



HILL COUNTY APPRAISAL DISTRICT

2016 Annual Report

The Hill County Appraisal District (District) is a political subdivision of the state. The provisions of the Texas Constitution, the Texas Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance Division govern the legal, statutory, and administrative operations and requirements of the appraisal district.

GOVERNANCE

The appraisal district is governed by members of the Board of Directors (Board), which serve as the District's governing body; and the chief appraiser who serves as the chief administrator of the District.

There are several criteria for a person to meet in order to serve on the Board of Directors with the primary being the person must have resided in Hill County for at least two (2) years preceding appointment to the position. Board members serve two (2) year unlimited terms. **The Board has no legal authority over appraised property values and can only discuss the appraised property values with the Chief Appraiser in an open meeting.**

The principal statutory responsibilities of the Board are:

- establish the District office;
- hire the Chief Appraiser;
- adopt an annual operating budget;
- appoint an Appraisal Review Board;
- make general policies on District operations;
- approve contracts for necessary services, and;
- develop a written plan biennially for the periodic reappraisal of all properties within the District's boundaries.

The Chief Appraiser is appointed by the Board and is the official spokesperson for the District. As the chief administrator, the Chief Appraiser oversees all daily operations for the District. Pursuant District policy, the Chief Appraiser must be licensed as a Registered Professional Appraiser (RPA) with the Texas Department of Licensing and Regulations (TDLR) and serves at the pleasure of the Board.

The Appraisal Review Board (ARB) members are appointed by the Board of Directors. The primary function of the ARB is to settle timely protested disputes between property owners and the District.

The Agricultural Advisory Committee (Ag Committee) is appointed by the Board with recommendations from the chief appraiser. The Ag Committee assists the chief appraiser in determining typical standards and practices for agricultural activities such as income, yields, and expenses within Hill County. There are no term restrictions for this committee.

RESPONSIBILITIES

The District is responsible for discovering, listing, and appraising properties for ad valorem tax purposes. The District is required to appraise property at 100% of its market value as of January 1 of each year. Other duties include, but are not limited to, maintaining correct ownership of properties; administering qualifications for various types of exemptions such as homestead, over 65, religious, charitable, etc.; compiling parcel maps; and all functions involved in the assessment and collection of taxes.

The District is employed with fifteen (15) tax professionals. Eleven (11) of these employees possess a higher degree of professionalism by being licensed or actively working toward licensing with the TDLR.

APPRAISAL OPERATIONS

The District appraises approximately 46,000 parcels including residential, commercial, vacant lots and rural land, business personal property, industrial, utility and mineral accounts.

The District discovers new properties and appraises all properties annually by field inspection of properties; use of aerial maps; deeds and other recorded instruments; building permits; septic tank permits; mobile home installation permits; advertisements; newspapers; and by public comments to name a few.

The following table represents a summary of types of property, use of properties, and values of properties.

| State Code | Property Type | Parcel Count | Acres | New Value Market | Market Value |
|------------|------------------------------|--------------|--------------|------------------|---------------|
| A | Single Family Residence | 11,138 | | 9,183,090 | 814,324,436 |
| B | Multifamily Residence | 96 | | 827,260 | 19,195,190 |
| C | Vacant Lot | 10,119 | | | 72,615,696 |
| D1 | Qualified AG Land | 9,463 | 525,098.6126 | | 1,115,164,470 |
| D2 | Imps on Qualified AG Land | 2,157 | | 1,441,510 | 38,371,619 |
| E | Farm or Ranch Improvement | 6,005 | 30,501.6658 | 11,936,890 | 449,536,482 |
| F1 | Commercial Real Property | 1,269 | | 13,666,490 | 277,959,422 |
| F2 | Industrial Real Property | 57 | | 691,170 | 31,659,490 |
| G | Oil and Gas | 3,342 | | | 28,048,058 |
| J | Utilities | 572 | | 18,297,800 | 227,797,640 |
| L1 | Commercial Personal Property | 1,629 | | 18,384,800 | 223,763,710 |
| L2 | Industrial Personal Property | 295 | | | 95,684,250 |
| M1 | Mobile Homes | 637 | | 893,140 | 15,954,220 |
| O | Residential Inventory | 710 | | | 5,751,020 |
| S | Special Inventory Tax | 26 | | | 5,449,770 |
| X | Totally Exempt Property | 2,045 | | 7,003,510 | 375,426,831 |

APPEAL & PROTEST INFORMATION

The District mails annual Notices of Appraised Values to applicable property owners as pursuant to the Texas Property Tax Code.

