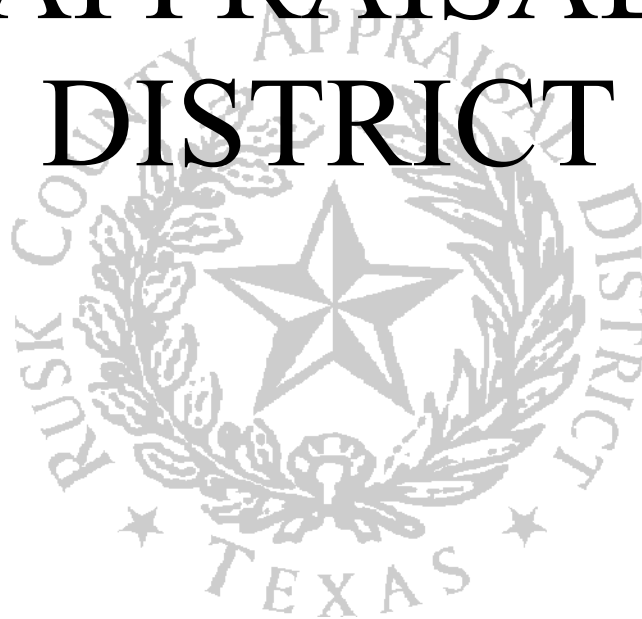


RUSK COUNTY APPRAISAL DISTRICT



2019 Local Annual Report

RUSK COUNTY APPRAISAL DISTRICT

2019

LOCAL ANNUAL REPORT

BOARD OF DIRECTORS

Mr. Pat McCrory, Chairman

Mr. Clifford Harkless, Vice Chairman

Mrs. Lanita Whitehead, Secretary

Mr. Jon Johnston, Director

Mr. Jimmy Jones, Director

Chief Appraiser

Weldon R. Cook, RPA, CCA

RUSK COUNTY APPRAISAL DISTRICT 2019 LOCAL ANNUAL REPORT

The Rusk County Appraisal District is a political subdivision of the State of Texas. Appraisal Districts were created and governed by the Texas Property Tax Code. The Code was created in 1979 by legislation known as the Peveto Bill. Prior to the creation of the appraisal districts, all taxing entities were responsible for appraisals within their jurisdictions. Often the same property could have several appraised values on it, dependent on the number of taxing units that the property was located, such as the County, City and School District. The Peveto Bill created one appraisal district within each county to appraise properties for all taxing entities at 100% market value with fairness and equality and the abolishment of assessment ratios. The plan was to create a level playing field where no one would be subject to paying taxes based on more or less their fair share.

Rusk County Appraisal District is here to serve you through discovering, listing and appraising your property fairly and uniformly. The Appraisal District is not a taxing entity and does not set tax rates or collect taxes. The District has many responsibilities and we must be good stewards. We are here to serve you, the property owners of Rusk County, and we are committed to performing our work with courtesy, professionalism and excellence.

This report includes information on the following areas that we believe are important to give insight into the performance of your Appraisal District:

1. Taxing Entities Served by RCAD
2. Resource
3. Exemptions
4. Biennial Reappraisal Plan
5. Performance in the Property Value Study (PVS) and Method, Assistance Program (MAP)
6. Facilities
7. Operating Budget
8. Historical Data

Our hope is that through this report you will find that you are well served and gain a better understanding into the challenges and successes of your Rusk County Appraisal District.

