

# **Marion Central Appraisal District**

## **2020 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](mailto: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 19,559 real property accounts and 5,206 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 2020:

PTAD Classifications	Property Types	Property Count	Market Value
A	Single Family Residences	4893	328,781,250
B	Multi-Family Residences	28	6,144,620
C	Vacant Lots	8063	32,023,860
D1	Qualified Ag Land	3529	52,789,110
D2	Non-Qualified Ag Land	348	11,777,770
E	Farm Improvement	1658	87,799,860
F1	Commercial Real Property	313	59,294,480
F2	Industrial Real Property	42	98,841,280
G1	Oil and Gas Properties	2077	23,947,650
J	Utilities Properties	243	74,449,790
L1	Business Personal Property	430	9,882,035
L2	Industrial Personal Property	216	41,954,140
M1	Manufactured Housing	493	10,446,660
O	Residential Inventory	60	118,660
S	Special Inventory	4	1,001,300
X	Exempt Property	3710	122,341,870

### 5 years of Average Market Value - Single Family Residence

	2016	2017	2018	2019	2020
Marion County	73,591	67,166	65,182	68,494	72,764
Marion Co Hospital District	73,591	67,166	65,182	68,494	72,869
City of Jefferson	101,998	108,753	108,065	109,500	118,103
Jefferson ISD	76,052	68,913	66,784	70,014	74,581
Avinger ISD	64,680	67,702	66,643	70,160	73,463
Ore City ISD	41,164	40,165	39,749	45,087	46,682

### 5 years of Average Taxable Value - Single Family Residence

	2016	2017	2018	2019	2020
Marion County	61,746	53,736	51,457	53,496	56,366
Marion Co Hospital District	70,786	67,166	64,327	66,866	70,456
City of Jefferson	99,368	108,753	106,960	108,102	114,937
Jefferson ISD	54,632	37,023	34,294	36,621	39,975
Avinger ISD	38,634	42,702	41,643	43,841	43,658
Ore City ISD	27,344	15,165	14,575	17,148	18,939

## 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 2020 is scheduled for a reappraisal for the city and subdivisions (RA3). Tax Year 2021 is scheduled for a reappraisal for the West side of the county (RA1). Tax Year 2022 is scheduled for a reappraisal for the East side of the county (RA2).

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	1.072
Median Level of Appraisal	1.0328
Weighted Mean	0.9539
Coefficient of dispersion	16.3068
Standard Deviation	0.2574
Total Number Sales	542

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 \$6,741,380 of market value to the appraisal roll for 2020.

## 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

## 2020 Exemptions Totals

	Marion Co	Marion Co R&B H	Hospital Dist	City of Jefferson
Less \$500 Real Property	8,230	8,230	8,230	6,000
Less \$500 Mineral Property	172,690	172,690	172,690	0
Freeport	1,494,740	1,494,740	1,494,740	898,720
Abatements	0	0	0	0
TCEQ/Pollution Control	6,356,180	6,356,180	6,356,180	5,516,960
10% Homestead Cap Loss	11,661,150	11,661,150	11,661,150	2,250,740
State Homestead	47,542,800	47,542,800	0	0
Local Discount (10-100 %)	0	0	0	0
Disabled Veteran (1-99%)	1,706,570	1,676,840	1,726,510	279,000
DV 100%	9,750,130	9,750,130	9,750,130	1,895,480
Surviving Spouse of a Service Member	187,470	187,470	187,470	0
<b>Total</b>	<b>78,879,960</b>	<b>78,850,230</b>	<b>31,357,100</b>	<b>10,846,900</b>
Loss due to Ag/Timber Value	389,422,890	389,422,890	389,422,890	4,940,540

	Jefferson ISD	Avinger ISD	Ore City ISD	
Less \$500 Real Property	8,250	350	690	
Less \$500 Mineral Property	172,690	0	0	
Freeport	1,494,740	0	0	
Abatements	0	0	0	
TCEQ/Pollution Control	6,356,180	0	0	
10% Homestead Cap Loss	10,883,840	53,970	723,340	
Homestead [H,S,] (25,000)	61,163,265	375,000	4,062,030	
Over 65 [S] (10,000)	11,979,610	70,000	614,380	
Disabled [B] (10,000)	899,240	1,060	61,050	
Local Discount (10-99 %)	21,426,640	0	0	
Disable Veteran (1-99%)	1,426,810	12,000	66,000	
DV 100%	6,431,940	0	211,260	
Surviving Spouse of a Service Member	137,470	0	0	
<b>Total</b>	<b>122,380,675</b>	<b>512,380</b>	<b>5,738,750</b>	
Loss due to Ag/Timber Value	374,406,290	9,880,040	5,136,560	

## 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 2020 the district prepared and mailed:

- 19,559 real property and commercial personal property
- 5,206 mineral/utility/industrial property

From these notices, 762 protests were filed in the district with an additional 444 inquiries.

### 5 years of Notices Mailed

	2016	2017	2018	2019	2020
Notices Mailed	5,327	10,472	15,327	9,133	24,765

### 5 years of Informal Protest

	2016	2017	2018	2019	2020
No Change	297	162	106	169	187
Change Value	91	37	44	402	150
<b>Total Informal Protest</b>	<b>388</b>	<b>299</b>	<b>150</b>	<b>571</b>	<b>337</b>
% Inquiries to Notices Mailed	7.28%	2.85%	0.97%	6.25%	1.36%
Hearing Scheduled from Informals	2	1	1	2	15

### 5 years of Formal Protest

Walk-Ins/Mail	2016	2017	2018	2019	2020
Settled	261	363	246	402	267
Withdraw	50	71	28	5	58
Cancelled/No Shows	59	38	16	34	10
ARB Decision	18	7	8	40	84
Filed Arbitration	0	1	0	0	0
<b>Total</b>	<b>374</b>	<b>480</b>	<b>311</b>	<b>481</b>	<b>419</b>

Filed Online					
Settled	5	0	0	0	219
Withdraw	0	0	0	0	116
Cancelled/No Show	3	0	0	0	8
ARB Decision	1	0	0	0	68
Filed Arbitration	1	0	0	0	0
<b>Total</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>343</b>

## Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 13, 2020. The values were:

Jurisdiction	Parcel Count	Market Value	Taxable Value
County of Marion	24,765	1,354,669,305	740,281,985
Marion Co Hospital District	24,763	1,354,669,305	787,804,845
City of Jefferson	2,607	314,100,100	211,698,610
Jefferson ISD	23,124	1,313,541,015	671,830,080
Avinger ISD	132	14,603,390	3,980,740
Ore City ISD	1507	26,524,900	14,719,320