

Marion Central Appraisal District

2023 Annual Appraisal Report

Introduction

The Marion Central Appraisal District is a political subdivision of the state. The Constitution of the State of Texas, the Texas Property Tax Code, and The Rules of the Texas Comptroller's Property Tax Assistance Division govern the operation of the appraisal district.

The Marion Central Appraisal District was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. Appraisal districts are local government political subdivisions of the state responsible for appraising property within county boundaries. Prior to the creation of central appraisal districts, each taxing unit followed their own appraisal standards and practices. Values were inaccurate and inequitable. Property owners were required to visit multiple taxing units to resolve any disputes concerning property value. Appraisal districts are independent of the taxing units but are governed by a board elected by the taxing units' elected officials.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a property value study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

If you have questions about information contained in this report, contact Ann Lummus, Chief Appraiser/Administrator Email annl@marioncad.org

Mission Statement

The mission of the Marion Central Appraisal District is to discover, list and appraise property accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of the district and apply all qualified exemptions to the appropriate properties when the owner completes an application which has all necessary information for approval of the exemption. The CAD will strive to educate the property owner with their rights and remedies as prescribed by law. The

district must make sure that each property owner is given the same consideration, information, and assistance. 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
The International Association of Assessing Officers
The Uniform Standards of Professional Appraisal Practice

This report provides property owners, taxing units, and other interested parties information about total market and taxable values, average market and taxable values of a residence, and exemptions at the time of certification of values to the taxing units.

Article 8 of The Texas Constitution defines five basic rules for property taxes:

- Property taxes must be equal and uniform
- Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash or its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural land.
- Each property must have a single appraised value.
- All property is taxable unless federal or state law exempts it from taxation
- Property owners have the right to reasonable notice of increases in the appraised value of their property.

Governance

The appraisal district is governed by a Board of Directors with the primary responsibilities to:

Establish the district's office
Adopt its operating budget
Contract for necessary services
Hire a Chief Appraiser
Provide advice and consent to the Chief Appraiser concerning the appointment of the Agricultural Advisory Board
Approve contracts with appraisal firms selected by the Chief Appraiser to perform appraisals
Adopt general policies on the operations of the district
Biennially approve a written plan for the periodic reappraisal of the property within the district

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. The board is appointed by the taxing entities in this district.

The Chief Appraiser is the chief administrator of the appraisal district and is hired by the board of directors.

Appraisal Review Board Members are chosen by the local administrative district judge to settle value disputes between the property owner and the appraisal district. They serve staggered terms and may serve 3 consecutive terms of 2 years. The Texas comptroller instructs the board members on their course of duties.

The Ag Advisory Board is appointed by the Board of Directors at the recommendation of the Chief Appraiser. This board helps determine typical practices and standards for agricultural activities in the district. They serve at the will of the Board of Directors.

Taxing Jurisdictions

The Marion Central Appraisal District is responsible for appraising properties within the county boundaries. The following jurisdictions fall within that scope:

- Marion County
- Marion County Hospital District
- City of Jefferson
- Jefferson ISD
- Avinger ISD
- Ore City ISD

Property Types Appraised

The district is comprised of 19,136 real property accounts and 9,847 mineral and industrial accounts. The majority of the land in this area is rural with agricultural or timber qualified production.

CATEGORY CODE TABLE

The following represents a summary of property types appraised by the district for 2023:

PTAD Classifications	Property Types	Property Count	Market Value
A	Single Family Residences	4862	502,102,060
B	Multi-Family Residences	28	6,124,790
C	Vacant Lots	7900	39,846,640
D1	Qualified Ag Land	3554	46,769,360
D2	Non-Qualified Ag Land	582	35,278,990
E	Farm Improvement	1800	119,624,020
F1	Commercial Real Property	270	56,028,012
F2	Industrial Real Property	55	114,988,610
G1	Oil and Gas Properties	6769	31,919,890
J	Utilities Properties	108	92,267,490
L1	Business Personal Property	251	10,216,660
L2	Industrial Personal Property	99	48,799,190
M1	Manufactured Housing	514	19,420,820
O	Residential Inventory	42	99,530
S	Special Inventory	5	53,900
X	Exempt Property	3813	139,204,460

