

# Titus County Appraisal District 2021 Annual Appraisal Report

## Introduction

The Titus County Appraisal District is a political subdivision of the state of Texas. 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 main objective and primary purpose of this district is to provide uniform methods to establish fair and uniform equitable market values for all types of properties located within the boundaries of Titus County for ad valorem purposes in a professional, ethical, economical, and courteous manner and to inform local property owners of their entitlement of rights and remedies under the law. The laws and rules can be found in the following guidelines:

- 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
- The Texas Property Tax Code

## 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 concerning the appointment of the agricultural advisory board
- Approve contracts with appraisal firms
- Make and adopt general polices on the operations of the district
- Biennially develop a written plan for the periodic reappraisal of property in the district

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the appraisal district for at least two years prior to their appointment. The board is appointed by the taxing entities in the appraisal district boundaries. The Appraisal District boundaries are inclusive of the county boundary lines.

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 local Administrative Judge to settle value disputes between the property owner and the appraisal district. They serve staggered terms and may serve consecutive terms. The Comptroller of Texas approves curricula, provides materials, and supervises a comprehensive course for training and education of the Appraisal Review Board members and issues certificates for each member completing the requirements.

The **Agricultural Advisory Board** is appointed by the Chief Appraiser upon the advice and consent of the board of directors. The Agricultural advisory board shall advise the Chief Appraiser on the valuation and use of land that may be designated for agricultural use or that may be open space agricultural or timber land within the district. A member of the Agricultural Advisory Board is not entitled to compensation.

### **Taxing Jurisdictions**

The properties in the appraisal district which require appraisals for ad valorem purposes include the following:

#### **Cities:**

City of Mount Pleasant  
City of Talco  
City of Winfield

#### **County jurisdictions:**

Titus County  
Titus Regional Medical Center  
Northeast Texas Community College

#### **Schools:**

Chapel Hill ISD  
Daingerfield ISD  
Harts Bluff ISD  
Mount Pleasant ISD  
Pewitt CISD  
Rivercrest ISD

### **Legislative Changes**

Titus CAD responds to all legislative changes that may affect the Appraisal District's operations. After the passing of laws records, forms and/or procedures are updated.

The Texas Legislature meets in odd-numbered years. Customarily, the Property Tax Assistance Division of the Texas Comptroller of Public Accounts Office publishes a booklet explaining all the Texas Property Law changes for that Legislative session. A copy of this booklet accompanies this report.

The most recent legislative session was this year (2021). Updates will be provided to include that information on bills that have been passed.

- Official electronic communications may be made to the district through:
- Fax to 903-572-5147,
- email to [info@titus-cad.org](mailto:info@titus-cad.org) or
- physical delivery to the district's office at 2404 West Ferguson Road Mount Pleasant Texas 75456
- Telephone 903- 572-7939
- Mailing address P. O. Box 528, Mount Pleasant, Texas 75456-0528

- Communications between the district and designated agents will be treated in the same manner as communications between the district and the property owner, provided written authorization for agent's representation can be established.
- A property tax form that requires a signature may be signed by means of an electronically captured handwritten signature.

### Property Types Appraised

Titus County appraisal district had 30,200 properties for the 2020 certified appraisal year. The following chart accounts for the various property types, their percentage of parcel count and market value respectively. 36.3% of the economic wealth of the county is generated from utilities, local industry, oil and gas production. The majority of the land is rural with agricultural or timber qualified production.