Weldon R. Cook, RPA, CCA
Chief Appraiser

Taxing Entities Served by the Rusk County Appraisal District

RCAD is an Appraisal District formed by the Texas Legislature in 1979 and is charged with the appraisal of all taxable property within Rusk County. There are 26 taxing entities partially or totally within the District's boundaries. Currently these taxing entities are as follows:

1. Rusk County
2. Rusk County Wide School District
3. City of Easton
4. City of Henderson
5. City of Kilgore
6. City of Mt. Enterprise
7. City of New London
8. City of Overton
9. City of Overton Municipal Cemetery
10. City of Tatum
11. Carlisle ISD
12. Cushing ISD
13. Garrison ISD
14. Henderson ISD
15. Kilgore ISD
16. Laneville ISD
17. Leverett's Chapel ISD
18. Mt Enterprise ISD
19. Overton ISD
20. Tatum ISD
21. Rusk ISD
22. Wet Rusk County CISD
23. Kilgore College
24. Gregg County Emergency Services District #1
25. Rusk County Emergency Services District #1
26. Rusk County Groundwater Conservation District

RCAD as a Resource

Communication: The District believes it is very important to keep the taxing entities informed with timely delivery of a complete and accurate certified appraisal roll, reports of changes, budget, reappraisal plans and audit reports along with other information that relates to RCAD's service to them.

Compliance and Performance: We are pleased to file all reports related to property values and exemptions that are required by the Texas Comptroller's Property Tax Assistance Division for the taxing entities. RCAD is also proud to have performed well in the State Property Value Studies and Methods Assistance Program audit.

Sharing Technology: RCAD, through its contract with Eagleview (Pictometry), is able to share digital ortho and oblique images and software with our taxing entities. These images may be used in assisting the entities in planning, development, emergency management, etc.

On July 8, 2019 the Rusk County Appraisal Review Board approved the 2019 Appraisal Roll, this Appraisal Roll was Certified by the Chief Appraiser to the Taxing Entities on July 9, 2019. The following are the 2019 certified values:

ENTITY	2019 MARKET VALUE	2019 TAXABLE VALUE
Rusk County	\$5,526,135,595	\$3,786,001,986
Rusk County Wide School District	\$5,526,135,595	\$3,786,012,006
City of Easton*	\$22,125,354	\$21,247,300
City of Henderson	\$1,013,082,938	\$743,658,281
City of Kilgore*	\$202,812,651	\$164,863,073
City of Mt. Enterprise	\$23,995,323	\$17,464,022
City of New London	\$55,719,930	\$38,458,381
City of Overton*	\$88,884,773	\$75,178,911
City of Overton Municipal Cemetery*		\$76,356,751
City of Tatum*	\$89,775,502	\$48,420,846
Carlisle ISD*	\$145,305,923	\$74,564,751
Cushing ISD*	\$13,302,174	\$5,987,330
Garrison ISD*	\$33,608,448	\$15,203,438
Henderson ISD	\$2,407,332,882	\$1,548,688,709
Kilgore ISD*	\$631,192,872	\$481,794,179
Laneville ISD	\$222,115,564	\$97,055,988
Leverett's Chapel ISD	\$51,581,240	\$33,282,124
Mt Enterprise ISD	\$148,136,821	\$60,834,033
Overton ISD	\$146,534,787	\$77,636,090
Rusk ISD*	\$25,173,687	\$12,815,487
Tatum ISD*	\$1,152,592,836	\$847,366,081
West Rusk County CISD	\$548,419,781	\$342,224,919
Kilgore College*	\$1,393,943,618	\$1,045,520,013
Gregg County ESD #1*	\$352,693,069	\$313,855,843
Rusk County ESD #1	\$3,314,704,044	\$2,307,924,019
Rusk County GWCD	\$5,526,133,595	\$3,802,604,596

EXEMPTIONS and SPECIAL VALUATIONS

All property is taxable unless it is exempted by Federal or State law. RCAD has the duty to administer these exemptions and special valuations as prescribed by law. In Rusk County the most common exemptions and special valuations applied for are:

1. Total exemptions (Churches, Schools, Cities, Counties, etc.)
2. Residential Homestead Exemptions
3. Over 65 Residential Homestead Exemptions
4. 100% Disabled Veterans Residential Homestead Exemptions
5. Disabled Residential Homestead Exemptions

6. Disabled Veterans
7. Local Optional Exemptions
8. Abatements
9. Agricultural, Timber and Wildlife Use Special Appraisals

