

# REAGAN COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT

## 2021

The Reagan County Appraisal District is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirement of the appraisal district. Members of the Board of Directors are appointed by the taxing units within the boundaries of Reagan County and must live within the district two years prior to serving on the board. The Chief Appraiser is hired by the Board of Directors and is the chief administrator of the appraisal district. The appraisal district is responsible for local property tax appraisal and exemption administration. The local taxing units such as your County, School, City, Hospital and Water Districts set tax rates from the property tax appraisal issued by the Appraisal District. The Reagan CAD serves the following taxing units.

<b>Entity</b>	<b>2021 Market Value</b>	<b>2021 Taxable Value</b>
Reagan County General Fund	\$5,106,533,214	\$4,865,586,778
Reagan County FM Fund	\$5,106,533,214	\$4,864,227,778
Reagan County ISD M&O	\$4,907,019,184	\$4,617,550,384
Reagan County ISD I&S	\$4,907,019,184	\$4,836,815,004
Reagan Hospital District	\$4,907,019,184	\$4,645,163,855
Reagan Water Supply	\$4,907,019,184	\$4,865,121,416
City of Big Lake	\$ 164,499,971	\$ 153,070,079
Santa Rita UWCD	\$4,862,163,865	\$4,820,320,677
Glasscock County UWCD	\$ 44,855,659	\$ 44,793,459

The district maintains approximately 88,669 parcels with property types of residential, commercial, business, utilities, pipelines, oil and gas.

# Valuation History

## Certified Market Values

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Reagan County	\$2,339,976,247	\$3,449,299,358	\$5,325,820,590	\$5,152,984,603
Reagan ISD	\$2,183,637,857	\$3,236,280,958	\$4,986,532,069	\$4,864,861,268
City of Big Lake	\$ 176,056,160	\$ 189,773,074	\$ 195,150,964	\$182,639,701
Hospital District	\$2,183,637,857	\$3,236,280,958	\$4,986,532,069	\$4,864,861,268
Reagan W.S.	\$2,183,637,857	\$3,236,280,958	\$4,986,525,249	\$4,864,861,268
Santa Rita Water	\$2,175,453,121	\$3,225,351,911	\$4,976,016,164	\$4,857,450,652

## Net Taxable Values

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Reagan County	\$2,314,339,509	\$3,161,039,445	\$5,051,394,495	\$4,901,650,177
Reagan ISD	\$2,133,766,768	\$2,948,093,718	\$4,711,790,732	\$4,612,595,118
City of Big Lake	\$ 166,174,153	\$ 182,218,926	\$ 183,229,310	\$170,902,300
Hospital District	\$2,140,866,748	\$2,928,953,097	\$4,692,248,456	\$4,592,948,286
Reagan W.S.	\$2,160,043,927	\$3,213,425,469	\$4,945,992,732	\$4,827,390,968
Santa Rita Water	\$2,152,125,663	\$3,213,425,469	\$4,935,577,575	\$4,820,055,952

**Average Market Value – Single Family Residence**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Reagan County	\$59,747	\$67,109	\$65,535	\$61,772	\$60,392
Reagan ISD	\$59,747	\$67,109	\$65,535	\$61,772	\$60,392
City of Big Lake	\$58,732	\$64,768	\$64,768	\$60,036	\$58,517
Hospital District	\$59,747	\$67,109	\$65,535	\$61,772	\$60,392
Reagan W.S.	\$59,747	\$67,109	\$65,535	\$60,392	\$60,392
Santa Rita Water	\$59,747	\$67,109	\$65,535	\$61,772	\$59,809

**Average Taxable Value – Single Family Residence**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Reagan County	\$56,791	\$60,351	\$63,507	\$60,774	\$59,511
Reagan ISD	\$36,239	\$28,689	\$25,807	\$23,619	\$22,609
City of Big Lake	\$57,881	\$61,957	\$63,093	\$59,485	\$58,246
Hospital District	\$42,049	\$53,689	\$50,807	\$48,619	\$47,609
Reagan W.S.	\$58,592	\$56,173	\$63,507	\$60,774	\$59,511
Santa Rita Water	\$58,592	\$56,173	\$63,507	\$60,191	\$58,979

## Exemption Data

The district has various exemptions that taxpayers may qualify for including: Homestead, Over-65 Homestead and Disability Homestead residential exemptions. You may only apply for one of the homestead exemptions on one property in a tax year. A homestead may include up to 20 acres of land you actually use in the residential use (occupancy) of your home. To qualify for homestead exemption, you must own and reside in your home on January 1 of the tax year. The age 65 or older or disability exemption for school taxes includes a school tax limitation or ceiling. Some taxing units such as the School and Hospital offer an additional 20% (with a minimum \$5,000 exemption) on Homestead Exemptions and the Hospital offers a 100% exemption for Over-65 and Disability Homestead Exemptions. The filing of this application is between January 1 and April 30. You may file a late homestead exemption if you file it no later than one year after the date taxes become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if you move out of the county: this can transfer to the new county you reside in.

