

2021 Wood CAD Annual Report

Introduction

The Wood County Appraisal District (WCAD) is a political subdivision of the state formed by the Texas Legislature in 1979. The operation of the Appraisal District is 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.

Mission

The mission of Wood County Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of the district for ad valorem tax purposes. The effective date for appraisal of real property is January 1st. A Personal Property Owner can elect to have their business personal property appraised as of September 1st. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. 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 (PTAD),
- The International Association of Assessing Officers (IAAO), and
- The Uniform Standards of Professional Appraisal Practice (USPAP).

Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office,
- Adopt its operating budget,
- Contract for necessary services,
- Hire the Chief Appraiser,
- Appoint the Appraisal Review Board (ARB)
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board,
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries.

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. There are no legal limits to the number of terms a board member can serve. 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 (or actively working toward licensing) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Members of the Appraisal Review Board are appointed by the Board of Directors. ARB members serve two year staggered terms, for maximum of 3 consecutive two year terms. Their responsibility is to settle value disputes. Their decisions regarding value are binding to the chief appraiser for the tax years protested.

The Ag Advisory Board is appointed by the Board of Directors at the recommendation of the chief appraiser to aid them in determining typical practices, standards, lease rates and expenses for agricultural activities in the district. They serve at the will of the Board of Directors.

Taxing Jurisdictions

The Wood County Appraisal District is responsible for appraising 80,940 properties located within Wood County. The following are the taxing jurisdictions with in the district:

1. Wood County
2. Alba City
3. Hawkins City
4. Mineola City
5. Quitman City
6. Winnsboro City
7. Yantis City
8. Alba ISD
9. Hawkins ISD
10. Mineola ISD
11. Quitman ISD
12. Winnsboro ISD
13. Yantis ISD
14. Como-Pickton ISD**
15. Harmony ISD**
16. Big Sandy ISD**
17. Union Hill ISD**
18. Pittsburg ISD**
19. ESD1
20. Waste Disposal District
21. Wood County Central Hospital District (QISD Only)

** These entities overlap into adjoining counties BUT only the portion in Wood County is appraised by Wood County Appraisal District.

Property Types Appraised

WCAD staff is responsible for appraising 47,073 residential, commercial, land and business personal property accounts. WCAD contracts with Pritchard and Abbott, Inc. to appraise 33,867 accounts which includes oil and gas properties, utilities, pipelines, and industrial personal property in the district.

The following is the summary of property types and their certified values:

Code	Property Type	Parcel Count	New Market Value	Market Value
A	Single Family Residences	13602	31,706,750	1,702,611,218
B	Multi Family Residences	277	527,050	47,779,793
C	Vacant Lot	8302		59,911,901
D1	Qualified Open Space Land	9484		1,392,062,183
D2	Imps on Qualified Open Space Land	1479	335,750	24,619,370
E	Non-Qualified Land	14148	31,482,360	1,405,281,109
F1	Commercial Real Property	1549	11,113,100	281,614,532
F2	Industrial Real Property	14		37,781,240
G1	Oil & Gas	27949		267,355,120
J1	Water Systems	9		1,463,150
J2	Gas Distribution System	23		3,099,980
J3	Electric Company	99		62,822,910
J4	Telephone Company	185		16,459,660
J5	Railroad	31		30,783,310
J6	Pipeline Company	287		102,044,150
J7	Cable Television Company	7		5,827,250
	Other Type of Utility	2		44,650
L1	Commercial Personal Property	1758		84,337,490
L2	Industrial Personal Property	404	10,504,710	288,278,750
M1	Tangible Personal Mobile Home	663	2,431,780	19,278,670
O	Residential Inventory	669		2,702,130
S	Special Inventory	21		13,328,410
X	Total Exempt Property	6692	3,240,650	340,273,904
Totals		Totals	91,342,150	6,189,760,880

Property Discovery

The district seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Field inspections
- Filed Material/Mechanic's Liens
- Deed records
- Sewer permits
- Mobile home reports
- Electric permits
- Newspapers
- Legal notices
- Sales information
- Prior year records
- Aerial maps
- Railroad Commission Reports (oil/gas)
- Renditions
- Assumed Names
- Vehicle registrations
- Realtor and Appraisers

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 commonly occurring exemptions are available and described in the Texas Property Tax Code, Chapter 11.

For school tax purposes, the over 65, disability, and surviving spouse homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead. (Any changes to or new areas added to the home site will cause the ceiling to be readjusted in the subsequent tax year.)

All homeowners who qualify for the residential homestead exemption are subject to the placement of homestead cap on their qualifying property which prohibits the increase of taxable value on the homestead property to ten percent per year. However, the market value will be reflective of the local real estate market.

Disabled 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 exemptions amounts, based upon these ratings, are:

Disability Percentage	Exemption Amount
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000

Administration Report

The board of directors considers and adopts an annual budget by September 15th of each year. The budget may not be adopted until written notice is given to the taxing entities and the board has conducted a public hearing on the proposed budget. The chief appraiser prepares the budget and presents it to the board, taxing entities and other interested parties as a preliminary budget at a budget workshop. Additional budget workshops can be held until the proposed budget is ready for delivery to the taxing entities and the board of directors, not later than June 15th. The proposed budget requires the District administration to review the goals, objectives, and programs to be accomplished. This review aids in determining forecasted operating and maintenance expenditures by category. It includes personnel breakdown with staffing levels and salary ranges.

Financial Statements

Each quarter the board of directors reviews and approves monthly financial reports and investment reports as required by the Public Funds Investment Act (PFIA). As required, the financial statements are audited annually by a firm of independent certified public accountants (CPA) in accordance with generally accepted auditing standards. The Board receives the financial audit from the firm in an open meeting. The auditor presents the findings and provides recommendations in relation to the financial operations.

Appeals Data

Number of Protests filed	1,889
Hearings	1300
Value change	680
No value change	439
Did not show up for hearing	401
Settled with appraiser informally	748
Withdrawn	178

Notices of Appraised Value are mailed if:

- Property was reappraised that year
- Value increased more than \$1,000 from prior year
- Property was new
- Ownership of property changed
- Notice of Appraisal Notices mailed April 15th or soon there after

=====

I, certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

 Tracy Nichols, RPA
 Chief Appraiser

 Tina Shaw, RPA
 Asst. Chief Appraiser

 Mark Ward, RPA, Appraiser

 Jennifer Ison, RPA, Appraiser

 Jondra Latham, Appraiser

 Lisa Jones, RPA, Appraiser