5 years of Average Market Value - Single Family Residence

	2019	2020	2021	2022	2023
Marion County	68,494	72,764	73,764	82,620	141,106
Marion Co Hospital District	68,494	72,869	73,764	82,620	141,106
City of Jefferson	109,500	118,103	117,699	124,114	204,166
Jefferson ISD	70,014	74,581	75,520	84,140	145,644
Avinger ISD	70,160	73,463	74,076	91,816	115,098
Ore City ISD	45,087	46,682	47,796	57,261	83,023

5 years of Average Taxable Value - Single Family Residence

	2019	2020	2021	2022	2023
Marion County	53,496	56,366	57,813	63,383	82,791
Marion Co Hospital District	66,866	70,456	72,263	79,233	103,491
City of Jefferson	108,102	114,937	115,979	122,893	151,797
Jefferson ISD	36,621	39,975	41,618	32,700	0
Avinger ISD	43,841	43,658	47,643	50,166	0
Ore City ISD	17,148	18,939	21,307	13,378	0

Appraisal Operation Summary

The Marion Central Appraisal District reappraises all property every 3 years by designated area of the district. The reappraisal year is a complete appraisal of properties in the designated area. During a reappraisal, a decision is made on every property and an appraisal notice is sent to all taxpayers required. Tax Year 2023 is scheduled for a reappraisal for the city and subdivisions (RA3). Tax Year 2024 is scheduled for a reappraisal for the West side of the county (RA1). Tax Year 2025 is scheduled for a reappraisal for the East side of the county (RA2).

The district continues to identify, review and appraise properties with new construction throughout the district; locate properties demolished and make appropriate adjustments to those accounts involved; locate and value manufactured housing and calculate an appraised value for those items; review commercial and industrial personal property accounts.

The district conducted an internal ratio study to validate the accuracy of its mass appraisal system with following overall statistical results:

Median Level of Appraisal	1.1605
Weighted Mean	1.0633
Standard Deviation	114.6216
Total Number Sales	715

Based upon the Mass Appraisal standards adopted by the International Association of Assessing Offices, the above statistics indicate that the district's mass appraisal system is accurately and uniformly appraising property.

Property Discovery

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

- City building permits
- File material/mechanics liens
- Mobile home installation reports
- Railroad Commission Reports for oil and gas
- Field inspection discovery

The use of these discovery tools added approximately \$13,092,440 of market value to the appraisal roll for 2023.

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 occurring exemptions are available and described at the Comptroller's web site.

<http://www.window.state.tx.us/taxinfo/proptax/exmptns.html>

Residential homesteads

Entity	General	Over 65	Disability	DVHS
County of Marion	20% or 5,000	Freezes	Freezes	100%
County of Marion Road/Bridge	3,000 & 20% or 5,000	Freezes	Freezes	100%
Marion County Hospital District	None	None	None	100%
City of Jefferson	None	Freezes	Freezes	100%
Jefferson ISD	100,000 & 10% or 5,000	10,000, Freezes	10,000, Freezes	100%
Avinger ISD	100,000	10,000, Freezes	10,000, Freezes	100%
Ore City ISD	100,000	10,000, Freezes	10,000, freezes	100%

Marion County, City of Jefferson, Jefferson ISD, Avinger ISD and Ore City ISD homestead applications for the 65 and older property owner, the disabled property owner, and surviving spouse of each of those (if the spouse is 55 or older) creates a tax ceiling prohibiting increased taxes on the homestead on existing buildings. Any new additions added to the home site will cause the ceiling to be readjusted in the next tax year. Homestead exemptions available on up to 20 acres with home.

All homeowners with qualified homesteads are subjects to the placement of a homestead cap, which prohibits the increase of taxable value on the homestead property to ten percent per year. Market value can still be reflective of the local real estate market.