A property owner has a right to protest an action by the District for each tax year by mailing a written protest by May 31 or 30 days after the Notice is mailed, whichever is later. Most disputes are resolved by meeting informally with an appraiser. If a property own still disagrees, they may appear before the Appraisal Review Board (ARB) if a timely protest was filed.

The ARB is a three person panel of local citizens that listen to testimony and then renders a fair and impartial decision from the evidence presented at the hearing.

2016 protest information is as follows:

| | |
|---------------------------|------|
| Total protests | 1869 |
| Late filed protests | 16 |
| ARB Hearings | 243 |
| People who did not appear | 565 |
| Protests withdrawn | 1045 |
| Informal inquiries | 2041 |

Any property owner that has questions regarding the appeal process is encouraged to call the District.

TAXING ENTITIES & EXEMPTION DATA

The District is responsible for appraising all properties located within the 993 square mile boundary of Hill County. The District delineates the boundaries for each taxing jurisdiction and maintains separate data information for each entity.

The most common exemption is the residential homestead exemption. A property owner may file (free of charge) at the appraisal district office but **spouses can only claim 1 homestead exemption in Texas.**

For school tax purposes, Hill County, Hill College, and the City of Hillsboro; the over 65, disability, surviving spouse, and 100% disabled veteran residential homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead. *(Exception...Any new areas added to the home-site will cause the ceiling to be readjusted and set in the subsequent tax year.)*

All homeowners who qualify for the residential homestead exemption are subject to the placement of a **homestead cap** on their qualifying property which limits the increase of taxable value on the homestead property to ten percent per year. However, the market value may still increase each year because the market value is reflective of the annual local real estate market.

Disabled Veterans:

In addition to the residential homestead exemption allowable to disabled veterans with a 100% service connected disability (as described above), 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, as based upon these ratings, are:

| | | |
|-----|---------|----------|
| DV1 | 10-29% | \$5,000 |
| DV2 | 30-49% | \$7,500 |
| DV3 | 50-69% | \$10,000 |
| DV4 | 70-100% | \$12,000 |

Other commonly occurring exemptions are:

- Cemetery Exemptions,
- Religious Organizations,
- Primarily Charitable Organizations, and
- Veteran's Organizations.

The taxing entities within the boundaries of Hill County and the exemptions offered by each entity are as follows:

