

# **Lee Central Appraisal District**



## **2016 Annual Report**

## General Information

The Property Tax Assistance Division of the Texas Comptroller's office requires appraisal districts to publish an annual report. This report provides property owners, taxing units, and other interested parties information about total market and taxable values, average market and taxable values of a residence, and exemptions at the time of certification of values to the taxing units.

Article 8 of The Texas Constitution defines five basic rules for property taxes:

Property taxes must be equal and uniform

Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash or its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural land.

Each property must have a single appraised value.

All property is taxable unless federal or state law exempts it from taxation.

Property owners have the right to reasonable notice of increases in the appraised value of their property.

The Lee Central Appraisal District was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. Appraisal districts are local government political subdivisions of the state responsible for appraising property with county boundaries. Prior to the creation of central appraisal districts, each taxing unit followed their own appraisal standards and practices. Values were inaccurate and inequitable. Property owners were required to visit multiple taxing units to resolve any disputes concerning property value. Appraisal districts are independent of the taxing units but are governed by a board elected by the taxing units elected officials.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a property value study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

## **Governance**

The appraisal district is governed by a Board of Directors whose primary responsibilities include the following:

- Establish the district's office
- Appoint the Chief Appraiser
- Approve the district's budget annually
- Contract for necessary services
- Appoint the Appraisal Review Board
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board
- Approve contracts with appraisal firms to perform appraisal services for the district
- Other statutory duties

To be eligible to serve on the board of directors, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date of appointment. Members of the Board of Directors will serve two-year terms beginning in January of even-numbered years.

The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be certified (or actively working toward certification) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Appraisal Review Board members are appointed by the Board of Directors. To serve on the ARB, an individual must be a resident of the appraisal district and must have resided in the district for at least two years. The Lee County Appraisal Review Board (ARB) is responsible by statute for the hearing and determination of taxpayer protests and taxing entity challenges.

Agricultural Advisory Board members are appointed by the Board of Directors at the recommendation of the chief appraiser to aide him in determining typical practices and standards for agricultural activities in the district.

## **Taxing Units**

The district is responsible for establishing and maintaining approximately 45,944 parcels that include residential, mobile homes, commercial, agricultural/rural land, industrial properties, business personal property & oil & gas mineral interests covering 629 square miles within Lee Central Appraisal District's jurisdiction.

Following are those taxing jurisdictions with territory located in the district:

- Austin Com College
- City of Giddings
- City of Lexington
- Dime Box ISD
- Elgin ISD
- Giddings ISD
- Lexington ISD
- Lee County
- Lee County Road / Bridge
- Lee County FWD #1
- Cummins Creek WCD

## **Discovery and Valuation**

In order to make a valuation, the staff must first identify new properties. This is done by field reviews, viewing aerial photography, scouring local government records such as building permits, sales letters, local realtor information or locating advertisements in the newspaper.

The staff must then collect data by visiting new and existing properties. The staff assesses the value of new structures, as well as assesses depreciation and the value of any new additions to existing structures. Additionally appraisers must classify the quality of the construction by examining features such as rooflines, add-ons, construction type such as brick or wood, etc. Data regarding sales and building prices must also be collected.

These values must be entered into the automated system along with changes in property parcel sizes and exemptions received from homeowners, the elderly, disabled veterans, charitable or religious organizations, and agricultural productivity valuation.

Then the data must be analyzed following the mass appraisal standards of the USPAP. Properties are grouped by school district, subdivision, town and neighborhood. Questions such as 'does the LCAD value match recent sales values?' must be answered. Value is then assessed to as close to 100% of market value as possible (per state law). If this is not the case, then an analysis must be done to determine the reason the values are not within an acceptable range. Once this is determined, further adjustments are made according to existing professional standards.

## Legislative Changes

Lee Central Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, LCAD responds in a timely manner updating records, forms and/or procedures.

## Property Categories Appraised

The appraisal district is responsible for the appraisal of approximately 46,000 parcels. The following represents a summary of property categories appraised by the district for 2016:

<b>PTAD Classification</b>	<b>Property Type</b>	<b>Parcel Count</b>	<b>Market Value</b>
A	Single Family	3,187	273,223,226
B	Multi Family	80	12,406,897
C	Vacant Lot	777	11,390,838
D1	Qualified Ag Land	8,001	1,589,329,273
D2	Improvements on Qualified Ag Land	2,539	26,099,976
E	Non-Qualified Ag Land	5,146	448,400,809
F1	Commercial Real Prop.	847	115,475,206
F2	Industrial Real Prop.	68	12,976,520
G1	Oil & Gas	16,225	113,153,510
J2	Gas Dist. System	5	546,780
J3	Electric Company	30	21,610,500
J4	Telephone Company	18	3,420,970
J5	Railroad	34	17,141,930
J6	Pipeline Company	331	17,883,590
J7	Cable Television Company	31	1,642,680
J8	Other Type of Utility	43	2,653,990
L1	Commercial Personal Prop.	1,253	78,615,320
L2	Industrial Personal Prop.	361	201,089,900
M1	Mobile Homes	1057	21,316,610
S	Special Inventory	10	1,121,120
X	Exempt Property	7,441	130,540,327

