

Gaines County Appraisal District 2011 Annual Report

Gaines Appraisal District is responsible for appraising all real, and business personal property within Gaines County. Capital Appraisal Group is contracted by the district to appraise the mineral properties. The district appraises property according to the Texas Property Tax Code and the Uniform Standards of Professional Appraisal Practices (USPAP).

Gaines Appraisal District is responsible for the fair market appraisal of properties and the collection of Ad Valorem taxes within each of the following taxing entities:

Gaines County; County Wide Equalization; Seminole Independent School District; Seagraves Independent School District; Loop Independent School District; Seminole City, Seagraves City; Seminole Hospital District; North East Gaines County EMS and Llano Estacado Underground Water District.

The total parcel count for the County is: 48,857 2011

Real Estate:	12,875	Taxable Value:	\$558,106,252
Business Personal Property:	770	Taxable Value:	\$45,840,090
Mineral:	35,212	Taxable Value:	5,124,276,577

Gaines County residents qualified for either total or partial exemptions set forth by the Texas Property Tax Code:

<u>Partial Exemptions</u>		<u>Exempt Amount</u>
Homesteads:	149	\$2,687,534
Over 65:	44	\$436,720
Disability:	3	\$30,000
Disabled Vet HS	2	\$104,942
Disabled Vet 10%-29%	1	\$12,000
Disabled Vet 30%-49%	3	\$27,000
 Total Exempt:	 6	 \$561,030
Total Exemption Value Loss:		\$3,859,326

There are a total of 3,150 Residences with an Average Market Value of \$84,032; Average Homestead Exemption of \$18,512 Average; Average Taxable Value of \$65,520.

NEW CONSTRUCTION AND FIELD INSPECTIONS

The Appraiser's conduct field inspection of new construction, work building permits and work file accounts beginning in January 2011 and substantially completed by April 26, 2011. The Appraiser's inspect all property where changes to characteristics are identified through building permits and other sources. All changes are recorded, including characteristics, new home construction, additions, remodels buildings, barns, pools; or any damage or repairs made to the property.

An appraiser will also conduct an office review of each property and review the value based on the changes made to the parcel. Approximately 22,255 work file items were inspected which included 160 building permits for 2011.

Rural Area: North part of the County driven and inspected with approximately 3,370 properties reviewed, which include Land, Residences, Barns, etc with total value changes of \$34,776,168.

Seagraves Residential: Approximately 101 properties were reviewed and with total value changes of \$9,543,410.

Seminole Residential: Approximately 853 properties were reviewed by either rechecks from 2010, building permits for new construction or additions with total value changes of \$71,347,705.

Business Personal Property: Roughly 453 Renditions were work and business's reviewed with a change in value of \$940,490.

Mineral: Approximately 17478 accounts were worked by Capitol Appraisal Group with \$371,882,111 change in value.

New Market value for the County for 2011 was \$16,203,993 with a New Taxable value of \$14,957,785.

Analysis: Seminole ISD and Seminole City were appraised for 2011. Neighborhood adjustments were applied where arms-length sales and ratio studies showed were needed.

A ratio study was conducted for 2011. A total of 114 arms-length sales were found. Seminole ISD had a total of 96 arms-length sales, Seagraves ISD had a total of 13 arms-length sales and Loop ISD had a total 5 arms-length sales. Of the 96 sales in the Seminole ISD, 47 were category A and 67 were category D. This, suggest there is still a strong market within Gaines County.

The 2011 ratio study for category A and category D showed a median level of .96. The COD for category A was 12.46 and the COD for category D was 9.44

Residential and Personal Property Notice of Appraised values were mailed May 6, 2011. With a total of 13,593 pieces mailed. Mineral Notice of Appraised values were mailed May 17, 2011. With a total of 8,911 pieces mailed. There were 83 protests filed and 55 were worked out through informal hearings and 28 properties went before the Appraisal Review Board with 20 considered no shows. The Mineral property hearings were held July 6, 2011 and the Real property hearings were held July 7, 2011. After all the hearings were finalized the Appraisal Review Board Approved the Appraisal Records on July 7, 2011. The Chief Appraiser certified the values to the taxing units on July 15, 2011.

Protest and Informal Hearing Recap

Residential	24
Farmland	1
Business Personal Property	6
Mineral and Industrial	<u>52</u>
Total Properties	83

The Gaines County Appraisal District strives to keep the Citizens of Gaines County and the surrounding area informed on the Texas Property Tax System, either by News releases, Publications, Legislative changes, continuing education of staff members and website updates.

Website: www.gainescad.org or State Website: www.window.state.tx.us

State Certifications:

Chief Appraiser - Certified Chief Appraiser, Certified Tax Administrator, Register Professional Appraiser, Registered Texas Assessor/Collector.

Deputy Chief – Certified Professional Appraiser and Registered Texas Assessor/Collector

Appraisal Supervisor - Certified Professional Appraiser and Registered Texas Assessor/Collector

Collection Supervisor – Register Texas Assessor/Collector

2- Appraisal staff members working towards their RPA Certifications.

Methods and Assistance Program & Property Value Studies:

MAP 2010 – Passed

Property Value Study 2011 – Overall .98 Median level of Appraisal

TAX COLLECTIONS

Gaines County Appraisal District is contracted to collect taxes for each of the eleven taxing entities within the county. Once the taxes are collected, the money is then distributed to the taxing entities according to their portion of the collections.

<u>Taxing Entity</u>	<u>Taxable Value</u>	<u>Tax Rate</u>	<u>Tax Levy</u>
Seminole ISD –	\$5,245,689,372	1.000000	\$52,456,893
Seagraves ISD –	\$243,236,026	1.000000	\$2,432,360
Loop ISD –	\$520,504,868	.932500	\$4,853,707
Seminole City –	\$278,056,865	.560555	\$1,558,647
Seagraves City –	\$45,903,321	.804339	\$369,218
Gaines County –	\$5,935,452,087	.236806	\$14,055,506
FC/LR –	\$5,932,058,600	.115546	\$6,854,256
CWE –	\$5,945,620,530	.144731	\$8,605,156
Seminole Hospital –	\$5,304,246,663	.110000	\$5,834,671
NE Gaines Co ESD -	\$694,060,724	.046423	\$322,203
LEUG Water Dist -	\$5,954,406,510	.083860	\$499,336
		2011 Total Levy:	\$97,841,953

Approximately 98% of the Current year's taxes are collected each year. A total of \$96,130,187 was collected for the 2011 taxes from October 1, 2011 through December 2011.

Total Delinquent Tax Collections: Tax Year: 1986 – 2010

From January 1 thru December 31, 2011 \$613,238,293
This includes Penalties, Interest and Attorney Fees.

Overall total tax collected from January 1- December 31, 2011 \$709,368,480.