2016 TAX RATES AND EXEMPTIONS

| ENTITY | ENTITY CODE | 2016 TAX RATES | | | STATE MANDATED EXEMPTIONS | | | LOCAL OPTION EXEMPTIONS | | | ENTITIES WITH TAX CEILING |
|-----------------------------|-------------|----------------|-----------|----------|---------------------------|---------|----------|-------------------------|---------|----------|---------------------------|
| | | TOTAL TAX RATE | M&O RATE | I&S RATE | GENERAL HOMESTEAD | OVER 65 | DISABLED | GENERAL HOMESTEAD | OVER 65 | DISABLED | |
| * ABBOTT ISD | SAB | 1.408900 | 1.111500 | 0.297400 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| AQUILLA ISD | SAQ | 1.367400 | 1.170000 | 0.197400 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| AXTELL ISD | SAX | 1.170000 | 1.170000 | | 25,000 | 10,000 | 10,000 | | | | ✓ |
| BLUM CITY | CBL | 0.465200 | 0.465200 | | | | | | | | |
| BLUM ISD | SBL | 1.386757 | 1.170000 | 0.216757 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| BYNUM CITY | CBY | 0.250000 | 0.250000 | | | | | | | | |
| * BYNUM ISD | SBY | 1.343700 | 1.170000 | 0.173700 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| COVINGTON CITY | CCO | 0.302900 | 0.302900 | | | | | | | | |
| * COVINGTON ISD | SCO | 1.310000 | 1.170000 | 0.140000 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| DAWSON ISD | SDA | 1.292200 | 1.060000 | 0.232200 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| FROST ISD | SFR | 1.220800 | 1.170000 | 0.050800 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| GRANDVIEW ISD | SGR | 1.400000 | 1.040000 | 0.360000 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| HILL COLLEGE | JCH | 0.093132 | 0.093132 | | | | | | | | ✓ |
| HILL COLLEGE GRANDVIEW | JCG | 0.050000 | 0.050000 | | | | | 1% or 5,000 min | 10,000 | 10,000 | ✓ |
| HILL COLLEGE RIO VISTA | JCR | 0.0338064 | 0.0338064 | | | | | 1% or 5,000 min | 10,000 | 10,000 | ✓ |
| HILL COUNTY | GHI | 0.477847 | 0.450056 | 0.027791 | | | | | 10,000 | 10,000 | ✓ |
| ** HILL COUNTY LATERAL ROAD | RDL | 0.075952 | 0.075952 | | 3,000 | | | | 10,000 | 10,000 | ✓ |
| HILL COUNTY ESD #1 | ESD1 | 0.029883 | 0.029883 | | | | | | 10,000 | 10,000 | ✓ |
| HILL COUNTY ESD #2 | ESD2 | 0.055083 | 0.055083 | | | | | | 10,000 | 10,000 | ✓ |
| HILLSBORO CITY | CHI | 0.806400 | 0.617900 | 0.188500 | | | | | 10,000 | 3,000 | ✓ |
| * HILLSBORO ISD | SHI | 1.410000 | 1.150000 | 0.260000 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| HUBBARD CITY | CHU | 0.851800 | 0.718400 | 0.133400 | | | | | | | ✓ |
| HUBBARD ISD | SHU | 1.540000 | 1.040000 | 0.500000 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| ITASCA CITY | CIT | 0.505100 | 0.505100 | | | | | | | | |
| * ITASCA ISD | SIT | 1.460500 | 1.170000 | 0.290500 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| MALONE CITY | CMA | 0.523148 | 0.523148 | | | | | | | | |
| MALONE ISD | SMA | 1.099103 | 1.040000 | 0.059103 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| MERTENS CITY | CME | 0.230614 | 0.230614 | | | | | | | | |
| MILFORD ISD | SMI | 1.170000 | 1.170000 | | 25,000 | 10,000 | 10,000 | | | | ✓ |
| MT CALM CITY | CMT | 0.482100 | 0.482100 | | | | | | | | |
| MT CALM ISD | SMT | 1.254700 | 1.170000 | 0.084700 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| PENELOPE CITY | CPE | 0.447989 | 0.447989 | | | | | | | | |
| PENELOPE ISD | SPE | 1.170000 | 1.170000 | | 25,000 | 10,000 | 10,000 | | | | ✓ |
| RIO VISTA ISD | SRI | 1.600000 | 1.170000 | 0.430000 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| TEHUACANA WVD | WBE | 0.025156 | 0.025156 | | | | | | | | |
| WEST ISD | SWE | 1.317548 | 1.040000 | 0.277548 | 25,000 | 10,000 | 10,000 | | | | ✓ |
| WHITNEY CITY | CWH | 0.638400 | 0.638400 | | | | | | | | |
| * WHITNEY ISD | SWH | 1.611000 | 1.170000 | 0.441000 | 25,000 | 10,000 | 10,000 | | 5,000 | 5,000 | ✓ |

* Member of Hill College District

** Will not receive the state mandated of \$3,000 if you are over-65 or disabled and get the \$10,000 local option.

100% Disabled Veterans receive a total exemption on their residence.

| Disabled Veteran's Exemptions: | State mandated for all entities |
|--------------------------------|---------------------------------|
| DV1 10% to 29% | 5,000 |
| DV2 30% to 49% | 7,500 |
| DV3 50% to 69% | 10,000 |
| DV4 70% to 100% | 12,000 |

NOTES:

Hillsboro City and Whitney City: NO ESD#1 or ESD#2 tax.

Disclaimer:

These rates were compiled according to Appraisal District records. Please contact the taxing entity to ensure accuracy.

Hill County Appraisal District

Additional valuable information is listed on the District's website at www.hillcad.org.