### Exemption Information:

Entity	Homestead	Over 65 or Disabled
Reagan County	\$ 20% or \$5,000	20% or \$25,000
Reagan County FM	\$ 3,000	\$10,000
Reagan ISD	\$25,000	\$25,000
Reagan Hospital District	20%	100%

Disabled Veterans	Amount	Percentage
DV1	\$ 5,000	10-29%
DV2	\$ 7,500	20-49%
DV3	\$10,000	50-69%
DV4	\$12,000	70-100%
DVHS	Totally Exempt	100%

The DVHS only apply to General Homestead Exemption

## Exemption Breakdown

### Reagan County

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	479	0
S	245	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	19	\$ 151,465
DV100	4	\$ 151,396

### Reagan ISD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	479	\$16,453,030
Local Discount	528	\$ 8,808,938
S	245	\$ 1,634,610
Optional 65	146	\$ 1,333,908
F	0	0
B	7	\$ 60,000
D	0	0
W	0	0
O	0	0
DV	19	\$ 133,959
DV100	4	\$ 63,696

### Reagan Hospital

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	479	\$ 0
Local Discount	731	\$23,441,909
S	245	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	19	\$ 82,162
DV100	4	\$ 151,396

Santa Rita UWD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	471	0
S	236	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	19	\$160,000
DV100	4	\$151,396

City of Big Lake

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	432	0
S	212	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	15	\$ 136,000
DV100	2	\$ 117,905

## **2021 Tax Rates Per Entity Per \$100 of Value**

Reagan County General Fund	.209146
Reagan County FM & LR	.021449
Reagan County ISD M&O	1.038700
Reagan County ISD I&S	.070000
Reagan County Hospital M&O	.108163
Reagan County Hospital I&S	.047801
City of Big Lake M&O	.507773
City of Big Lake I&S	.469158
Reagan Water Supply M&O	.011119
Reagan Water Supply I&S	.004096
Santa Rita UWCD	.003757
Glasscock County UWCD	.0059000

Reagan County has an average Collection Rate of 99%. We work with our Taxpayers to maximize the collections for the entities. Most taxing entities offer the 3%, 2%, 1% discount to all taxpayers. Beginning in 2020, the ISD will not offer the discount. The district offers payment plans or partial payments for delinquent taxes.

### **Agricultural 1-D-1 Open Space and Wildlife Management**

Because of Senate Bill 771 there is a temporary recession of agricultural use during the drought. Qualified open-space land does not become ineligible for the special appraisal when a drought is declared by the Governor. The Governor has declared the necessity to cease agricultural use for longer than normal time period. We will work with our Farmers and Ranchers during the drought.

## Property Value Study

The Property Value Study is conducted by the State comptroller's Office to estimate the taxable property value in each school district to measure the performance of Appraisal Districts. If the Appraisal District is within a 5% percent margin the State Comptroller will certify the local value to the commissioner of Education. The findings of the study are used in the school funding formula for state aid.