The following is the Residential Homestead Exemption data for 2018:

ENTITY	Optional %	Homestead	Over 65	Disabled
Rusk County	20% or at least \$5000	None	\$ 15,000	None
Rusk County Special Roads	20% or at least \$5000	\$ 3,000	\$ 15,000	None
Rusk County Wide School District	20% or at least \$5000	None	\$ 15,000	None
City of Easton	None	None	None	None
City of Henderson	20% or at least \$5000	None	\$ 6,000	None
City of Kilgore	20% or at least \$5000	None	\$ 15,000	\$ 15,000
City of Mt. Enterprise	20% or at least \$5000	None	\$ 15,000	\$ 15,000
City of New London	20% or at least \$5000	None	\$ 15,000	\$ 15,000
City of Overton			\$ 6,000	
City of Overton Municipal Cemetery	None	None	None	None
City of Tatum	20% or at least \$5000	None	\$ 5,000	None
Carlisle ISD	20% or at least \$5000	\$ 25,000	\$ 35,000	\$ 35,000
Cushing ISD	20% or at least \$5000	\$ 25,000	\$ 60,000	\$ 60,000
Garrison ISD	20% or at least \$5000	\$ 25,000	\$ 60,000	\$ 30,000
Henderson ISD	20% or at least \$5000	\$ 25,000	\$ 35,000	\$ 35,000
Kilgore ISD	None	\$ 25,000	\$ 35,000	\$ 35,000
Laneville ISD	20% or at least \$5000	\$ 25,000	\$ 35,000	\$ 35,000
Leverett's Chapel ISD	20% or at least \$5000	\$ 25,000	\$ 35,000	\$ 35,000
Mt Enterprise ISD	20% or at least \$5000	\$ 25,000	\$ 35,000	\$ 35,000
Overton ISD	20% or at least \$5000	\$ 25,000	\$ 35,000	\$ 35,000
Tatum ISD	20% or at least \$5000	\$ 25,000	\$ 35,000	\$ 35,000
Rusk ISD	None	\$ 25,000	\$ 41,250	\$ 35,000
Wet Rusk County CISD	20% or at least \$5000	\$ 25,000	\$ 35,000	\$ 35,000
Kilgore College	None	None	\$ 30,000	None
Gregg County ESD #1	20% or at least \$5000	None	\$ 15,000	None
Rusk County ESD #1	20% or at least \$5000	None	\$ 15,000	None
Rusk County GWCD	20% or at least \$5000	None	\$ 15,000	None

Rusk County Appraisal District Reappraisal Plan

The RCAD Board of Directors establishes and adopts a reappraisal plan in compliance with Section 6.05 of the *Texas Property Tax Code*. This plan is reviewed and adopted biennially to inform the taxing entities and the general public of the needs and progress of the appraisal process. The 2019 – 2020 Reappraisal Plan was presented in public hearing and adopted by the Board of Directors on August 15, 2018. Copies are provided the taxing entities and are available for inspection at the District’s administrative office.

Performance in Comptroller’s Property Tax Assistance Division’s Property Value Study (PVS) and Methods, Assistance Program (MAP)

Property Value Study

Categories Tested:

- A – Single Family Residences
- D2 – Qualified AG Land
- E – Real Property, Nonqualified Acreage
- F1 – Commercial Real
- G – Oil, Gas & Minerals
- J – Utilities
- L1 – Commercial Business Personal Property
- n/a – Not Tested

Percentages are the Median Level of Appraisal

Category:	A	D2	E	F1	G	J	L1
<u>2019 – No PVS conducted</u>							
<u>2018</u>	<u>.98</u>	<u>n/a</u>	<u>.91</u>	<u>n/a</u>	<u>n/a</u>	<u>.94</u>	<u>n/a</u>
<u>2017 – No PVS conducted</u>							
<u>2016</u>	<u>.99</u>	<u>n/a</u>	<u>.98</u>	<u>n/a</u>	<u>1.00</u>	<u>.94</u>	<u>n/a</u>
<u>2015 – No PVS conducted</u>							
<u>2014</u>	<u>.97</u>	<u>1.12</u>	<u>.99</u>	<u>.93</u>	<u>1.02</u>	<u>.98</u>	<u>n/a</u>

