 61 | \$29,141,760 | 0.2% | 0.8% |
| J | Utilities Properties | 308 | \$148,477,978 | 0.9% | 4.2% |
| L1 | Business Personal Property | 1753 | \$57,977,060 | 5.0% | 1.6% |
| L2 | Industrial Personal Property | 384 | \$48,561,330 | 1.1% | 1.4% |
| M1 | Manufactured Housing | 324 | \$5,246,764 | 0.9% | 0.1% |
| O | Residential Inventory | 93 | \$445,350 | 0.3% | 0.0% |
| S | Special Inventory | 25 | \$8,611,650 | 0.1% | 0.2% |
| X | Exempt Property | 1914 | \$556,652,582 | 5.5% | 15.6% |
| | | 34768 | \$3,570,142,002 | 100.0% | 100.0% |

Source: 2016 Certified Appraisal Roll for CAD

Appraisal Operation Summary

In accordance with the 2015-2016 Reappraisal Plan, Bonham ISD was the reappraisal area for 2016. The district implemented the systematic site inspection/review of the 10,424 properties covering over 205 square miles in these areas with a focus on Class, Condition, Configuration and Characteristics of the improvements.

The district also continued to identify, review, and appraise properties with new construction throughout the district; locate properties demolished and make appropriate adjustments to those accounts involved; locate and value manufactured housing and calculate an appraised value for those items; and lastly, the district continued to review and inspect commercial and industrial personal property accounts.

All properties in the county were revalued to reflect the current market trend analysis data reflected by the sales occurring in the county.

The district conducted an internal ratio study to validate the accuracy of its mass appraisal system with the following overall statistical results:

| | |
|----------------------------|---------|
| Mean Level of Appraisal | 1.0023 |
| Median Level of Appraisal | 1.0000 |
| Weighted Mean | .9778 |
| Coefficient of Dispersion | 11.6610 |
| Price Related Differential | 1.0252 |
| Number of Observations | 764 |

Source: 2016 GFA Sale Ratio Report from 1/1/2015-4/30/2016

Based upon the Mass Appraisal Standards adopted by the International Association of Assessing Officers, the above statistics indicate that the district’s mass appraisal system is accurately and uniformly appraising property.

Property Discovery

The district aggressively seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Filed material/mechanics liens
- Mobile home installation reports
- Septic Tank permits
- Advertisements
- Field inspection discovery
- Public Word of Mouth
- Aerial Imagery

The use of these discovery tools added \$35,844,827 *of new taxable value to the appraisal roll for 2016.

*Source: 2016 Certified Appraisal Roll for GFA (Fannin County)

Exemption Data

Property owners may qualify for a variety of exemptions as provided by the Texas Constitution. Some of the most commonly occurring exemptions are described below. Other less occurring exemptions are available and described at the Comptroller’s web site

<https://www.comptroller.texas.gov/taxes/property-tax/docs/96-1740.pdf>

RESIDENTIAL HOMESTEADS

| ENTITY | Partial | Local Option | OVER 65 | DISABILITY | DVHS |
|-----------------------------|----------------|---------------------------|----------------|-------------------|-------------|
| City of Bailey | | | | | TOTAL |
| City of Bonham | | O65 & DP Only 11.13(d) | \$5,000 | \$5,000 | TOTAL |
| City of Dodd City | | | | | TOTAL |
| City of Ector | | | | | TOTAL |
| City of Honey Grove | | O65 & DP Only 11.13(d) | \$3,000 | \$3,000 | TOTAL |
| City of Ladonia | | | | | TOTAL |
| City of Leonard | | | | | TOTAL |
| City of Pecan Gap in Fannin | | | | | TOTAL |
| City of Savoy | | O65 & DP Only 11.13(d) | \$5,000 | \$5,000 | TOTAL |
| City of Trenton | | | | | TOTAL |
| City of Whitewright | | | | | TOTAL |
| Town of Windom | | | | | TOTAL |
| Fannin County | | | \$8,600 | | TOTAL |
| Blue Ridge ISD in Fannin | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Bonham ISD | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Dodd City ISD | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Ector ISD | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Fannindel ISD | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Honey Grove ISD in Fannin | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Leonard ISD in Fannin | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| North Lamar ISD in Fannin | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Sam Rayburn ISD | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Savoy ISD | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Trenton ISD in Fannin | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Whitewright ISD in Fannin | \$25,000 | | \$10,000 | \$10,000 | TOTAL |
| Wolfe City ISD in Fannin | \$25,000 | | \$10,000 | \$10,000 | TOTAL |

Homestead exemptions for the 65 and older property owner, the disabled property owner, and surviving spouse of each of those (if the spouse is 55 or older) creates a tax ceiling prohibiting increased taxes on the homesteaded property including existing buildings situated within the homesteaded area declared on the application. An increase in the market value does not increase taxes for these types of homesteads. (Any new areas added to the home site will cause the ceiling to be readjusted in the next tax year.) Homestead exemptions available on 20 acres with home.

The other taxing jurisdictions have not adopted tax ceilings for the over 65 or disabled homeowners.

All homeowners with qualified homesteads are subject to the placement of a homestead cap which prohibits the increase of taxable value on the homestead property to ten percent per year. Market value can still be reflective of the local real estate market. The dollar amount of the Homestead Exemption for school districts was increased to \$25,000 as passed by the legislature and the voters beginning the 2015 tax year.

Disabled Veterans

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

| DAV RATING | EXEMPT AMOUNT |
|-------------------|----------------------|
| 0-29% | \$5,000 |
| 30-49% | \$7,500 |
| 50-69% | \$10,000 |
| 70-100% | \$12,000 |

Other Exemptions

Other common exemptions are:

- Cemetery Exemptions
- Religious Organizations
- Primarily Charitable Organizations
- Charitable Organizations
- Veteran Organizations

Chapter 11 of the Property Tax Code discusses other allowable exemptions.

Appeal Information

State Law requires the appraisal district to mail “Notices of Appraised Value” to property owners:

- New property has been included for the first time on the appraisal roll
- Property Ownership changes
- A change in taxable value of \$1,000 or more (if approved by the Board of Directors)
- A rendition statement was filed on the property
- Property has been annexed or de-annexed to a taxing jurisdiction

In 2016 the district prepared and mailed notices of value to all property owners.

From these notices, 1103 protests were filed in the district.

Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 15, 2016. The values were:

| Entity | Parcel Count | Market Value | Net Taxable Value |
|-----------------------------|---------------------|---------------------|--------------------------|
| City of Bailey | 151 | \$6,635,341 | \$5,075,346 |
| City of Bonham | 4831 | \$626,077,014 | \$328,678,939 |
| City of Dodd City | 293 | \$18,550,390 | \$11,012,875 |
| City of Ector | 410 | \$26,282,713 | \$17,624,944 |
| City of Honey Grove | 1356 | \$79,319,324 | \$52,279,222 |
| City of Ladonia | 653 | \$20,304,402 | \$13,189,429 |
| City of Leonard | 1198 | \$102,801,140 | \$71,909,224 |
| City of Pecan Gap in Fannin | 12 | \$791,850 | \$725,256 |
| City of Savoy | 471 | \$34,713,130 | \$20,407,070 |
| City of Trenton | 629 | \$57,504,794 | \$34,727,886 |
| City of Whitewright | 5 | \$113,970 | \$113,970 |
| Town of Windom | 203 | \$9,956,200 | \$7,480,140 |
| Fannin County | 28485 | \$3,559,144,132 | \$1,723,840,550 |
| Blue Ridge ISD in Fannin | 61 | \$6,533,580 | \$3,137,518 |
| Bonham ISD | 10796 | \$1,444,708,091 | \$665,846,698 |
| Dodd City ISD | 1223 | \$131,193,451 | \$48,201,387 |
| Ector ISD | 1003 | \$128,827,992 | \$44,318,777 |
| Fannindel ISD | 1506 | \$111,575,737 | \$35,094,190 |
| Honey Grove ISD in Fannin | 4455 | \$502,686,711 | \$178,530,401 |
| Leonard ISD in Fannin | 2461 | \$284,260,203 | \$150,121,298 |
| North Lamar ISD in Fannin | 12 | \$6,941,860 | \$2,970,930 |
| Sam Rayburn ISD | 2527 | \$368,597,315 | \$111,198,213 |
| Savoy ISD | 1599 | \$198,297,271 | \$91,833,095 |
| Trenton ISD in Fannin | 2472 | \$290,292,050 | \$163,406,642 |
| Whitewright ISD in Fannin | 484 | \$67,924,380 | \$25,991,108 |
| Wolfe City ISD in Fannin | 126 | \$17,072,651 | \$4,935,301 |

Source: 2016 Certified Appraisal Roll

Tax Rates

The following tax rates were adopted by the taxing jurisdictions:

| Entity | Tax Rate |
|-----------------------------|-----------------|
| City of Bailey | 0.495800 |
| City of Bonham | 0.670000 |
| City of Dodd City | 0.359600 |
| City of Ector | 0.553700 |
| City of Honey Grove | 0.803000 |
| City of Ladonia | 0.500000 |
| City of Leonard | 0.750000 |
| City of Pecan Gap in Fannin | 0.126931 |
| City of Savoy | 0.877100 |
| City of Trenton | 0.805100 |
| City of Whitewright | 0.690576 |
| Town of Windom | 0.222400 |
| Fannin County | 0.590000 |
| Blue Ridge ISD in Fannin | 1.571490 |
| Bonham ISD | 1.295840 |
| Dodd City ISD | 1.270000 |
| Ector ISD | 1.295000 |
| Fannindel ISD | 1.260000 |
| Honey Grove ISD in Fannin | 1.399100 |
| Leonard ISD in Fannin | 1.266200 |
| North Lamar ISD in Fannin | 1.102500 |
| Sam Rayburn ISD | 1.330000 |
| Savoy ISD | 1.453000 |
| Trenton ISD in Fannin | 1.460000 |
| Whitewright ISD in Fannin | 1.350000 |
| Wolfe City ISD in Fannin | 1.344000 |