Disable 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 exemption amounts are:

DV Rating	Exempt Amount
10-30%	\$5,000
31-50%	\$7,500
51-70%	\$10,000
71-100%	\$12,000

Other Exemptions

Cemetery Exemptions
 Religious Organizations
 Primarily Charitable Organizations
 Charitable Organizations
 Veteran Organizations

Chapter 11 of the Property Tax Code discusses other allowable exemptions

2023 Exemptions Totals

	Marion Co	Marion Co R&B H	Hospital Dist	City of Jefferson
Less \$2500 Real Property	10,370	10,370	10,350	5,110
Less \$500 Mineral Property	253,610	253,610	253,610	0
Freeport	2,592,412	2,592,412	2,592,412	2,592,412
Abatements	0	0	0	0
TCEQ/Pollution Control	7,426,669	7,426,669	7,426,669	6,533,060
10% Homestead Cap Loss	104,854,438	104,854,438	104,854,438	24,448,388
State Homestead	0	8,190,980	0	0
Local Discount (10-100 %)	58,204,360	58,204,360	0	0
Disabled Veteran (1-99%)	1,683,220	1,675,150	1,687,640	304,990
DV 100%	12,946,150	12,946,150	12,946,150	2,154,350
Surviving Spouse of a Service Member	250,620	250,620	250,620	0
Total	188,221,849	196,404,759	130,084,559	36,038,310
Loss due to Ag/Timber Value	488,459,720	488,459,720	488,459,720	6,105,380

	Jefferson ISD	Avinger ISD	Ore City ISD	
Less \$2500 Real Property	10,350	1,340	420	
Less \$500 Mineral Property	253,610	0	0	
Freeport	2,592,412	0	0	
Abatements	0	0	0	
TCEQ/Pollution Control	7,426,669	0	0	
10% Homestead Cap Loss	99,542,348	708,010	4,604,080	
Homestead [H,S.] (100,000)	191,895,800	1,345,340	9,646,250	
Over 65 [S] (10,000)	6,213,260	40,000	174,720	
Disabled [B] (10,000)	295,340	0	10,000	
Local Discount	18,637,050	0	0	
Disable Veteran (1-99%)	1,094,230	12,000	47,180	
DV 100%	3,961,120	0	62,670	
Surviving Spouse of a Service Member	64,290	0	0	
Total	331,986,479	2,106,690	14,545,320	
Loss due to Ag/Timber Value	468,993,710	12,155,490	7,310,520	

Appeal Information

State Law requires the appraisal district to mail “Notices of Appraised Value” to property owners when:

- New property has been included for the first time on the appraisal roll
- Property Ownership changes
- A change in taxable value of \$1,000 or more
- A rendition statement was filed on the property
- Property has been annexed or de-annexed to a taxing jurisdiction

In 2023, the district prepared and mailed:

- 15,861 real property and commercial personal property
- 9,847 mineral/utility/industrial property

From these notices, 565 protests were filed in the district with an additional 301 inquiries.

5 years of Notices Mailed

	2019	2020	2021	2022	2023
Notices Mailed	9,133	24,765	11,130	16,930	25,708

5 years of Informal Protest

	2019	2020	2021	2022	2023
No Change	169	187	74	14	50
Change Value	402	150	68	124	605
Total Informal Protest	571	337	142	138	655
% Inquiries to Notices Mailed	6.25%	1.36%	1.28%	0.08%	2.54%
Hearing Scheduled from Informals	2	15	4	12	15

5 years of Formal Protest

Walk-Ins/Mail	2019	2020	2021	2022	2023
Settled	402	267	317	230	209
Withdraw	5	58	68	186	155
Cancelled/No Shows	34	10	14	117	135
ARB Decision	40	84	22	49	55
Filed Arbitration	0	0	0	0	0
Total	481	419	421	456	565

Filed Online					
Settled	0	219	0	0	0
Withdraw	0	116	0	0	0
Cancelled/No Show	0	8	0	0	0
ARB Decision	0	68	0	0	0
Filed Arbitration	0	0	0	0	0
Total	0	343	0	0	26

Certified Values

The Chief Appraiser certified market and taxable values to each taxing jurisdiction on July 6, 2023. The values were:

Jurisdiction	Parcel Count	Market Value	Taxable Value
County of Marion	28,983	1,751,786,612	933,551,101
Marion Co Hospital District	28,980	1,751,656,782	991,751,041
City of Jefferson	2,449	379,276,492	254,137,102
Jefferson ISD	27,368	1,691,429,942	750,246,021
Avinger ISD	131	18,792,190	4,335,010
Ore City ISD	1,481	41,434,650	18,553,410