ISD’s with Local Value Assignments:

- 2018 – 10 ISD’s Tested, All assigned Local Value
- 2017 – No ISD’s tested (Method Assistance Program year)
- 2016 – 10 ISD’s Tested, All assigned Local Value
- 2015 – No ISD’s tested (Method Assistance Program year)
- 2014 – 10 ISD’s Tested, All assigned Local Value

Method Assistance Program 2019 to be conducted

Previous Method Assistance Program 2017 results

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:

- | | |
|--|-------------------------|
| 1. Governance | <u>RATING</u> |
| 2. Taxpayer Assistance | <u>MEETS ALL</u> |
| 3. Operating Procedures | <u>MEETS ALL</u> |
| 4. Appraisal Standards, Procedures and Methodology | <u>MEETS ALL</u> |

Appraisal District Ratings:

1. Meets All – The total point score is 100
2. Meets – The total point score ranges from 90 to less than 100
3. Needs Some Improvement – The total point score ranges from 85 to less than 90
4. Needs Significant Improvement – The total point score ranges from 75 to less than 85
5. Unsatisfactory – The total point score is less than 75

RCAD Facilities

In January 1981 the Rusk County Appraisal District administrative office opened at its current location, 107 North Van Buren Street, Henderson, Texas. The District leased approximately 3,300 square feet of the 7,500 square foot building. In 2001, the leased area was increased to include a total office area of 5,800 square feet. Then in late 2002, the Board of Directors, in compliance with §6.051 *Texas Property Tax Code*, gained approval from the taxing entities to purchase the property. In February 2003 the property was purchased for \$235,000. The District now occupies all 7,500 square feet.

RCAD Operating Budget

The Chief Appraiser each year prepares and presents to the Board of Directors and the taxing entities an annual budget in compliance with §6.06, *Texas Property Tax Code*. The process of publication and adoption of the operating budget are all mandated by law. The proposed operating budget is prepared with the advice and input of the Board. This proposed operating budget must be submitted to the taxing entities participating in the District by June 15th. The Board must hold

a public hearing on the proposed operating budget, make any changes and approve the operating budget before September 15th. Below are the current and last 4 year’s operating budgets and appraisal and staff information.

Operating Budget	2019 \$1,426,640	2018 \$ 1,413,490	2017 \$ 1,391,650	2016 \$1,350,780	2015 \$ 1,345,880
Number of Accounts	216,133	213,816	214,211	226,020	240,267
Residential	20,837	20,696	20,591	21,305	20,996
Commercial/Industrial	4,002	3,907	3,888	3,715	3,729
Farm/Ranch	18,448	18,348	18,232	16,911	17,303
Oil & Gas	167,389	165,402	166,411	179,726	193,146
Utilities	1,874	1,867	1,844	1,740	1,754
Exempt Properties	1,489	1,518	1,248	1,215	1,223
Other	2,094	2,078	1,997	1,408	2,116
\$ per Account	\$ 6.60	\$ 6.61	\$ 6.50	\$ 5.98	\$ 5.60
Staff Positions	10	10	10	10	9
Registered Professional Appraisers (RPA)	5	6	5	5	5
Appraisers Class I – III	3	2	2	2	1
Administrative Assistants	2	2	3	3	3

The costs of the District’s operations are shared by the various taxing entities participating in the District. Each taxing entity’s allocation is based on its levy relative to the total tax levy of all the participating taxing entities.

The Board of Directors may use excess funds to establish and build reserves for litigation or approved expenditures.

Historical Data

The following attachments to this report contain historical certified values for the taxing entities served by the District. This historical information provides planning data to the taxing entities. It has also been beneficial information for taxpayers, legislative members, as well a useful tool for the District.