

2023 Annual Appraisal Report

SUMMARY OF APPRAISAL ACTIVITIES, EXEMPTIONS,
EQUALIZATION AND TAX RATES FOR 2023 TAX YEAR

Tylene Gamble

FANNIN CENTRAL APPRAISAL DISTRICT | EFFECTIVE DATE OF REPORT: OCTOBER 1, 2023

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
- 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 District Judge. 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 Ravenna (New for 2023)	Sam Rayburn ISD
City of Savoy	Trenton ISD Split with Collin County)
City of Trenton	Whitewright ISD (Split with Grayson County)
Town of Windom	Wolfe City ISD (Split with Hunt County)
City of Whitewright (Split Grayson County)	

Property Types Appraised

The district is comprised of 38,231 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	10764	\$ 2,138,060,726	28.16	20.31
B	Multi-family Residences	187	\$ 73,726,589	.49	.70
C	Vacant Lots	2020	\$ 96,124,241	5.28	.91
D1	Qualified Ag Land	9567	\$ 3,926,340,436	25.02	37.3
D2	Imprs on Qualified Ag	2193	\$ 53,270,828	5.74	.51
E	Rural Non-Qualified Ag	6061	\$ 1,456,128,513	15.85	13.83
F1	Commercial Real Property	1160	\$ 379,199,633	3.03	3.6
F2	Industrial Real Property	58	\$ 215,634,150	.15	2.05
J	Utilities Properties	290	\$ 198,339,410	.76	1.88
L1	Business Personal Property	1636	\$ 129,648,330	4.28	1.23
L2	Industrial Personal Property	381	\$ 144,067,590	1.0	1.37
M1/M2	Manufactured Housing/Other	553	\$ 39,967,077	1.45	.38
O	Residential Inventory	195	\$ 12,785,780	.51	.12
S	Special Inventory	21	\$ 5,006,500	.05	.05
X	Exempt Property	3145	\$ 1,658,918,838	8.23	15.76
		38,231	\$ 10,527,218,641	100%	100%

Source: 2023 Certified Appraisal Roll for CAD

Appraisal Operation Summary

In accordance with the 2023-2024 Reappraisal Plan, Sam Rayburn ISD, Honey Grove ISD, Fannindel ISD, Dodd City ISD were the reappraisal area for 2023. The district implemented the systematic site inspection/review of approximately 10,676 properties 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	1.0446
Median Level of Appraisal	1.002
Weighted Mean	1.011
Coefficient of Dispersion	15
Price Related Differential	1.0301
Number of Observations	800

Source: 2023 All Schools Sale Ratio Report from 4/1/2022-3/1/2023

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 diligently 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 \$101,750,000*of net taxable value to the appraisal roll for 2023.

*Source: 2023 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%	\$5,000	\$5,000	2% or \$5,000
City of Pecan Gap in Fannin				100%			
City of Ravenna				100%	\$3,000	\$3,000	20%
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							
Fannin County				100%	\$8,600	\$8,600	
ISDs							
Blue Ridge ISD in Fannin	\$100,000	\$10,000	\$10,000	100%			
Bonham ISD	\$100,000	\$10,000	\$10,000	100%			
Dodd City ISD	\$100,000	\$10,000	\$10,000	100%			
Ector ISD	\$100,000	\$10,000	\$10,000	100%			
Fannindel ISD	\$100,000	\$10,000	\$10,000	100%			
Honey Grove ISD in Fannin	\$100,000	\$10,000	\$10,000	100%			
Leonard ISD in Fannin	\$100,000	\$10,000	\$10,000	100%			
North Lamar ISD in Fannin	\$100,000	\$10,000	\$10,000	100%			
Sam Rayburn ISD	\$100,000	\$10,000	\$10,000	100%			
Savoy ISD	\$100,000	\$10,000	\$10,000	100%			
Trenton ISD in Fannin	\$100,000	\$10,000	\$10,000	100%			
Whitewright ISD in Fannin	\$100,000	\$10,000	\$10,000	100%			
Wolfe City ISD in Fannin	\$100,000	\$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
- A rendition statement was filed on the property
- Property has been annexed or de-annexed to a taxing jurisdiction

In 2023, the district prepared and mailed notices of value to all property owners.

