

Oldham County Appraisal District

2017 Annual Report

Introduction

The Oldham County Appraisal District is a political subdivision of the State of Texas. The Constitution of the State of Texas, The Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the appraisal district.

Mission

The mission of Oldham County 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 effective date of each appraisal is January 1, unless the property owner has elected to have their business personal property appraised as of September 1. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. 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 (PTAD)
- The International Association of Assessing Officers (IAAO), and
- The Uniform Standards of Professional Appraisal Practice (USPAP)

Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office
- Adopt its operating budget
- Contract for necessary services
- Hire the Chief Appraiser
- Appoint the Appraisal Review Board (ARB)
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agriculture Advisory Board
- Approve contracts with appraisal firms selected by the chief appraiser to perform appraisal services for the district
- Make general policies on the appraisal district's operations and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries

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. Their terms are not staggered. There are no legal limits to the number of terms a board member can serve. The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be licensed as a Registered Professional Appraiser (RPA) through Texas Department of Licensing.

Members to the Appraisal Review Board are appointed by the Board of Directors. ARB members serve two year terms. They are limited by law to serving three consecutive 2 year terms. They must be certified by the Texas Comptroller. Their responsibility is to settle value disputes between the taxpayer and the chief appraiser. Their decisions regarding value are binding to the chief appraiser for the tax years protested.

The Ag Advisory Board is appointed by the Board of Directors at the recommendation of the chief appraiser to aid her in determining typical practices and standards for agricultural activities in the district.

Taxing Jurisdictions

The Oldham County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that have territory located within the Oldham County boundaries. Listed below are those taxing jurisdictions with territory located in the district:

- Oldham County & Special Roads
- Llano Estacado Water District
- City of Vega
- City of Adrian
- Vega ISD
- Adrian ISD
- Wildorado ISD
- Channing ISD

Property Types Appraised

Oldham County Appraisal District is responsible for appraising residential, commercial, land, business personal property, and personal vehicles. Oldham County Appraisal District contracts with Morgan Ad Valorem Services Inc. (MAVSI) to appraise oil & gas properties, utilities, pipelines& industrial properties.

The following represents a summary of property types and their certified values for 2017:

Code	Property Type	Parcel Count	Market Value
A	Single Family Homes	637	\$38,970,309
B	Multi Family Homes	0	0
C1	Vacant Lot	459	\$1,724,910
D1	Qualified Ag Land	2277	\$248,903,150
D2	Farm & Ranch Imp on Qualified Ag Lnd	150	\$5,043,680
E	Rural Homesteads not AG	230	\$20,181,394
F1	Real Commercial	133	\$11,026,870
F2	Real Industrial	30	\$708,897,870
G	Oil & Gas	566	\$19,577,470
H	Personal Non Business Vehicle	351	\$6,427,670
J	Utilities	95	\$46,037,160
L1	Personal Commercial	210	\$6,310,780
L2	Personal Industrial	56	\$17,163,950
M1	Tangible Personal	54	\$1,130,670
M2	Tangible Personal	27	\$145,149
S	Special Inventory	1	\$4,065
X	Total Exempt Property	182	\$11,209,180

These totals do not include Rolling Stock certified by the Comptroller's office.

Property Discovery

The district aggressively seeks to discover all newly constructed or added property each year through examination of:

- City Building Permits
- Field Discovery
- Filed Material/Mechanic's Liens
- Mobile Home Installations Reports
- Local and Area Newspapers
- Advertisements
- Railroad Commission Reports (oil/gas)
- Realtors & Appraisers
- Public Records Information
- Word of Mouth

Exemption Data

Property owners may qualify for a variety of exemptions as provided by the Texas Constitution. Some of the most common exemptions are described below. Other less common exemptions 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 who qualify for this exemption on home sites with a maximum of 20 acres:

	STATE MANDATED				Optional		
County	Regular	Over-65	Disability	Regular%	Over 65	Disability	
Oldham County	None	None	None	None	\$10,700	\$10,000	
Special Roads	\$3000	None	None	None	\$10700	\$10,000	
Cities							
City of Vega	None	None	None	None	\$5,000	None	
City of Adrian	None	None	None	None	None	None	
Schools							
Vega ISD	\$25,000	\$10,000	\$10,000	None	\$3000	None	
Adrian ISD	\$25,000	\$10,000	\$10,000	None	None	None	
Wildorado ISD	\$25,000	\$10,000	\$10,000	None	None	None	
Channing ISD	\$25,000	\$10,000	\$10,000	None	None	None	
Special							
Llano Estacado Water District	None	None	None	None	\$10,700	\$10,000	

For school tax purposes, the over 65, disability, surviving spouse, and 100% disabled veteran residential homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead on existing buildings. (Any new areas added to the home site will cause the ceiling to be readjusted and set in the subsequent tax year.)

All homeowners who qualify for the residential homestead exemption are subject to the placement of a homestead cap on their qualifying property which prohibits the increase of taxable value on the homestead property to 10 percent per year. However, the market value is still reflective of the market value of the local real estate market.

Disabled Veterans

In addition to the residential homestead exemption allowed to disabled veterans with a 100% service connected disability (as described above), 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 exemptions amounts, based upon these ratings are:

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