

Smith County Appraisal District 2014 Annual Report

Introduction

Smith County 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 operations of the appraisal district.

Mission

Our mission is to provide uniform, fair and equitable appraisals of all real and personal property and to provide information and assistance to the public in a professional and courteous manner.

This will be accomplished 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)
- The Uniform Standards of Professional Appraisal Practice (USPAP)

Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities include the following:

- Establish the district's office
- Appoint the Chief Appraiser
- Approve the district's budget annually
- Contract for necessary services
- Appoint the Appraisal Review Board
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board
- Approve contracts with appraisal firms to perform appraisal services for the district
- Other statutory duties

To be eligible to serve on the board of directors, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date of appointment. Members of the Board of Directors will serve two-year terms beginning in January of even-numbered years.

The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be certified (or actively working toward certification) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Appraisal Review Board members are appointed by the Board of Directors. To serve on the ARB, an individual must be a resident of the appraisal district and must have resided in the district for at least two years. The Smith County Appraisal Review Board (ARB) is responsible by statute for the hearing and determination of taxpayer protests and taxing entity challenges.

Agricultural Advisory Board members are appointed by the Board of Directors at the recommendation of the chief appraiser to aid him in determining typical practices and standards for agricultural activities in the district.

Taxing Jurisdictions

The Smith County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions within Smith County.

- *Smith County*
- *City of Arp*
- *City of Bullard*
- *City of Lindale*
- *City of Overton*
- *City of Troup*
- *City of Tyler*
- *City of Whitehouse*
- *City of Winona*
- *Arp ISD*
- *Bullard ISD*
- *Chapel Hill ISD*
- *Gladewater ISD*
- *Lindale ISD*
- *Troup ISD*
- *Tyler ISD*
- *Van ISD*
- *Whitehouse ISD*
- *Winona ISD*
- *Kilgore College*
- *Tyler Junior College*
- *Smith County Emergency Services District #1*
- *Smith County Emergency Services District #2*
- *Smith County MUD #1*

Legislative Changes

Smith County Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, SCAD responds in a timely manner updating records, forms and/or procedures.

Property Types Appraised

The following represents a summary of property types appraised by the district for 2014:

<i>PTAD Classifications</i>	<i>Property Type</i>	<i>Parcel Count</i>	<i>Market Value</i>
<i>A</i>	<i>Single Family Homes</i>	<i>61,274</i>	<i>\$7,795,086,556</i>
<i>B</i>	<i>Multi Family Homes</i>	<i>2,051</i>	<i>\$626,057,924</i>
<i>C</i>	<i>Vacant Land (< 5 acres)</i>	<i>19,137</i>	<i>\$339,528,899</i>
<i>D1 & D2</i>	<i>Vacant Land (>5 acres)</i>	<i>14,961</i>	<i>\$1,682,731,970</i>
<i>E</i>	<i>Farm/Ranch Improvements</i>	<i>11,845</i>	<i>\$1,116,705,827</i>
<i>F1</i>	<i>Commercial Real Property</i>	<i>5,087</i>	<i>\$2,431,625,948</i>
<i>F2</i>	<i>Industrial Real Property</i>	<i>140</i>	<i>\$310,696,749</i>
<i>G</i>	<i>Oil/Gas/Minerals</i>	<i>43,241</i>	<i>\$359,472,416</i>
<i>J</i>	<i>Utilities</i>	<i>825</i>	<i>\$374,149,036</i>
<i>L1</i>	<i>Commercial Personal Property</i>	<i>7,222</i>	<i>\$1,177,460,858</i>
<i>L2</i>	<i>Industrial Personal Property</i>	<i>147</i>	<i>\$570,933,514</i>
<i>M1</i>	<i>Manufactured Homes</i>	<i>4,123</i>	<i>\$82,458,876</i>
<i>O</i>	<i>Inventory</i>	<i>5,587</i>	<i>\$44,206,154</i>
<i>S</i>	<i>Dealer's Special Inventory</i>	<i>193</i>	<i>\$65,620,473</i>
<i>X</i>	<i>Exempt Property</i>	<i>3,181</i>	<i>\$1,780,419,237</i>

Appraisal Operation Summary

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

2014 Ratio Study Results					
ISD	MEAN	MEDIAN	WT. MEAN	PRD	COD
AR	1.006	0.989	0.977	1.030	0.082
BU	1.012	1.009	1.014	0.997	0.071
CH	1.011	0.998	1.005	1.007	0.075
GL	0.962	1.021	0.969	0.993	0.090
LI	0.979	0.981	0.973	1.006	0.072
TR	0.984	0.959	1.037	0.949	0.105
TY	0.996	0.993	0.990	1.005	0.075
VA	0.948	0.964	0.963	0.984	0.102
WH	1.003	0.996	1.005	0.998	0.049
WI	0.987	0.980	0.968	1.041	0.130
Overall	0.996	0.993	0.993	1.003	0.072

Based upon the Mass Appraisal Standards adopted by the International Association of Assessing Officers, the above statistics indicate the district's mass appraisal system is accurately and uniformly appraising property.

