

# **2015 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 by retaining personnel who are professional and knowledgeable and operate under the standards 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 District's 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.

2015 Board of Directors includes:

Royce Rape – Chairman of the Board  
Tim Junek – Secretary of the Board  
Tom Paben  
Roosevelt Alexander  
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, or 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

2015 Appraisal Review Board Members include:

Jack Scanlon – Chairman  
David Hardwick – Secretary  
Jim Sette  
Jay Foucheux

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.

2015 Agricultural Advisory Board members include:

Thomas Paben – Chairman  
 Raymond Dollins - Secretary  
 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 2015.

<b>Taxing Unit</b>	<b>Market Value</b> <i>(Before Exemptions)</i>	<b>Net Taxable</b> <i>(After Exemptions)</i>
City of Brookshire	\$278,691,109	\$241,557,570
City of Hempstead	\$264,273,103	\$215,161,995
City of Katy	\$464,076,415	\$403,822,934
City of Prairie View	\$348,308,700	\$103,676,697
City of Waller	\$120,925,624	\$109,262,151
Hempstead ISD	\$1,055,579,884	\$444,534,011
Katy ISD	\$1,071,327,658	M&O \$842,251,451 I&O \$871,827,011
Royal ISD	\$1,0895,161,178	M&O \$1,043,827,347 I&O \$1,052,282,637
Waller ISD	\$2,570,783,259	\$1,217,272,020
BK Drainage Dist	\$2,327,174,944	\$1,631,286,122
Waller-Harris ESD 200	\$6,134,454,095	\$3,431,380,976
Willow Creek Farms MUD	\$169,323,046	\$158,804,441
Waller Co Road Imp Dist #1	\$88,468,568	\$71,850,4457
Harris Waller MUD #2	\$6,397,541	\$6,378,278
Ft Bend Waller Co MUD #2	\$8,401,550	\$30,468

Willow Point MUD	\$11,842,516	\$9,715,030
Brookshire Water District	\$282,716,599	\$244,336,218
Waller County	\$6,596,469,102	\$3,381,322,827
Harris- Waller Counties MUD #3	\$25,357,575	\$16,458,260
Waller County Improvement Dist #2	\$95,972,410	\$81,376,885
Ft Bend Waller Co MUD #3	\$1,315,150	\$719,470
Kickapoo Fresh Water Supply District	\$7,399,730	\$6,789,720

## Property Types Appraised

For 2015 the Waller County Appraisal District has approximately 38,704 parcels. The following is a summary of those parcels:

Classification	Property Type	Parcel County	Market Value
A	Single Family Residence	10,867	\$1,308,669,051
B	Multifamily Residence	283	\$51,843,002
C	Vacant Lots	8,522	\$152,941,186
D1	Qualified Ag Land	5,819	\$1,990,578,027
D2	Improvements on Qualified Open Space	1,930	\$41,649,300
E	Rural Land Non Ag	5,393	\$829,533,452
F1	Commercial Real Property	1,152	\$403,571,731
F2	Industrial Real Property	115	\$242,691,960
G1	Oil and Gas	2,396	\$34,492,444
G3	Other Subsurface Interests	37	\$47,319
J1	Water Systems	12	\$425,250
J2	Gas Distribution System	27	\$2,290,590
J3	Electric Company	59	\$22,335,450
J4	Telephone Company	163	\$16,957,530

J5	Railroad	71	\$22,915,870
J6	Pipeline Company	170	\$104,943,220
J7	Cable Television Company	25	\$1,396,410
L1	Commercial Personal Prop	1,899	\$644,448,097
L2	Industrial Personal Property	70	\$174,834,800
M1	Tangible Other Personal, MH	1,770	\$30,011,220
S	Special Inventory Tax	17	\$7,238,260
X	Totally Exempt Property	2,844	\$516,081,810
O	Residential Inventory	35	\$680,290

## 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.

	TAXING JURISDICTIONS	HS/OP	HS/ST	X65/ST	DIS/ST	X65/OP	DIS/OP
County	Waller County	20%*				25,000	25,000
	Waller County FM	20%*	3,000			22,000	22,000
ISD's	Hempstead ISD		25,000	10,000	10,000		
	Katy ISD		25,000	10,000	10,000	10,000	
	Royal ISD	1%*	25,000	10,000	10,000		
	Waller ISD		25,000	10,000	10,000		
Cities	City of Hempstead					30,000	
	City of Katy	20%*				80,000	80,000
	City of Brookshire					3,000	3,000
	City of Prairie View					5,000	5,000
	City of Waller					20,000	20,000
Other	Brookshire-Katy Drainage District					20,000	20,000
	Waller-Harris ESD 200					50,000	50,000
	Willow Creek Farms MUD						

Entities	Waller County Rd. Imp Dist. #1						
	Ft Bend-Waller County MUD #2						
	Kickapoo Fresh Water Supply						
	Harris Waller Counties MUD #2						
	Willow Point MUD						
	Brookshire MUD						
	Waller County Rd Imp Dist #2						
	Harris Waller Counties MUD #3						
	Ft Bend-Waller County MUD #3						

## 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 2014, the Waller County Appraisal District was certified local value for Hempstead and Katy school districts within the boundaries of Waller County. Both Royal and Waller school district are on a one year probation. The district’s next property value study will be performed in 2016.

## Legislative Changes

The 2015, 84<sup>th</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:

- **SB 1296-** Provides that if a person was previously allowed the 65 years of age or older exemption, the chief appraiser may not cancel the exemption due to the person's failure to file the new application unless the chief appraiser complies with the requirements of Subsection (q) of the tax code.
- **HB 1464-** Provides that if land designated for agricultural use is 65 years of age or older, before making a determination that the land has been diverted to a nonagricultural use, the chief appraiser shall deliver a written notice to the owner stating that the chief appraiser believes the land may have been diverted to a nonagricultural use.

- **SB 1296** – Amended Section 25.027, Property Tax Code in restricting the age of a property owner, including information indicating that a property owner is 65 years of age or older on the Internet website controlled by the appraisal district.
- **SB 849** – Provides for a change in the requirements for binding arbitration.
- **HB 394** – Changes on what is to receive a notice of appraised value. An exemption or partial exemption approved for the property for the preceding year was canceled or reduced for the current year.

## **2015 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 2015. Notices were sent on 22,487 parcels.

For 2015 the district has not received any petitions for lawsuits as of the date of this report.

Attached is a more detailed spreadsheet by taxing units.

## **2015 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 its first preliminary findings of (1) Unsatisfactory, (2) Needs Improvement and (1) Meets the requirements in the four categories tested. The district will receive its next Methods and Assistance Audit in 2017.

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.