### Certified Values for All Jurisdictions

	2016			2015	
	Market Value	Taxable Value		Market Value	Taxable Value
Lee County Gen Fund	3,103,464,165	1,373,653,774		2,921,441,122	1,430,563,529
Lee Co. Road & Bridge	3,100,045,762	1,370,235,371		2,918,450,308	1,427,572,715
Dime Box ISD	349,424,298	117,198,376		367,470,057	156,995,257
Lexington ISD	1,143,326,867	407,303,449		1,020,760,699	388,100,277
Giddings ISD	1,591,973,037	716,015,790		1,517,101,632	755,996,209
City Of Giddings	371,355,623	300,969,045		395,513,890	328,572,339
City Of Lexington	61,377,622	46,165,454		55,461,349	42,679,974
Lee County FWD	13,696,210	8,984,818		12,993,910	8,232,053
Cummins Creek WCD	133,507,740	98,805,165		104,994,403	73,706,435
Elgin ISD	15,321,800	7,634,423		13,117,650	6,893,000
Austin Community College	15,321,800	7,504,593		13,117,650	6,888,100

### Average Value of Single Family Residence

	2016			2015	
	Market Value	Taxable Value		Market Value	Taxable Value
Lee County Gen Fund	126,169	124,500		119,804	118,992
Lee Co. Road & Bridge	126,169	124,500		119,804	118,992
Dime Box ISD	100,910	71,495		95,933	68,013
Lexington ISD	130,219	103,021		121,012	96,163
Giddings ISD	126,590	89,058		122,162	84,752
City Of Giddings	108,480	107,490		108,571	107,265
City Of Lexington	90,056	87,162		80,112	80,007
Lee County FWD	66,481	65,194		66,630	66,630
Cummins Creek WCD	183,564	182,925		168,531	167,667
Elgin ISD	160,320	134,755		147,377	122,377
Austin Community College	160,320	155,692		147,377	\$143,377

### Certified New Value for All Jurisdictions

	2016			2015	
	Market Value	Taxable Value		Market Value	Taxable Value
Lee County Gen Fund	24,191,211	22,681,307		15,380,322	15,075,873
Lee Co. Road & Bridge	24,191,211	22,681,307		15,380,322	15,075,873
Dime Box ISD	1,376,290	1,362,120		1,999,300	1,952,230
Lexington ISD	9,251,721	8,594,868		5,325,860	5,153,810
Giddings ISD	13,173,850	11,134,548		7,692,872	6,952,733
City Of Giddings	2,359,740	1,760,990		1,412,040	1,154,670
City Of Lexington	654,750	654,750		571,460	549,670
Lee County FWD	220,680	220,680		292,280	292,280
Cummins Creek WCD	3,161,000	171,440		585,240	585,240
Elgin ISD	389,350	372,280		362,290	362,290
Austin Community College	389,350	389,350		362,290	362,290

### Formal Protest Data

	2016	2015
Filed	719	803
Withdrawn	109	86
Settled	432	435
No Showed	108	232
ARB Decision	66	45

### 2016 Exemption Data

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
CH	7	903,030	0	903030
DP	119	1,300,589	892,278	2,192,867
DV1	6	0	42,000	42,000
DV1S	1	0	5,000	5,000
DV2	11	0	82,500	82,500
DV3	10	0	102,116	102,116
DV4	106	0	893,540	893,540
DV4S	27	0	280,279	280,279
DVHS	55	0	7,192,859	7,192,859
DVHSS	7	0	464,469	464,469
EX	25	0	288,270	288,270
EX-XI	7	0	1,096,950	1,096,950
EX-XR	40	0	9,669,670	9,669,670
EX-XU	7	0	587,880	587,580
EX-XU (prorated)	0	0	0	0
EX-XV	580	0	117,353,327	117,353,327
EX-XV (prorated)	3	0	45,800	45,800
EX-366	6,772	0	595,400	595,400
OV-65	1714	19,509,026	15,060,677	34,569,703
HS	4106	0	97,081,247	97,081,247



### Tax Rates By Jurisdiction For 2016

	<b>M&amp;O</b>	<b>I&amp;S</b>	<b>TOTAL</b>
Lee County Gen Fund	0.48960	0.0504	0.54000
Lee Co. Road & Bridge	.14000		0.14000
Dime Box ISD	\$1.17000		\$1.17000
Lexington ISD	\$1.04000	0.1774	1.21740
Giddings ISD	1.1000	0.3000	\$1.40000
City Of Giddings	0.32000	0.1868	\$0.50680
City Of Lexington	\$0.49550		\$0.49550
Lee County FWD	0.26910		0.26910
Cummins Creek WCD	\$0.02110		\$0.02110
Elgin ISD	\$1.17000	\$0.37000	\$1.54000
Austin Community College	\$0.09000	0.0120	0.10200