### 2021 CERTIFIED APPRAISAL YEAR

CLASSIFICATION	TYPE	COUNT	MARKET VALUE	% OF COUNT	% OF MV
A	SINGLE FAMILY	7020	851,502,038	23.05%	22.55%
B	MULTI FAMILY	109	41,056,512	0.36%	1.09%
C	VACANT LOTS	1337	27,623,832	4.39%	0.73%
D1	QUALIFIED LAND	4923	620,733,679	16.16%	16.44%
D2	FARM AND RANCH	1211	22,540,497	3.98%	0.60%
E	RURAL LAND RESIDENTIAL	5165	525,193,013	16.96%	13.91%
F1	COMMERCIAL REAL	1116	309,059,904	3.66%	8.18%
F2	INDUSTRIAL REAL	110	351,290,733	0.36%	9.30%
G1	OIL AND GAS	3072	10,618,982	10.09%	0.28%
J	UTILITIES	376	205,574,342	1.23%	5.44%
L1	COMMERCIAL PERSONAL	1115	122,068,840	3.66%	3.23%
L2	INDUSTRIAL PERSONAL	434	295,908,005	1.42%	7.84%
M1	MANUFACTURED HOUSING	1437	27,168,093	4.72%	0.72%
O	RESIDENTIAL INVENTOR	65	1,741,345	0.21%	0.05%
S	SPECIAL INVENTORY	33	17,453,095	0.11%	0.46%
X	EXEMPT	2937	347,010,420	9.64%	9.19%
<b>TOTALS</b>		<b>30460</b>	<b>3,776,543,330</b>	<b>100.00%</b>	<b>100.00%</b>

### Appraisal Operation Summary

In compliance with the 2021-2022 Re-appraisal Plan, the real properties located in Region 1 and 1C which are predominantly north of Interstate 30 along with personal property which require annual re-appraisal were systematically inspected or reviewed using all the tools and

mechanism afforded the district. The main focus of the inspection developed around the class, recognized condition, configuration, and all characteristics of the improvements, land, and personal property.

Throughout the district, efforts were made to identify, gather, and appraise properties with new construction, locate demolished or removed properties, locate and value manufactured housing, along with continued review of commercial and industrial property.

Properties were adjusted when necessary to reflect the market trend which was recognized by the sales data gathered and analyzed for the county. No adjustments were made to properties which fell out of the trend or had not data to warrant changes.

The district continues to secure sales data and information to maintain and calculate an internal ratio analysis to justify the appraisal changes for each appraisal year. While the supply of sales data is good the district is not overwhelmingly inundated with data.

The below chart for an overall median or weighted mean represents the data available:

Mean Level of appraisal	1.0424
Median Level of Appraisal	1.0100
Weighted Mean	1.0282
Coefficient of dispersion	6.4248
Price Related Differential	1.0138
Number of observations	353

**Property Discovery** The district utilizes the following construction mechanisms to help locate new property:

- City building permits
- Filed mechanics liens
- Mobile home installation reports
- Septic Tank permits
- Field inspection discovery
- General Public communications
- Aerial photography
- Homestead / Agricultural applications
- Recorded instruments from the courthouse
- Building plans
- Utility companies
- Mobile Home statement of location
- Newspapers, Sales Brochures and Magazines
- Telephone directories

## New Construction

The use of the above resources and tools added approximately \$37,737,708 of market value to the appraisal roll for 2021.

## 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 common are available and described in the Texas Property Tax Code, Chapter 11.

## Residential Homestead

The following chart represents the total exemption amounts available to homeowners.

Titus County, Mt. Pleasant ISD, Chapel Hill ISD, Harts Bluff ISD, Pewitt ISD, Daingerfield ISD and Rivercrest ISD homestead applications 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 trend does not increase taxes for these types of homesteads. (Any new value 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.

