

2020 Appraisal Report

SUMMARY OF APPRAISAL ACTIVITIES, EXEMPTIONS,
EQUALIZATION AND TAX RATES FOR 2020 TAX YEAR

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FANNIN CENTRAL APPRAISAL DISTRICT | EFFECTIVE DATE OF REPORT: OCTOBER 1, 2020

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 (ARB) Members are appointed by the Board of Directors. The District Judge selects the Chairperson and Secretary of the ARB from the members. The ARB hears and determines protests filed by property owners. 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 36,736 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	10480	\$1,113,741,429	28.53%	22.00%
B	Multi-family Residences	148	\$31,682,308	0.40%	0.63%
C	Vacant Lots	2023	\$30,444,143	5.51%	0.60%
D1	Qualified Ag Land	9157	\$1,651,405,021	24.93%	32.62%
D2	Improvements on Qualified Ag	1810	\$35,456,915	4.93%	0.70%
E	Rural Land Non-Qualified Ag	6298	\$776,570,948	17.14%	15.34%
F1	Commercial Real Property	1076	\$181,617,186	2.93%	3.59%
F2	Industrial Real Property	56	\$39,235,700	0.15%	0.77%
J	Utilities Properties	337	\$207,530,450	0.92%	4.10%
L1	Business Personal Property	1799	\$106,728,060	4.90%	2.11%
L2	Industrial Personal Property	340	\$82,728,490	0.93%	1.63%
M1/M2	Manufactured Housing/Other	371	\$13,722,367	1.01%	0.27%
O	Residential Inventory	68	\$2,572,150	0.19%	0.05%
S	Special Inventory	23	\$8,122,680	0.06%	0.16%
X	Exempt Property	2750	\$781,530,932	7.49%	15.44%
		36,736	\$5,063,088,779	100%	100%

Source: 2020 Certified Appraisal Roll for CAD

Appraisal Operation Summary

In accordance with the 2019-2020 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 2020. The district implemented the systematic site inspection/review of the 10,285 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	1.0001
Median Level of Appraisal	0.9972
Weighted Mean	0.9983
Coefficient of Dispersion	9.4451
Price Related Differential	1.0018
Number of Observations	670

Source: 2020 GFA Sale Ratio Report from 1/1/2019-6/30/2020

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 \$216,699,892* of net taxable value to the appraisal roll for 2020.

*Source: 2020 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%	\$5,000	\$5,000	
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%	\$3,000	\$3,000	
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.

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:

DV 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 2020, the district prepared and mailed notices of value to all property owners.

From these notices, 2,205 protests were filed in the district.

Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 16, 2020. The values were:

Entity	Parcel Count	Market Value	Net Taxable
City of Bailey	156	\$8,359,790	\$6,516,957
City of Bonham	4920	\$788,265,605	\$452,645,035
City of Dodd City	305	\$33,175,937	\$17,199,414
City of Ector	422	\$34,335,176	\$24,523,291
City of Honey Grove	1348	\$109,691,303	\$69,893,579
City of Ladonia	654	\$26,623,901	\$17,984,028
City of Leonard	1222	\$134,595,048	\$98,079,986
City of Pecan Gap in Fannin	15	\$944,370	\$826,547
City of Savoy	467	\$47,980,640	\$30,167,553
City of Trenton	647	\$73,167,758	\$46,793,366
City of Whitewright	2	\$132,260	\$127,616
Town of Windom	204	\$14,707,580	\$10,494,831
Fannin County	29921	\$5,015,058,569	\$2,483,734,539
Blue Ridge ISD in Fannin	78	\$15,780,010	\$9,793,741
Bonham ISD	11129	\$1,888,289,509	\$931,910,519
Dodd City ISD	1351	\$220,906,554	\$90,946,415
Ector ISD	1063	\$173,206,736	\$70,962,443
Fannindel ISD	1568	\$146,022,376	\$47,772,762
Honey Grove ISD in Fannin	4626	\$735,134,825	\$252,752,190
Leonard ISD in Fannin	2617	\$435,806,436	\$243,560,103
North Lamar ISD in Fannin	12	\$7,742,620	\$1,671,680
Sam Rayburn ISD	2657	\$496,580,201	\$158,370,507
Savoy ISD	1707	\$287,065,278	\$143,713,960
Trenton ISD in Fannin	2692	\$459,863,902	\$273,926,850
Whitewright ISD in Fannin	545	\$116,303,710	\$51,010,882
Wolfe City ISD in Fannin	135	\$27,100,482	\$10,199,487

Source: 2020 Certified Appraisal Roll

Tax Rates

The following tax rates were adopted by the taxing jurisdictions:

2020 Tax Rates

Entity	Code	M&O	I&S	Total
City of Bailey	CBA	0.234000	0.186500	0.420500
City of Bonham	CBC	0.464000	0.191000	0.655000
City of Dodd City	CDC	0.122900	0.182700	0.305600
City of Ector	CEC	0.295500	0.328600	0.624100
City of Honey Grove	CHG	0.493000	0.300600	0.793600
City of Ladonia	CLA	0.241500	0.166800	0.408300
City of Leonard	CLE	0.485100	0.181800	0.666900
City of Pecan Gap in Fannin	CPG	0.116944	No Debt	0.116944
City of Savoy	CSA	0.483300	0.301300	0.784600
City of Trenton	CTR	0.541700	0.247100	0.788800
City of Whitewright	CWW	0.606605	No Debt	0.606605
Town of Windom	CWC	0.174400	No Debt	0.174400
Blue Ridge ISD in Fannin	SBR	1.024000	0.500000	1.524000
Bonham ISD	SBO	0.941400	0.342000	1.283400
Dodd City ISD	SDI	0.874700	0.250000	1.124700
Ector ISD	SEI	0.954700	0.130000	1.084700
Fannindel ISD	SFD	1.048100	0.080000	1.128100
Honey Grove ISD in Fannin	SHI	0.892000	0.319100	1.211100
Leonard ISD in Fannin	SLI	0.980100	No Debt	0.980100
North Lamar ISD in Fannin	SNL	0.966400	No Debt	0.966400
Sam Rayburn ISD	SSR	0.980700	0.140000	1.120700
Savoy ISD	SSI	1.009500	0.140000	1.149500
Trenton ISD in Fannin	STI	0.994900	0.180000	1.174900
Whitewright ISD in Fannin	SWH	1.006500	0.163260	1.169760
Wolfe City ISD in Fannin	SWO	0.940700	0.203020	1.143720

Entity	Code	M&O	RAB	I&S	Total
Fannin County	GFA	0.425300	0.107000	0.056700	0.589000

Reflects tax rates adopted as of October 1, 2020. Some rates may be subject to rollback elections.