

# **2013 ANNUAL REPORT**



## **WALLER COUNTY APPRAISAL DISTRICT**

## **Introduction**

The Waller County Appraisal District is a political subdivision of the State of Texas created by the Texas Legislature in 1979. The operations of the district are governed by the Constitution of the State of Texas, the Texas Property Tax Code, and the rules of the Texas Comptroller's Property Tax Assistance Division.

The Waller County Appraisal District is responsible for the appraisal of all property in Waller County for ad valorem purposes and the administration of all local option and State mandated property tax exemptions.

## **Mission**

The mission of the Waller County Appraisal District is to discover, list and appraise all property located within the boundaries of the district in an accurate, ethical and impartial manner in an effort to estimate the market value of each property and achieve uniformity and equity. This will be accomplished by maintaining the highest standards in appraisal practices and lay by developing personnel who are professional and knowledgeable and operate under the stands of:

- The Property Tax Assistance Division of the Texas Comptroller's Office (PTAD)
- The International Association of Assessing Officers (IAAO)
- The Uniform Standards of Professional Appraisal Practice (USPAP)

## **Governance**

The Appraisal District operations are governed by the Board of Directors whose members are elected by the voting taxing units every two years. The Board's primary responsibilities are:

- Appoint the Chief Appraiser
- Adopt the Districts annual operating budget
- Contract for necessary services; Complying with the competitive bidding requirement established by law.
- Appoint the Appraisal Review Board
- Adopt a Biennially written plan for the periodic reappraisal of all property within the appraisal district office
- Make general policies on the appraisal district's operation

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 and there are no legal limits to the number of terms a board member can serve.

2013 Board of Directors includes:

Royce Rape – Chairman of the Board  
Ann Davis – Secretary of the Board  
Tom Paben  
Tim Junek  
Joe Garcia  
Ellen Shelburne – Waller County Tax Collector

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 the Texas Department of Licensing and Regulation, possess an MAI professional designation from the Appraisal Institute, or possess an Assessment Administration Specialist (AAS), Certified Assessment Evaluator (CAE or Residential Evaluation Specialist (RES) professional designation from the International Association of Assessing Officers.

The Appraisal Review Board (ARB) consists of four members appointed by the Board of Directors. Members of the ARB serve two-year staggered terms and are limited by law to serving three consecutive two-year terms. To be eligible to serve on the ARB, an individual must be a resident of the district and must have resided in the district for at least two years. Board members are also required to attend annual training classes to be eligible to serve in any given year.

The Appraisal Review Board responsibilities are:

- Determining protests initiated by property owners
- Determining challenges initiated by taxing units
- Correcting clerical errors in the appraisal records and the appraisal rolls
- Acting on motions to correct appraisal rolls under Section 25.25 of the Property Tax Code
- Determining whether exemptions and special appraisals are improperly granted and;
- Taking other actions or making other determinations authorized by the Property Tax Code

2013 Appraisal Review Board Members include:

Milton Whiting – Chairman  
Leslie Jo VanWinkle – Secretary  
John Scanlon  
David Hardwick

The Agricultural Advisory Board is a three member board appointed by the Chief Appraiser with the advice and consent of the Board of Directors. The responsibility of the Agricultural Advisory Board is to advise the Chief Appraiser on the valuation and use of land that may be designated for open-space agricultural valuation within the district's boundaries and to assist in determining typical practices and standards used in various farming operations. The board serves at the will of the Chief Appraiser.

2013 Agricultural Advisory Board members include:

Thomas Paben – Chairman  
 Raymond Dollins  
 David Groschke

The Waller County Appraisal District is responsible for appraising all properties for each of the following Taxing Jurisdictions that are within the boundaries of Waller County. Below are the market and net taxable values for 2013.