## RESIDENTIAL HOMESTEADS

ENTITY	HOMESTEAD				
	20%	State Mandate	OVER 65	DISABILITY	DVHS
<b>CITIES</b>					
CITY OF MT PLEASANT	YES	NO	\$3,000	NO	100%
CITY OF TALCO	NO	NO	NO	NO	100%
CITY OF WINFIELD	NO	NO	\$3,000	NO	100%
<b>SCHOOLS</b>					
CHAPEL HILL ISD	NO	\$25,000	\$10,000	\$10,000	100%
DAINGERFIELD ISD	NO	\$25,000	\$10,000	\$10,000	100%
HARTS BLUFF ISD	NO	\$25,000	\$10,000	\$10,000	100%
MT PLEASANT ISD	YES	\$25,000	\$10,000	\$10,000	100%
PAUL PEWITT ISD	NO	\$25,000	\$10,000	\$10,000	100%
RIVERCREST ISD	NO	\$25,000	\$13,000	\$10,000	100%
WINFIELD ISD	NO	\$25,000	\$10,000	\$10,000	100%
<b>COUNTY</b>					
TITUS COUNTY	YES	NO	\$15,000	\$10,000	100%
TITUS REGIONAL HOSPITAL	YES	NO	\$15,000	\$10,000	100%
NTCC	NO	\$5,000	\$10,000	\$10,000	100%

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. The homestead cap is removed in increments each year or completely at the time of owner transition. Market value can still be reflective of the local real estate market.

### **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, as based upon these ratings are:

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

If the disabled veteran is 65 years of age or older, totally blind in one or both eyes, has lost the use of one or more limbs the exemption amount is \$12000 off of the assessed value of the property. A surviving spouse is entitled to an exemption of \$5000 from the assessed value of the property.

### **Other Exemptions**

Cemetery Exemptions  
Religious Organizations  
Charitable Organizations  
Veteran's Organizations

Several other less frequently occurring exemptions are allowable and described in the Chapter 11, Property Tax Code.

### **Appeal Data**

Appraisal notices are typically mailed to property owners if:

- The appraised value of the property changes from the prior year
- The appraised value is greater than the value rendered by the property owner
- The property was not on the appraisal roll in the preceding year
- The property has had a change in ownership

\*In 2021 approximately 23,300 notices were mailed. Of these notices approximately 1,116 parcels were formally protested.

## Average Home Values 2021

City of Talco	\$ 57,386
City of Winfield	\$ 71,767
City of Mount Pleasant	\$137,026
Titus County	\$149,059
Titus Regional Medical	\$149,059
Northeast Texas community College	\$149,059
Mount Pleasant ISD	\$137,455
Rivercrest ISD	\$ 99,753
Pewitt	\$168,461
Chapel Hill ISD	\$175,210
Harts Bluff ISD	\$216,153
Daingerfield	\$97,411

## EXEMPTIONS BREAKDOWN FOR THE DISTRICTS IN TOTAL:

### Exemption Breakdown

Exemption	Count	Local	State	Total
AB	9	16,474,286	0	16,474,286
DP	244	2,200,420	0	2,200,420
DPS	1	10,000	0	10,000
DV1	18	0	115,000	115,000
DV2	13	0	103,500	103,500
DV3	19	0	167,000	167,000
DV4	178	0	1,559,215	1,559,215
DV4S	7	0	84,000	84,000
DVHS	119	0	20,087,818	20,087,818
DVHSS	13	0	2,029,952	2,029,952
EX	11	0	71,216	71,216
EX-XF	3	0	468,259	468,259
EX-XG	4	0	1,450,910	1,450,910
EX-XJ	3	0	127,490	127,490
EX-XL	4	0	667,058	667,058
EX-XR	80	0	19,724,824	19,724,824
EX-XU	12	0	638,704	638,704
EX-XV	832	0	316,638,236	316,638,236
EX-XV (Prorated)	9	0	158,938	158,938
EX366	1,957	0	121,351	121,351
FR	20	61,780,760	0	61,780,760
HS	6,719	188,212,925	0	188,212,925
LIH	6	0	3,712,928	3,712,928
MASSS	1	0	303,729	303,729
OV65	2,613	35,606,481	0	35,606,481
OV65S	17	255,000	0	255,000
PC	11	94,184,075	0	94,184,075
PPV	16	3,230,506	0	3,230,506
<b>Totals</b>		<b>401,954,453</b>	<b>368,230,128</b>	<b>770,184,581</b>