From these notices, 2,506 protests were filed in the district.

Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 24, 2023. The values were:

Entity	Property Count	Market Value	Net Taxable
City of Bailey	157	\$ 18,156,940	\$ 12,409,527
City of Bonham	5045	\$ 1,331,066,512	\$ 707,299,796
City of Dodd City	315	\$ 60,023,169	\$ 27,711,114
City of Ector	427	\$ 58,368,864	\$ 39,634,536
City of Honey Grove	1347	\$ 191,328,232	\$ 120,927,182
City of Ladonia	658	\$ 46,854,984	\$ 32,128,082
City of Leonard	1248	\$ 250,889,959	\$ 172,836,764
City of Pecan Gap in Fannin	16	\$ 1,810,220	\$ 1,281,059
City of Ravenna	182	\$ 22,483,710	\$ 11,840,850
City of Savoy	471	\$ 75,599,675	\$ 47,204,363
City of Trenton	681	\$ 151,066,980	\$ 85,533,907
City of Whitewright	3	\$ 237,380	\$ 154,259
Town of Windom	209	\$ 23,765,400	\$ 15,140,837
Fannin County	31556	\$10,511,153,351	\$ 3,601,752,144
Blue Ridge ISD in Fannin	78	\$ 27,508,990	\$ 10,751,834
Bonham ISD	11673	\$3,806,0905,849	\$ 1,388,796,778
Dodd City ISD	1410	\$ 483,939,380	\$ 124,707,233
Ector ISD	1156	\$ 323,730,618	\$ 97,239,868
Fannindel ISD	1677	\$ 348,103,976	\$ 76,201,669
Honey Grove ISD in Fannin	4817	\$ 1,641,251,057	\$ 330,047,429
Leonard ISD in Fannin	2771	\$ 938,637,582	\$ 331,544,105
North Lamar ISD in Fannin	16	\$ 16,341,070	\$ 1,267,300
Sam Rayburn ISD	2779	\$ 1,123,721,239	\$ 226,799,935
Savoy ISD	1820	\$ 571,530,778	\$ 206,307,363
Trenton ISD in Fannin	2917	\$ 926,025,979	\$ 400,333,917
Whitewright ISD in Fannin	582	\$ 240,202,503	\$ 61,387,286
Wolfe City ISD in Fannin	132	\$ 56,098,400	\$ 13,828,603

Source: 2023 Certified Appraisal Roll

Tax Rates

The following tax rates were adopted by the taxing jurisdictions:

2023 Tax Rates

Entity	M&O	I&S	TOTAL
City of Bailey	0.244130		0.244130
City of Bonham	0.378273	0.181727	0.560000
City of Dodd City	0.090406	0.175000	0.265406
City of Ector	0.247520	0.216170	0.463690
City of Honey Grove	0.344216	0.249033	0.593249
City of Ladonia	0.156304	0.066845	0.223149
City of Leonard	0.409058	0.056430	0.465488
City of Pecan Gap	0.082799		0.082799
City of Ravenna	0.130000		0.130000
City of Savoy	0.359800	0.178100	0.537900
City of Trenton	0.398133	0.177204	0.575337
**City of Whitewright	0.465390		0.465390
Town of Windom	0.250000		0.250000
**Blue Ridge ISD	0.757000	0.500000	1.257000
Bonham ISD	0.669200	0.341900	1.011100
Dodd City ISD	0.669200	0.250000	0.919200
Ector ISD	0.749200	0.130000	0.879200
Fannindel ISD	0.757500	0.080000	0.837500
Honey Grove ISD	0.738000	0.190000	0.928000
Leonard ISD	0.757500	0.470000	1.227500
**North Lamar ISD	0.706600	0.250000	0.956600
Sam Rayburn ISD	0.757500	0.093517	0.851017
Savoy ISD	0.757500	0.112074	0.869574
Trenton ISD	0.757500	0.500000	1.257500
**Whitewright ISD	0.757500	0.228800	0.986300
**Wolfe City ISD	0.729000	0.212900	0.941900
Fannin County	0.343157	0.057562	0.400719
**Fannin CAD does not collect			

Reflects tax rates adopted as of October 1, 2023. Some rates may be subject to an election to repeal tax increases or a petition election.