Property Discovery

- Visual field inspections
- Aerial photography
- Homestead/Agricultural applications
- City building permits
- Direct notification from property owner
- Local real estate professional
- Contractors, developers and sales professionals of new subdivisions
- Recorded instruments from courthouse and other local government
- Building plans
- Utility companies
- Mechanic's liens, Deeds of Trust and Legal News
- Texas Department of Housing & Community Affairs reports (Manufactured Homes)

- *TXDOT moving permits for Manufactured Homes*
- *Sales questionnaires and Fee Appraisals*
- *Newspapers, Sales Brochures and Magazines*
- *Telephone directories*

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 commonly occurring 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:

Jurisdiction	Percent	General	Over 65	Disability	100% Disabled Veteran
<i>County</i>					
Smith County		None	\$25,000	None	100%
<i>City</i>					
Arp		None	\$3,000	None	100%
Bullard		None	\$3,000	None	100%
Lindale		None	\$3,500	None	100%
Overton		None	\$6,000	None	100%
Troup		None	\$5,000	None	100%
Tyler		10% or no less than \$5000	\$6,000	None	100%
Whitehouse		None	\$3,000	None	100%
Winona		None	None	None	100%
<i>Schools</i>					
Arp	20% or no less than \$5000 plus	\$15,000	\$10,000	\$10,000	100%
Bullard		\$15,000	\$10,000	\$10,000	100%
Chapel Hill		\$15,000	\$10,000	\$10,000	100%
Gladewater	20% or no less than \$5000 plus	\$15,000	\$16,000	\$10,000	100%
Lindale		\$15,000	\$10,000	\$10,000	100%
Troup		\$15,000	\$15,000	\$10,000	100%
Tyler		\$15,000	\$10,000	\$10,000	100%
Van	20% or no less than \$5000 plus	\$15,000	\$10,000	\$10,000	100%
Whitehouse		\$15,000	\$10,000	\$10,000	100%
Winona		\$15,000	\$10,000	\$10,000	100%
<i>College Districts</i>					
Kilgore College		None	\$30,000	None	100%
Tyler Junior College		None	\$20,000	\$10,000	100%
<i>Other Districts</i>					
Smith County MUD #1		None	\$5,000	None	100%
SCESD #1		None	None	None	100%
SCESD #2		None	None	None	100%

For school tax purposes, the over 65 and disability residential homestead exemptions create a tax ceiling.

Properties receiving a general homestead exemption may qualify for a limited appraised value. The limited appraised value will not exceed 110% of the prior year's appraised value. However, the market value may 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 as follows:

Percentage Disability	Exemption Amount
10-29%	\$5000
30-49%	\$7500
50-69%	\$10000
70-100%	\$12000

The surviving spouse and minor children of a member of the armed services who dies while on active duty will receive a \$5000 exemption.

Other Exemptions

Other commonly occurring exemptions are:

- Cemetery Exemptions
- Religious Organizations
- Charitable Organizations
- Veteran's Organization

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

Appeal Information

Following guidelines established by state law, notices of appraised value are typically mailed to property owners if:

- The appraised value of the property changes by more than \$1000 from what it was in the preceding year
- The appraised value of the property 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 an ownership change

In 2014, the district prepared and delivered notices of appraised value for approximately:

- **88,585** *real property parcels*
- **13,293** *commercial and business personal property parcels*
- **1343** *mineral interests owners*

From those notices, approximately **2958** parcels were protested.