<b>Taxing Unit</b>	<b>Market Value</b> <i>(Before Exemptions)</i>	<b>Net Taxable</b> <i>(After Exemptions)</i>
City of Brookshire	\$234,361,934	\$191,846,264
City of Hempstead	\$233,452,645	\$193,433,667
City of Katy	\$179,982,245	\$140,091,843
City of Prairie View	\$278,017,253	\$93,749,647
City of Waller	\$94,114,980	\$82,946,260
Hempstead ISD	\$972,749,111	\$458,872,371
Katy ISD	\$711,346,686	\$549,826,844
Royal ISD	\$1,622,614,463	\$895,746,799
Waller ISD	\$2,125,257,960	\$1,147,942,249
Brookshire Katy Drainage	\$1,787,687,127	\$1,137,137,895
Waller-Harris ESD 200	\$5,246,083,997	\$2,863,819,096
Willow Creek Farms MUD	\$74,988,564	\$67,997,751
Waller Co Road Imp Dist	\$76,641,539	\$61,873,937
Harris Waller MUD #2	\$3,235,404	\$3,227,054
Ft Bend Waller Co MUD #2	\$8,401,550	\$30,490
Willow Point MUD	\$2,099,990	\$78,900
Brookshire Water	\$234,476,154	\$205,127,735

District

Waller County

\$5,432,022,160

\$2,889,621,536

## Property Types Appraised

For 2013 the Waller County Appraisal District has approximately 42,711 parcels. The following is a summary of those parcels:

Classification	Property Type	Parcel Count	Market Value
A	Single Family Residence	10,049	\$1,017,678,305
B	Multifamily Residence	281	\$50,072,526
C	Vacant Lots	8,217	\$117,595,216
D1	Qualified Ag Land	5,865	\$1,818,037,794
D2	Improvements on Qualified Open Space	1,791	\$37,671,659
E	Rural Land Non Ag	5,262	\$707,078,553
F1	Commercial Real Property	1,094	\$269,994,753
F2	Industrial Real Property	114	\$168,242,177
G1	Oil and Gas	5,352	\$39,588,557
G3	Other Subsurface Interests	26	\$48,079
J1	Water Systems	10	\$237,585
J2	Gas Distribution System	28	\$2,228,920
J3	Electric Company	58	\$21,753,160
J4	Telephone Company	177	\$18,098,940
J5	Railroad	70	\$15,663,860
J6	Pipeline Company	150	\$81,992,370
J7	Cable Television Company	32	\$1,779,350
L1	Commercial Personal Prop	1,863	\$393,620,920
L2	Industrial Personal Property	76	\$190,028,090
M1	Tangible Other Personal, MH	1,795	\$31,672,030
S	Special Inventory Tax	12	\$4,874,210
X	Totally Exempt Property	4,902	\$440,874,796

## Exemption Data

The Waller County Appraisal District is responsible for the administration of all property tax exemptions granted. The most common exemption a property owner qualifies for is the Homestead Exemption. These exemptions include mandated homestead exemptions, optional homestead exemption, over-65 exemptions, disability exemptions, disabled veteran exemptions and 100% disabled exemptions. In order to qualify for the Homestead Exemptions the property owner must own and reside in the residence on January 1 and the owner or spouse claims no other Homestead Exemption. In January of each year the district mails Homestead Exemption applications to property owners who may qualify for this exemption. The application must be completed and returned to the district by April 30<sup>th</sup>. A property owner who turns 65 any time during the year qualifies for the Over 65 exemption and can apply for the exemption anytime during the year after the property owner turns 65. A property owner may file a late homestead application if it is filed no later than one year after the taxes become delinquent.

	<b>TAXING JURISDICTIONS</b>	<b>HS/OP</b>	<b>HS/ST</b>	<b>X65/ST</b>	<b>DIS/ST</b>	<b>X65/OP</b>	<b>DIS/OP</b>
County	Waller County	<b>20%*</b>				25,000	25,000
	Waller County FM	<b>20%*</b>	3,000			22,000	22,000
ISD's	Hempstead ISD		15,000	10,000	10,000		
	Katy ISD		15,000	10,000	10,000	10,000	
	Royal ISD	<b>1%*</b>	15,000	10,000	10,000		
	Waller ISD		15,000	10,000	10,000		
Cities	City of Hempstead					30,000	
	City of Katy	<b>20%*</b>				60,000	60,000
	City of Brookshire					3,000	3,000
	City of Prairie View					5,000	5,000
	City of Waller					20,000	20,000
Other Entities	Brookshire-Katy Drainage District					20,000	20,000
	Waller-Harris ESD 200					50,000	50,000
	Willow Creek Farms MUD						
	Waller County Rd. Imp Dist. #1						
	Ft Bend-Waller County MUD #2						
	Kickapoo Fresh Water Supply						