# 2020 ISD SUMMARY WORKSHEET

## 192-Reagan

### 192-901/Reagan County ISD

Category	Local Tax Roll Value	2020 WTD Mean Ratio	2020 PTAD Value Estimate	2020 Value Assigned
<b>A - SINGLE-FAMILY</b>	60,956,508	N/A	60,956,508	60,956,508
<b>B - MULTIFAMILY</b>	1,499,140	N/A	1,499,140	1,499,140
<b>C1 - VACANT LOTS</b>	2,682,282	N/A	2,682,282	2,682,282
<b>C2 - COLONIA LOTS</b>	132,106	N/A	132,106	132,106
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	15,129,005	0.7394	20,462,323	15,129,005
<b>D2 - FARM &amp; RANCH IMP</b>	2,997,905	N/A	2,997,905	2,997,905
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	36,344,466	N/A	36,344,466	36,344,466
<b>F1 - COMMERCIAL REAL</b>	25,143,665	N/A	25,143,665	25,143,665
<b>F2 - INDUSTRIAL REAL</b>	367,467,984	N/A	367,467,984	367,467,984
<b>G - ALL MINERALS</b>	3,318,735,380	0.9992	3,321,392,494	3,318,735,380
<b>J - ALL UTILITIES</b>	831,544,120	0.8920	932,224,350	831,544,120
<b>L1 - COMMERCIAL PERSONAL</b>	30,647,227	N/A	30,647,227	30,647,227
<b>L2 - INDUSTRIAL PERSONAL</b>	144,637,820	N/A	144,637,820	144,637,820
<b>M1 - MOBILE HOMES</b>	8,322,665	N/A	8,322,665	8,322,665
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	8,080	N/A	8,080	8,080
<b>S - SPECIAL INVENTORY</b>	531,765	N/A	531,765	531,765
<b>Subtotal</b>	4,846,780,118	0	4,955,450,780	4,846,780,118
<b>Less Total Deductions</b>	228,359,552	0	228,359,552	228,359,552
<b>Total Taxable Value</b>	4,618,420,566	0	4,727,091,228	4,618,420,566

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

### Value Taxable for M & O Purposes

T1	T2	T3	T4
4,624,028,596	4,618,420,566	4,619,497,592	4,613,889,562

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
5,608,030	4,531,004

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

### Value Taxable for I & S Purposes

T7	T8	T9	T10
4,810,535,566	4,804,927,536	4,806,004,562	4,800,396,532

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

## 192-901-02/Reagan County ISD

Category	Local Tax Roll Value	2020 WTD Mean Ratio	2020 PTAD Value Estimate	2020 Value Assigned
<b>A - SINGLE-FAMILY</b>	60,956,508	N/A	60,956,508	60,956,508
<b>B - MULTIFAMILY</b>	1,499,140	N/A	1,499,140	1,499,140
<b>C1 - VACANT LOTS</b>	2,682,282	N/A	2,682,282	2,682,282
<b>C2 - COLONIA LOTS</b>	132,106	N/A	132,106	132,106
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	15,129,005	0.7394	20,462,323	15,129,005
<b>D2 - FARM &amp; RANCH IMP</b>	2,997,905	N/A	2,997,905	2,997,905
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	36,344,466	N/A	36,344,466	36,344,466
<b>F1 - COMMERCIAL REAL</b>	25,143,665	N/A	25,143,665	25,143,665
<b>F2 - INDUSTRIAL REAL</b>	367,467,984	N/A	367,467,984	367,467,984
<b>G - ALL MINERALS</b>	3,318,735,380	0.9992	3,321,392,494	3,318,735,380
<b>J - ALL UTILITIES</b>	831,544,120	0.8920	932,224,350	831,544,120
<b>L1 - COMMERCIAL PERSONAL</b>	30,647,227	N/A	30,647,227	30,647,227
<b>L2 - INDUSTRIAL PERSONAL</b>	144,637,820	N/A	144,637,820	144,637,820
<b>M1 - MOBILE HOMES</b>	8,322,665	N/A	8,322,665	8,322,665
<b>N - INTANGIBLE</b>	0	N/A	0	0

Category	Local Tax Roll Value	2020 WTD Mean Ratio	2020 PTAD Value Estimate	2020 Value Assigned
<b>PERSONAL PROPERTY</b>				
<b>O - RESIDENTIAL INVENTORY</b>	8,080	N/A	8,080	8,080
<b>S - SPECIAL INVENTORY</b>	531,765	N/A	531,765	531,765
<b>Subtotal</b>	4,846,780,118		4,955,450,780	4,846,780,118
<b>Less Total Deductions</b>	228,359,552		228,359,552	228,359,552
<b>Total Taxable Value</b>	4,618,420,566		4,727,091,228	4,618,420,566

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### Value Taxable for M & O Purposes

T1	T2	T3	T4
4,624,028,596	4,618,420,566	4,619,497,592	4,613,889,562

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5,608,030	4,531,004

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T3 = T1 minus 50 % of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50 % of the loss to the local optional percentage homestead exemption

### **Value Taxable for I & S Purposes**

<b>T7</b>	<b>T8</b>	<b>T9</b>	<b>T10</b>
4,810,535,566	4,804,927,536	4,806,004,562	4,800,396,532

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption