

Marion Central Appraisal District

2016 Annual Mass Appraisal Report

Introduction

The Marion Central Appraisal District is a political subdivision of the state. 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 Marion Central Appraisal District is to discover, list and appraise property accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of the district and apply all qualified exemptions to the appropriate properties when the owner completes an application which has all necessary information for approval of the exemption. The CAD will strive to educate the property owner with their rights and remedies as prescribed by law. The district must make sure that each property owner is given the same consideration, information, and assistance. This will be done by 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 a 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

Adopt general policies on the operations of the district

Biennially approve 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 chosen 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 Board of Directors at the recommendation of the Chief Appraiser. This board helps determine typical practices and standards for agricultural activities in the district. They serve at the will of the Board of Directors.

Taxing Jurisdictions

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

Marion County
Marion County Hospital District
City of Jefferson
Jefferson ISD
Avinger ISD
Ore City ISD

Property Types Appraised

The district is comprised of 19,693 property accounts and 7,251 mineral and industrial accounts.

The majority of the land in this area is rural with agricultural or timber qualified production.

The following represents a summary of property types appraised by the district for 2016:

PTAD Classifications	Property Types	Property Count	Market Value
A	Single Family Residences	5004	304,202,960
B	Multi-Family Residences	16	1,614,720
C	Vacant Lots	8162	32,044,290
D1	Qualified Ag Land	3299	44,000,330
D2	Non-Qualified Ag Land	399	12,234,160
E	Farm Improvement	1629	82,357,650
F1	Commercial Real Property	346	49,190,080
F2	Industrial Real Property	26	112,168,320
G1	Oil and Gas Properties	3168	13,681,690
J	Utilities Properties	187	57,798,950
L1	Business Personal Property	484	11,561,400
L2	Industrial Personal Property	129	41,906,140
M1	Manufactured Housing	525	10,214,890
O	Residential Inventory	59	124,580
S	Special Inventory	5	1,197,800
X	Exempt Property	4806	60,252,380

Appraisal Operation Summary

The Marion Central Appraisal District reappraises all property every 3 years by designated area of the district. The reappraisal year is a complete appraisal of properties in the designated area. During a reappraisal, a decision is made on every property and an appraisal notice is sent to all taxpayers required. Tax Year 2016 is scheduled for a reappraisal for the city and subdivision excluding subdivisions on the East side(RA3). Tax Year 2017 is scheduled for a reappraisal for the West side of Hwy 59 excluding city and all subdivisions (RA1).

The district 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. Review commercial and industrial personal property accounts.

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

Mean Level of Appraisal	1.16
Median Level of Appraisal	0.98
Weighted Mean	0.68
Coefficient of dispersion	39.9
Standard Deviation	1.59
Total Number Sales	156

Based upon the Mass Appraisal standards adopted by the International Association of Assessing Offices, 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
- File material/mechanics liens
- Mobile home installation reports
- Railroad Commission Reports for oil and gas
- Field inspection discovery

The use of these discovery tools added approximately \$7,853,860 of market value to the appraisal roll for 2016.

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	General	Over 65	Disability	DVHS
County of Marion	20% or 5,000	Freezes	Freezes	100%
County of Marion Road/Bridge	3,000 & 20% or 5,000	Freezes	Freezes	100%
Marion County Hospital District	None	None	None	100%
City of Jefferson	None	Freezes	Freezes	100%
Jefferson ISD	25,000 & 10% or 5,000	10,000, Freezes	10,000, Freezes	100%
Avinger ISD	25,000	10,000, Freezes	10,000, Freezes	100%
Ore City ISD	25,000	10,000, Freezes	10,000, freezes	100%

Marion County, Marion County Hospital District, City of Jefferson, Jefferson ISD, Avinger ISD and Ore City 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. Any new additions added to the home site will cause the ceiling to be readjusted in the next tax year. Homestead exemptions 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 subjects 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.

Disable 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:

DV Rating	Exempt Amount
10-30%	\$5,000
31-50%	\$7,500
51-70%	\$10,000
71-100%	\$12,000

Other Exemptions

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

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:

5,327 real property and commercial personal property
7,251 mineral/utility/industrial property

From these notices, 383 protests were filed in the district with an additional 388 inquiries.

Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 25, 2016. The values were:

Jurisdiction	Parcel Count	Market Value	Taxable Value
County of Marion	26,944	1,137,949,020	701,785,117
Marion Co Hospital District	26,942	1,137,949,020	747,802,407
City of Jefferson	2,602	243,601,860	205,512,803
Jefferson ISD	25,312	1,102,425,790	632,465,127
Avinger ISD	120	12,196,800	3,684,810
Ore City ISD	1510	23,326,430	13,927,330

The following tax rates were adopted by the taxing jurisdictions:

Jurisdiction	Tax Rate
Avinger ISD	1.17
City of Jefferson	0.445
County of Marion	0.488434
Jefferson ISD	1.115715
Marion Co Hospital District	0.041969
Ore City ISD	1.335