

Marion Central Appraisal District

2021 Annual 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.

The Marion Central Appraisal District was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. Appraisal districts are local government political subdivisions of the state responsible for appraising property within county boundaries. Prior to the creation of central appraisal districts, each taxing unit followed their own appraisal standards and practices. Values were inaccurate and inequitable. Property owners were required to visit multiple taxing units to resolve any disputes concerning property value. Appraisal districts are independent of the taxing units but are governed by a board elected by the taxing units' elected officials.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a property value study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

If you have questions about information contained in this report, contact Ann Lummus, Chief Appraiser/Administrator Email annl@marioncad.org

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

This report provides property owners, taxing units, and other interested parties information about total market and taxable values, average market and taxable values of a residence, and exemptions at the time of certification of values to the taxing units.

Article 8 of The Texas Constitution defines five basic rules for property taxes:

- Property taxes must be equal and uniform
- Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash or its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural land.
- Each property must have a single appraised value.
- All property is taxable unless federal or state law exempts it from taxation
- Property owners have the right to reasonable notice of increases in the appraised value of their property.

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 19,310 real property accounts and 5,779 mineral and industrial accounts. The majority of the land in this area is rural with agricultural or timber qualified production.

CATEGORY CODE TABLE

The following represents a summary of property types appraised by the district for 2021:

PTAD Classifications	Property Types	Property Count	Market Value
A	Single Family Residences	4861	333,342,311
B	Multi-Family Residences	30	8,069,780
C	Vacant Lots	7962	31,060,264
D1	Qualified Ag Land	3523	47,563,890
D2	Non-Qualified Ag Land	364	14,549,950
E	Farm Improvement	1707	88,263,840
F1	Commercial Real Property	310	56,093,870
F2	Industrial Real Property	41	99,826,100
G1	Oil and Gas Properties	2342	16,066,040
J	Utilities Properties	245	79,140,550
L1	Business Personal Property	412	9,709,570
L2	Industrial Personal Property	214	41,467,620
M1	Manufactured Housing	492	11,108,670
O	Residential Inventory	60	118,660
S	Special Inventory	5	53,900
X	Exempt Property	3902	124,075,230

5 years of Average Market Value - Single Family Residence

	2017	2018	2019	2020	2021
Marion County	67,166	65,182	68,494	72,764	73,764
Marion Co Hospital District	67,166	65,182	68,494	72,869	73,764
City of Jefferson	108,753	108,065	109,500	118,103	117,699
Jefferson ISD	68,913	66,784	70,014	74,581	75,520
Avinger ISD	67,702	66,643	70,160	73,463	74,076
Ore City ISD	40,165	39,749	45,087	46,682	47,796

5 years of Average Taxable Value - Single Family Residence

	2017	2018	2019	2020	2021
Marion County	53,736	51,457	53,496	56,366	57,813
Marion Co Hospital District	67,166	64,327	66,866	70,456	72,263
City of Jefferson	108,753	106,960	108,102	114,937	115,979
Jefferson ISD	37,023	34,294	36,621	39,975	41,618
Avinger ISD	42,702	41,643	43,841	43,658	47,643
Ore City ISD	15,165	14,575	17,148	18,939	21,307

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 2022 is scheduled for a reappraisal for the East side of the county (RA2). Tax Year 2023 is scheduled for a reappraisal for the city and subdivisions (RA3). Tax Year 2024 is scheduled for a reappraisal for the West side of the county (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	0.9121
Median Level of Appraisal	1.0763
Weighted Mean	1.0133
Coefficient of dispersion	17.6882909
Standard Deviation	3,841.3913
Total Number Sales	418

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 \$1,936,700 of market value to the appraisal roll for 2021.

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, 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

2021 Exemptions Totals

	Marion Co	Marion Co R&B H	Hospital Dist	City of Jefferson
Less \$500 Real Property	7,630	7,630	7,610	5,340
Less \$500 Mineral Property	179,460	179,460	179,460	0
Freeport	1,900,600	1,900,600	1,900,600	1,156,040
Abatements	0	0	0	0
TCEQ/Pollution Control	7,362,840	7,362,840	7,362,840	6,533,060
10% Homestead Cap Loss	7,645,440	7,645,440	7,645,440	1,207,390
State Homestead	0	8,076,710	0	0
Local Discount (10-100 %)	50,870,370	50,087,370	0	0
Disabled Veteran (1-99%)	1,696,420	1,671,960	1,714,130	0
DV 100%	10,278,570	10,278,570	10,278,570	1,920,400
Surviving Spouse of a Service Member	206,210	206,210	206,210	0
Total	80,147,540	88,199,790	29,294,860	10,822,230
Loss due to Ag/Timber Value	401,025,596	401,025,596	401,025,596	5,575,141

	Jefferson ISD	Avinger ISD	Ore City ISD	
Less \$500 Real Property	6,970	180	690	
Less \$500 Mineral Property	179,460	0	0	
Freeport	1,900,600	0	0	
Abatements	0	0	0	
TCEQ/Pollution Control	7,362,840	0	0	
10% Homestead Cap Loss	7,188,500	22,800	434,140	
Homestead [H,S,] (25,000)	62,264,395	350,000	4,156,600	
Over 65 [S] (10,000)	12,482,210	60,000	663,760	
Disabled [B] (10,000)	911,460	3,670	63,280	
Local Discount (10-99 %)	22,683,900	0	0	
Disable Veteran (1-99%)	1,365,030	12,000	86,060	
DV 100%	6,971,840	0	205,170	
Surviving Spouse of a Service Member	156,210	0	0	
Total	123,473,415	448,650	5,609,700	
Loss due to Ag/Timber Value	385,693,136	10,153,070	5,179,390	

Appeal Information

State Law requires the appraisal district to mail “Notices of Appraised Value” to property owners when:

- 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 2021 the district prepared and mailed:

- 5,351 real property and commercial personal property
- 5,779 mineral/utility/industrial property

From these notices, 421 protests were filed in the district with an additional 193 inquiries.

5 years of Notices Mailed

	2017	2018	2019	2020	2021
Notices Mailed	10,472	15,327	9,133	24,765	11,130

5 years of Informal Protest

	2017	2018	2019	2020	2021
No Change	162	106	169	187	74
Change Value	37	44	402	150	68
Total Informal Protest	299	150	571	337	142
% Inquiries to Notices Mailed	2.85%	0.97%	6.25%	1.36%	1.28%
Hearing Scheduled from Informals	1	1	2	15	4

5 years of Formal Protest

Walk-Ins/Mail	2017	2018	2019	2020	2021
Settled	363	246	402	267	317
Withdraw	71	28	5	58	68
Cancelled/No Shows	38	16	34	10	14
ARB Decision	7	8	40	84	22
Filed Arbitration	1	0	0	0	0
Total	480	311	481	419	421

Filed Online					
Settled	0	0	0	219	0
Withdraw	0	0	0	116	0
Cancelled/No Show	0	0	0	8	0
ARB Decision	0	0	0	68	0
Filed Arbitration	0	0	0	0	0
Total	0	0	0	343	0

Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 6, 2021. The values were:

Jurisdiction	Parcel Count	Market Value	Taxable Value
County of Marion	25,089	1,362,007,141	754,811,665
Marion Co Hospital District	25,087	1,362,007,141	804,881,325
City of Jefferson	2,531	311,638,383	222,201,062
Jefferson ISD	23,453	1,320,252,331	685,408,760
Avinger ISD	133	14,903,470	4,052,400
Ore City ISD	1501	26,851,340	15,183,260