

REAGAN COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT

2022

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.

Entity	2022 Market Value	2022 Taxable Value
Reagan County General Fund	\$8,385,074,314	\$8,145,122,650
Reagan County FM Fund	\$8,385,074,314	\$8,143,783,150
Reagan County ISD M&O	\$7,998,406,227	\$7,697,155,577
Reagan County ISD I&S	\$7,998,406,227	\$7,911,911,447
Reagan Hospital District	\$7,998,406,227	\$7,737,716,027
Reagan Water Supply	\$7,998,406,227	\$7,945,796,584
City of Big Lake	\$ 160,951,946	\$ 149,019,792
Santa Rita UWCD	\$7,772,667,804	\$7,720,366,838
Glasscock County UWCD	\$ 225,739,813	\$ 225,418,006

The district maintains approximately 97,147 parcels with property types of residential, commercial, business, utilities, pipelines, oil and gas.

Valuation History

Certified Market Values

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Reagan County	\$3,449,299,358	\$5,325,820,590	\$5,152,984,603	\$5,106,533,214
Reagan ISD	\$3,236,280,958	\$4,986,532,069	\$4,864,861,268	\$4,907,019,184
City of Big Lake	\$ 189,773,074	\$ 195,150,964	\$182,639,701	\$164,449,971
Hospital District	\$3,236,280,958	\$4,986,532,069	\$4,864,861,268	\$4,907,019,184
Reagan W.S.	\$3,236,280,958	\$4,986,525,249	\$4,864,861,268	\$4,907,019,184
Santa Rita Water	\$3,225,351,911	\$4,976,016,164	\$4,857,450,652	\$4,862,163,865

Net Taxable Values

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Reagan County	\$3,161,039,445	\$5,051,394,495	\$4,901,650,177	\$4,865,586,778
Reagan ISD	\$2,948,093,718	\$4,711,790,732	\$4,612,595,118	\$4,617,550,384
City of Big Lake	\$ 182,218,926	\$ 183,229,310	\$170,902,300	\$153,070,079
Hospital District	\$2,928,953,097	\$4,692,248,456	\$4,592,948,286	\$4,645,163,855
Reagan W.S.	\$3,213,425,469	\$4,945,992,732	\$4,827,390,968	\$4,865,121,416
Santa Rita Water	\$3,213,425,469	\$4,935,577,575	\$4,820,055,952	\$4,820,320,677

Average Market Value – Single Family Residence

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Reagan County	\$67,109	\$65,535	\$61,772	\$60,392	\$58,603
Reagan ISD	\$67,109	\$65,535	\$61,772	\$60,392	\$58,603
City of Big Lake	\$64,768	\$64,768	\$60,036	\$58,517	\$57,004
Hospital District	\$67,109	\$65,535	\$61,772	\$60,392	\$58,603
Reagan W.S.	\$67,109	\$65,535	\$60,392	\$60,392	\$58,603
Santa Rita Water	\$67,109	\$65,535	\$61,772	\$59,809	\$58,027

Average Taxable Value – Single Family Residence

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Reagan County	\$60,351	\$63,507	\$60,774	\$59,511	\$57,905
Reagan ISD	\$28,689	\$25,807	\$23,619	\$22,609	\$21,324
City of Big Lake	\$61,957	\$63,093	\$59,485	\$58,246	\$56,777
Hospital District	\$53,689	\$50,807	\$48,619	\$47,609	\$46,324
Reagan W.S.	\$56,173	\$63,507	\$60,774	\$59,511	\$57,905
Santa Rita Water	\$56,173	\$63,507	\$60,191	\$58,979	\$57,363

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	\$ 0	\$10,000
Reagan County FM	\$ 3,000	\$10,000
Reagan ISD	\$40,000 +20% or \$5,000	\$50,000 +20% or \$5,000
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%

DV100	4	\$ 23,773
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Reagan Hospital

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	472	\$ 0
Local Discount	738	\$23,408,806
S	260	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	18	\$ 70,131
DV100	4	\$ 145,774

Santa Rita UWD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	464	0
S	251	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	18	\$148,000
DV100	4	\$145,774

City of Big Lake

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	427	0
S	225	0
F	0	0
B	7	0
D	0	0
W	0	0
O	0	0
DV	14	\$ 124,000
DV100	2	\$ 113,772