Average Home Values

**** Values based on properties in Smith County**

<i>Jurisdiction</i>	<i>7/24/2014</i>	<i>7/20/13</i>	<i>7/11/12</i>	<i>7/15/11</i>	<i>4/27/10</i>	<i>5/21/09</i>	<i>6/30/08</i>	<i>5/30/07</i>	<i>4/26/06</i>	<i>7/18/05</i>	<i>7/26/04</i>
<i>County</i>											
Smith County	\$144,817	\$141,103	\$138,337	\$137,173	\$135,712	\$134,239	\$131,899	\$126,713	\$121,425	\$112,456	\$106,835
<i>City</i>											
Arp	\$72,691	\$67,797	\$67,381	\$68,634	\$67,866	\$67,725	\$66,671	\$63,704	\$61,640	\$53,530	\$47,910
Bullard**	\$170,566	\$64,164	\$161,694	\$160,424	\$154,732	\$150,621	\$143,923	\$127,821	\$120,493	\$107,549	\$90,156
Lindale	\$124,424	\$119,627	\$116,906	\$115,139	\$114,511	\$114,749	\$114,880	\$111,674	\$103,865	\$92,656	\$88,022
Overton**	\$84,619	\$81,585	\$80,024	\$81,645	\$79,974	\$79,916	\$75,228	N/A	N/A	N/A	N/A
Troup**	\$67,246	\$63,553	\$62,668	\$62,582	\$61,601	\$58,549	\$56,042	\$52,388	\$51,719	\$51,714	\$47,171
Tyler	\$161,724	\$157,565	\$154,668	\$153,424	\$152,565	\$151,137	\$148,172	\$141,922	\$136,478	\$126,254	\$119,232
Whitehouse	\$133,834	\$130,955	\$128,708	\$128,562	\$128,087	\$127,349	\$126,609	\$119,137	\$116,147	\$107,265	\$102,865
Winona	\$65,388	\$65,327	\$65,496	\$64,620	\$64,698	\$63,973	\$62,562	\$62,893	\$56,387	\$53,059	\$53,124
<i>Schools</i>											
Arp	\$140,419	\$135,764	\$131,743	\$131,033	\$123,847	\$120,122	\$118,663	\$115,290	\$110,655	\$99,022	\$93,927
Bullard**	\$189,441	\$186,437	\$182,456	\$182,039	\$178,271	\$175,798	\$178,850	\$150,294	\$143,817	\$132,975	\$125,315
Chapel Hill	\$137,666	\$135,112	\$132,887	\$131,443	\$129,836	\$128,425	\$126,811	\$122,017	\$113,384	\$104,504	\$100,066
Gladewater**	\$91,154	\$86,465	\$83,705	\$83,432	\$83,728	\$81,742	\$77,791	N/A	N/A	N/A	N/A
Lindale**	\$140,396	\$135,352	\$132,415	\$131,909	\$131,292	\$130,381	\$128,543	\$124,764	\$121,383	\$113,348	\$108,329
Troup**	\$82,891	\$78,036	\$77,426	\$76,197	\$74,380	\$72,266	\$67,859	N/A	N/A	N/A	N/A
Tyler	\$142,333	\$138,841	\$136,450	\$135,205	\$134,445	\$133,442	\$131,048	\$125,634	\$121,165	\$112,666	\$106,953
Van**	\$115,847	\$111,591	\$109,892	\$109,902	\$108,962	\$107,087	\$102,293	N/A	N/A	N/A	N/A
Whitehouse	\$179,208	\$174,390	\$170,185	\$168,760	\$166,377	\$163,374	\$161,092	\$153,913	\$146,375	\$133,089	\$125,055
Winona	\$77,362	\$76,296	\$75,472	\$74,111	\$73,796	\$73,323	\$72,004	\$70,874	\$66,935	\$62,745	\$61,078
<i>College Districts</i>											
Kilgore Jr College**	\$91,154	\$86,465	\$83,705	\$83,432	\$83,728	\$81,742	\$77,791	N/A	N/A	N/A	N/A
Tyler Jr College	\$138,094	\$134,602	\$132,317	\$131,126	\$130,432	\$129,446	\$127,285	\$122,519	\$117,654	\$109,322	\$104,074
<i>Other Districts</i>											
Smith County MUD #1	\$59,048	\$60,525	\$60,705	\$60,390	\$60,629	\$61,093	\$57,211	\$55,083	\$53,410	\$50,241	\$48,257
SCESD #1	\$120,777	\$116,721	\$114,180	\$113,136	\$112,046	\$110,674	\$108,604	\$104,051	\$98,053	\$90,022	\$85,443
SCESD #2	\$133,847	\$130,577	\$127,849	\$126,412	\$124,090	\$122,353	\$120,260	\$115,685	N/A	N/A	N/A

New Construction****Values based on properties in Smith County**

The following represents 2013 Real Property New Construction for Smith County Taxing Jurisdictions as of **July 24, 2014**.