## **Ratio Study Analysis – Property Value Study**

The property tax code requires that the Property Tax Assistance Division of Texas Comptroller Office conduct an internal ratio study in each appraisal district biannually to determine the degree of uniformity of and the median level of appraisal with each major property category in each school district. The districts values must be within the 5%

margin of the state's ratio study in order for the Comptroller to certify local value to the Commissioner of Education for school funding. For 2012, the Waller County Appraisal District was certified local value for all school districts within the boundaries of Waller County. The district's next property value study will be performed in 2014.

## Legislative Changes

The 2013, 83<sup>rd</sup> Texas Legislature produced many pieces of legislation which affect the operation of appraisal districts as well as taxpayer exemptions and rights. Below is a list of some of the most important changes:

- **HB 242-** Provides that the district now mail out by certified mail notices of rollback penalty imposed; new applications for 1-D-1 and Timber; penalties for late filing of 1-D-1's and Timber;
- **HB 585-** Provides requirements for the training of Appraisal Review Board members. While it also provides rules pertaining to ex parte communication between the chief appraiser and appraisal review board members and restrictions on eligibility of ARB members. It also provides that the Comptroller will prepare model hearing procedures for ARB's.
- **HB 585** – Amended Section 6.05 to create an exception as to the requirement that a chief appraiser is appointed by and serves at the pleasure of the CAD board of directors. Added new Section 6.0501 regarding the appointment and requirements of a chief appraiser.
- **HB 1287** – Provides for a change in the application requirements for a residential homestead exemption.
- **SB 1662** – Repealed Expedited Arbitration.
- **HB 315-** Revise the definition of motor vehicle “dealer” to exclude from special inventory provisions for motor vehicle dealers.
- **HB 826** – Changes the definition for Dealer's Heavy Equipment Inventory.

## 2013 Protest Data

The Property Tax Code requires the Appraisal District to send a letter of Notice of Appraised Value for properties:

- Reappraised in the current year
- Change of ownership during the preceding year
- Agent or property owner makes a written request for the notice
- New property that was included for the first time on the appraisal rolls

- An increase of Taxable value of \$1,000 or more
- The owner filed a property rendition statement
- The property has been annexed or de-annexed to a taxing jurisdiction

In compliance with the Property Tax Code the district prepared and delivered Notice of Appraised Values for all properties in Waller County for 2012. Notices were sent on 12,273 parcels.

For 2013 the district was served with petitions for six lawsuits filed in District Court.

Attached is a more detailed spreadsheet by taxing units.

## **2013 Methods and Assistance Program**

In 2009, the Texas Legislature enacted a new law that required the Comptroller of Public Accounts to review appraisal districts every two years. The reviews inspect the governance, taxpayer assistance, operating procedures and the appraisal standards, procedure and methodology of each appraisal district. Mandatory requirements for each appraisal district include having up to date appraisal maps, onsite property inspections by the PTAD auditor match the districts property records, written procedures, PTAD auditor must be able to reproduce district's values using district's procedures and appraisal records and the ability to timely produce requested data of over 200 items. To acquire an "Exceeds" score, the district had to receive a rating of over 100% by having met all the mandatory and bonus requirements. The district received an Exceeds score in every category. The district will receive its next Methods and Assistance Audit in 2015.

For additional information visit our website at [www.waller-cad.org](http://www.waller-cad.org) or call our office at 979-921-0060. We are located at 900 13<sup>th</sup> Street in Hempstead, Texas. Business hours are Monday – Friday 8:00 am to 5:00 pm. The office is opened through the lunch hour.