2022 Tax Rates Per Entity Per \$100 of Value

Reagan County General Fund	.130533
Reagan County FM & LR	.013277
Reagan County ISD M&O	.929900
Reagan County ISD I&S	.120000
Reagan County Hospital M&O	.067315
Reagan County Hospital I&S	.028699
City of Big Lake M&O	.505619
City of Big Lake I&S	.503954
Reagan Water Supply M&O	.012241
Reagan Water Supply I&S	.002510
Santa Rita UWCD	.002349
Glasscock County UWCD	.003860

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.

2021 ISD SUMMARY WORKSHEET

192-Reagan /Reagan County

192-901/Reagan County ISD

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
A - SINGLE-FAMILY	59,662,733	N/A	59,662,733	59,662,733
B - MULTIFAMILY	1,489,650	N/A	1,489,650	1,489,650
C1 - VACANT LOTS	2,523,812	N/A	2,523,812	2,523,812
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	13,921,927	N/A	13,921,927	13,921,927
D2 - FARM & RANCH IMP	3,065,061	N/A	3,065,061	3,065,061
E - NON-AG LAND AND IMPROVEMENTS	33,387,713	N/A	33,387,713	33,387,713
F1 - COMMERCIAL REAL	23,526,653	N/A	23,526,653	23,526,653
F2 - INDUSTRIAL REAL	405,999,226	N/A	405,999,226	405,999,226
G - ALL MINERALS	3,193,448,780	N/A	3,193,448,780	3,193,448,780
J - ALL UTILITIES	1,004,875,620	N/A	1,004,875,620	1,004,875,620

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
L1 - COMMERCIAL PERSONAL	22,332,869	N/A	22,332,869	22,332,869
L2 - INDUSTRIAL PERSONAL	112,166,510	N/A	112,166,510	112,166,510
M1 - MOBILE HOMES	7,829,988	N/A	7,829,988	7,829,988
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL INVENTORY	8,080	N/A	8,080	8,080
S - SPECIAL INVENTORY	764,285	N/A	764,285	764,285
Subtotal	4,885,002,907	0	4,885,002,907	4,885,002,907
Less Total Deductions	261,907,801	0	261,907,801	261,907,801
Total Taxable Value	4,623,095,106	0	4,623,095,106	4,623,095,106

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
4,628,652,803	4,623,095,106	4,624,248,334	4,618,690,637

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
5,557,697	4,404,469

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
4,847,917,423	4,842,359,726	4,843,512,954	4,837,955,257

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	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
A - SINGLE-FAMILY	59,662,733	N/A	59,662,733	59,662,733
B - MULTIFAMILY	1,489,650	N/A	1,489,650	1,489,650
C1 - VACANT LOTS	2,523,812	N/A	2,523,812	2,523,812
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	13,921,927	N/A	13,921,927	13,921,927
D2 - FARM & RANCH IMP	3,065,061	N/A	3,065,061	3,065,061
E - NON-AG LAND AND IMPROVEMENTS	33,387,713	N/A	33,387,713	33,387,713
F1 - COMMERCIAL REAL	23,526,653	N/A	23,526,653	23,526,653
F2 - INDUSTRIAL REAL	405,999,226	N/A	405,999,226	405,999,226
G - ALL MINERALS	3,193,448,780	N/A	3,193,448,780	3,193,448,780
J - ALL UTILITIES	1,004,875,620	N/A	1,004,875,620	1,004,875,620
L1 - COMMERCIAL PERSONAL	22,332,869	N/A	22,332,869	22,332,869
L2 - INDUSTRIAL PERSONAL	112,166,510	N/A	112,166,510	112,166,510
M1 - MOBILE HOMES	7,829,988	N/A	7,829,988	7,829,988
N - INTANGIBLE PERSONAL	0	N/A	0	0

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
PROPERTY				
O - RESIDENTIAL INVENTORY	8,080	N/A	8,080	8,080
S - SPECIAL INVENTORY	764,285	N/A	764,285	764,285
Subtotal	4,885,002,907		4,885,002,907	4,885,002,907
Less Total Deductions	261,907,801		261,907,801	261,907,801
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