



Fannin Central Appraisal District

2017 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 34933 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	9746	\$777,177,305	27.9%	20.5%
B	Multi-family Residences	139	\$21,809,790	0.4%	0.6%
C	Vacant Lots	2010	\$20,764,584	5.8%	0.5%
D1	Qualified Ag Land	9377	\$1,358,419,472	26.8%	35.8%
D2	Improvements on Qualified Ag	1828	\$32,959,437	5.2%	0.9%
E	Rural Land Non Qualified Ag	5971	\$555,765,334	17.1%	14.6%
F1	Commercial Real Property	1018	\$136,713,302	2.9%	3.6%
F2	Industrial Real Property	59	\$29,403,780	0.2%	0.8%
J	Utilities Properties	308	\$159,192,326	0.9%	4.2%
L1	Business Personal Property	1746	\$57,172,440	5.0%	1.5%
L2	Industrial Personal Property	387	\$60,286,750	1.1%	1.6%
M1/M2	Manufactured Housing/Other	319	\$7,138,764	0.9%	0.2%
O	Residential Inventory	84	\$303,050	0.2%	0.0%
S	Special Inventory	25	\$7,731,320	0.1%	0.2%
X	Exempt Property	1916	\$569,753,081	5.5%	15.0%
		34933	\$3,794,590,735	100.0%	100.0%

Source: 2017 Certified Appraisal Roll for CAD

Appraisal Operation Summary

In accordance with the 2017-2018 Reappraisal Plan, Dodd City ISD, Fannindel ISD (in Fannin County), Honey Grove ISD, North Lamar ISD (in Fannin County), Sam Rayburn ISD, City of Dodd City, City of Honey Grove, City of Ladonia, City of Pecan Gap (in Fannin County) and the Town of Windom were reappraisal areas for 2014. The district implemented the systematic site inspection/review of the 9,769 properties covering over 414 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	.9832
Median Level of Appraisal	.9900
Weighted Mean	.9526
Coefficient of Dispersion	11.7566
Price Related Differential	1.0321
Number of Observations	969

Source: 2017 GFA Sale Ratio Report from 1/1/2016-4/1/2017

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 approximately \$112,583,112 *of taxable value to the appraisal roll for 2017.

*Source: 2017 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

<http://www.window.state.tx.us/taxinfo/proptax/exmptns.html>

RESIDENTIAL HOMESTEADS

Entity	Mandatory Exemptions				Local option Exemptions		
	Partial			Total	11.13(d)		11.13(n)
	General HS	Over 65	Disabled Person	DVHS	O65	DP	All HS
City of Bailey				100%			
City of Bonham				100%	\$5,000	\$5,000	
City of Dodd City				100%			
City of Ector				100%			
City of Honey Grove				100%	\$3,000	\$3,000	
City of Ladonia				100%			
City of Leonard				100%	\$3,000	\$3,000	2% or \$5,000
City of Pecan Gap in Fannin				100%			
City of Savoy				100%	\$5,000	\$5,000	
City of Trenton				100%			
City of Whitewright				100%			
Town of Windom				100%			
Fannin County				100%	\$8,600	\$8,600	
Blue Ridge ISD in Fannin	\$25,000	\$10,000	\$10,000	100%			
Bonham ISD	\$25,000	\$10,000	\$10,000	100%			
Dodd City ISD	\$25,000	\$10,000	\$10,000	100%			
Ector ISD	\$25,000	\$10,000	\$10,000	100%			
Fannindel ISD	\$25,000	\$10,000	\$10,000	100%			
Honey Grove ISD in Fannin	\$25,000	\$10,000	\$10,000	100%			
Leonard ISD in Fannin	\$25,000	\$10,000	\$10,000	100%			
North Lamar ISD in Fannin	\$25,000	\$10,000	\$10,000	100%			
Sam Rayburn ISD	\$25,000	\$10,000	\$10,000	100%			
Savoy ISD	\$25,000	\$10,000	\$10,000	100%			
Trenton ISD in Fannin	\$25,000	\$10,000	\$10,000	100%			
Whitewright ISD in Fannin	\$25,000	\$10,000	\$10,000	100%			
Wolfe City ISD in Fannin	\$25,000	\$10,000	\$10,000	100%			

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 homestead on existing buildings. 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 are available on up to 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 in 2015.

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 2017, the district prepared and mailed notices of value to all property owners.

From these notices, 976 protests were filed in the district.

Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 14, 2017. The values were:

Entity	Parcel Count	Market Value	Net Taxable Value
City of Bailey	152	\$6,771,166	\$5,296,461
City of Bonham	4833	\$642,558,576	\$346,351,680
City of Dodd City	291	\$22,752,420	\$11,869,029
City of Ector	405	\$26,640,888	\$18,413,878
City of Honey Grove	1356	\$85,272,917	\$55,970,910
City of Ladonia	649	\$18,664,912	\$12,469,558
City of Leonard	1191	\$106,354,639	\$73,626,218
City of Pecan Gap in Fannin	13	\$831,200	\$750,561
City of Savoy	468	\$34,474,430	\$20,828,133
City of Trenton	629	\$58,855,738	\$36,480,294
City of Whitewright	2	\$117,960	\$117,960
Town of Windom	202	\$10,370,850	\$7,895,615
Fannin County	28624	\$3,781,419,665	\$1,836,423,662
Blue Ridge ISD in Fannin	78	\$8,839,480	\$5,207,307
Bonham ISD	10813	\$1,520,643,254	\$701,328,555
Dodd City ISD	1237	\$153,598,830	\$57,855,499
Ector ISD	1013	\$135,258,305	\$47,944,414
Fannindel ISD	1509	\$114,648,574	\$35,424,930
Honey Grove ISD in Fannin	4456	\$530,301,133	\$186,372,596
Leonard ISD in Fannin	2466	\$304,218,155	\$167,424,000
North Lamar ISD in Fannin	12	\$6,904,410	\$1,663,740
Sam Rayburn ISD	2555	\$385,063,826	\$118,675,941
Savoy ISD	1627	\$213,951,479	\$99,818,117
Trenton ISD in Fannin	2501	\$306,819,379	\$176,914,776
Whitewright ISD in Fannin	491	\$74,908,320	\$29,061,264
Wolfe City ISD in Fannin	127	\$20,457,010	\$7,792,490

Source: 2017 Certified Appraisal Roll

Tax Rates

The following tax rates were adopted by the taxing jurisdictions:

Entity	Code	M&O	I&S	Total
City of Bailey	CBA	0.257200	0.220300	0.477500
City of Bonham	CBC	0.544900	0.141500	0.686400
City of Dodd City	CDC	0.133000	0.212600	0.345600
City of Ector	CEC	0.201700	0.464600	0.666300
City of Honey Grove	CHG	0.421300	0.379200	0.800500
City of Ladonia	CLA	0.349100	0.177200	0.526300
City of Leonard	CLE	0.666000	0.097100	0.763100
City of Pecan Gap in Fannin	CPG	0.122688	0.000000	0.122688
City of Savoy	CSA	0.529400	0.361000	0.890400
City of Trenton	CTR	0.567700	0.249400	0.817100
City of Whitewright	CWW	0.661114	0.000000	0.661114
Town of Windom	CWC	0.213600	0.000000	0.213600
Fannin County	GFA	0.565000	0.024000	0.589000
Blue Ridge ISD in Fannin	SBR	1.170000	0.401490	1.571490
Bonham ISD	SBO	1.040100	0.338400	1.378500
Dodd City ISD	SDI	1.040000	0.210000	1.250000
Ector ISD	SEI	1.170000	0.125000	1.295000
Fannindel ISD	SFD	1.170000	0.090000	1.260000
Honey Grove ISD in Fannin	SHI	1.040000	0.259100	1.299100
Leonard ISD in Fannin	SLI	1.170000	0.089060	1.259060
North Lamar ISD in Fannin	SNL	1.040000	0.000000	1.040000
Sam Rayburn ISD	SSR	1.170000	0.160000	1.330000
Savoy ISD	SSI	1.170000	0.273000	1.443000
Trenton ISD in Fannin	STI	1.170000	0.290000	1.460000
Whitewright ISD in Fannin	SWH	1.170000	0.180000	1.350000
Wolfe City ISD in Fannin	SWO	1.126000	0.218000	1.344000