<i>Jurisdiction</i>	<i>2014 New Construction Market Value</i>
<i>County</i>	
Smith County	\$244,695,604
<i>City</i>	
Arp	\$526,317
Bullard**	\$9,718,579
Lindale	\$16,687,836
Overton**	\$0
Troup**	\$516,916
Tyler	\$118,305,187
Whitehouse	\$4,533,171
Winona	\$462,906
<i>ISD</i>	
Arp	\$6,542,168
Bullard**	\$19,266,762
Chapel Hill	\$12,952,526
Gladewater**	\$2,173,624
Lindale**	\$36,530,204
Troup**	\$1,923,454
Tyler	\$132,674,078
Van**	\$2,100,821
Whitehouse	\$25,221,064
Winona	\$5,310,903
<i>College Districts</i>	
Kilgore College*	\$2,713,624
Tyler Junior College**	\$182,317,367
<i>Other Districts</i>	
Smith County MUD #1	\$462,300
Smith County Emergency Services District #1	\$34,947,225
Smith County Emergency Services District #2	\$83,861,191

Certified Values

The Chief Appraiser certified taxable values to each taxing jurisdiction on **July 24, 2014** summarized as follows:

<i>Jurisdiction</i>	<i>Taxable Value</i>
<i>County</i>	
Smith County	\$14,547,918,813
<i>City</i>	
Arp	\$32,608,648
Bullard	\$168,231,138
Lindale	\$456,076,520
Overton	\$5,805,106
Troup	\$65,255,689
Tyler	\$7,191,673,279
Whitehouse	\$379,478,449
Winona	\$19,223,444
<i>Schools</i>	
Arp	\$321,668,000
Bullard	\$622,204,324
Chapel Hill	\$1,183,420,240
Gladewater	\$97,606,418
Lindale	\$1,288,808,895
Troup	\$172,956,923
Tyler	\$8,092,465,163
Van	\$72,008,211
Whitehouse	\$1,790,647,388
Winona	\$426,928,370
<i>College Districts</i>	
Kilgore Junior College	\$114,529,597
Tyler Junior College	\$10,947,468,806
<i>Other Districts</i>	
Smith County MUD #1	\$128,312,696
Smith County Emergency Services District #1	\$1,203,165,648
Smith County Emergency Services District #2	\$5,504,783,771

Tax Rates

Using the taxable values as certified by the Chief Appraiser and following the requirements of the Truth in Taxation Laws, the taxing jurisdictions adopted the following tax rates for 2014:

<i>Jurisdiction</i>	<i>Tax Rates</i>
<i>County</i>	
Smith County	0.3300000
<i>City</i>	
Arp	0.561280
Bullard	0.588137
Lindale	0.482100
Overton	0.628000
Troup	0.921544
Tyler	0.220000
Whitehouse	0.672110
Winona	0.375443
<i>Schools</i>	
Arp	1.270000
Bullard	1.470000
Chapel Hill	1.245000
Gladewater	1.490000
Lindale	1.435000
Troup	1.118000
Tyler	1.375000
Van	1.521400
Whitehouse	1.193000
Winona	1.498600
<i>College Districts</i>	
Kilgore College	0.154000
Tyler Junior College	0.199926
<i>Other Districts</i>	
Smith County MUD #1	0.387400
Smith County Emergency Services District #1	0.069417
Smith County Emergency Services District #2	0.084648

Achievements – Appraisal District

Smith County Appraisal District received 100% compliance from the Methods and Assistance Program (MAP) review for 2014. This extensive review is conducted by the Texas Comptroller biannually.



Smith County Appraisal District

Mandatory Requirements	PASS/FAIL
1. Does the appraisal district have up-to-date appraisal maps?	PASS
2. Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
3. Does the appraisal district comply with its written procedures for appraisal?	PASS
4. Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	MEETS ALL
Taxpayer Assistance	MEETS ALL
Operating Procedures	MEETS ALL
Appraisal Standards, Procedures and Methodology	MEETS ALL

Appraisal District Ratings:

Meets All – The total point score is 100.

Meets – The total point score ranges from 90 to less than 100.

Needs Some Improvement – The total point score ranges from 85 to less than 90.

Needs Significant Improvement – The total point score ranges from 75 to less than 85.

Unsatisfactory – The total point score is less than 75.

Review Areas	Total Questions in Review Area (excluding Not Applicable questions and Not Evaluated questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	3	3	100
Taxpayer Assistance	15	15	100
Operating Procedures	10	10	100
Appraisal Standards, Procedures and Methodology	37	37	100

Achievements

Smith County Appraisal District encourages professional development of staff. Currently, SCAD has 15 staff members who hold the RPA (Registered Professional Appraiser) designation. Additionally, 8 staff members are actively working towards completing the RPA designation.

Highest Degree earned by staff is as follows:

Associate's Level	9%
Bachelor's Level	62%
<u>Master's Level</u>	<u>19%</u>
Employees with College Education	90%

Mapping and Records – one staff member is working towards completion of the IAAO Cadastral Mapping Specialist designation.