STEPHENS COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT FOR 2017

The STEPHENS County Appraisal District is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirement of the appraisal district. Members of the Board of Directors are elected by the taxing units within the boundaries of STEPHENS County and must live within the district two years prior to serving on the board. The Chief Appraiser is appointed by the Board of Directors and is the chief administrator of the appraisal district. The local taxing units such as your County, School, Cities, Hospital District, and Groundwater Conservation District set a tax rate from your property tax appraisal issued by the Appraisal District. The STEPHENS CAD serves the following taxing units:

Entity: Market Value Taxable Value

STEPHENS COUNTY 1,603,525,469 570,631,580

CITY OF BRECKENRIDGE 229,805,904 192,648,308

BRECKENRIDGE ISD 1,469,061,249 505,545,860

ALBANY ISD 17,396,892 1,927,132

GRAHAM ISD 3,899,542 432,572

MORAN ISD 47,016,416 5,583,316

RANGER ISD 39,810,214 7,248,494

WOODSON ISD 30,127,736 4,049,336

COUNTY HOSPITAL DISTRICT 1,607,930,579 588,357,350

The District maintains approximately 64,504 parcels with property types of residential, commercial, business, utilities, and pipelines. Our school district goes into STEPHENS county only. ALBANY, GARHAM,MORAN, RANGER and WOODSON ISD’S, small parts comes within our county boundaries.

**Exemption Data:** The district has various exemptions for which taxpayers may qualify, such as the standard residential homestead exemption and the over-65 residential homestead exemption. You may only apply for residence homestead on one property in a tax year. A homestead may include up to 20 acres of land you actually use in the residential use (occupancy) of your home. To qualify for a homestead exemption, you must own and reside in your home on January 1 of the tax year. The age 65 or older or disability exemption for school taxes includes a school tax limitation or ceiling. Some taxing units such as county and cities have exemptions and tax ceilings limits. The filing of this application is between January 1 and April 30. You may file a late homestead exemption if you file it no later than one year after the date taxes become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if you move out of the county. This can transfer to the new county in which you reside.

EXEMPTION DATA:

ENTITY HOMESTEAD OVER-65 OR DISABLED

**STEPHENS COUNTY** 0 12,000

**CITY OF BRECKENRIDGE** 0 3,000

**BRECKENRIDGE ISD** 25,000 10000

**ALBANY ISD** 25000 10000

**GRAHAM ISD**  25000 10000

**MORAN ISD** 25000 10000

**RANGER ISD** 25000 10000

**WOODSON ISD**  25000 10000

DISABLED VETERANS AMOUNT PERCENTAGE

DV1 5,000 10-29%

DV2 7,000 30-49%

DV3 10,000 50-69%

DV4 12,000 70 or OVER

DVHS TOTALLY EXEMPT 100%

The DVHS applies only to the General Homestead Exemption

2017 TAX RATES PER ENTITY PER $100 OF VALUE

STEPHENS County .7516

BRECKENRIDGE ISD 1.1685

ALBANY ISD 1.04

GRAHAM ISD 1.347

MORAN ISD 1.04

RANGER ISD 1.04

WOODSON ISD 1.17

City of BRECKENRIDGE 1.03650

County Hospital District .23988

AGRICULTURAL 1-D-1 OPEN SPACE AND WILDLIFE MANAGEMENT

Because of Senate Bill 771, there is a temporary recession of agricultural use during the drought. Qualified open-space land does not become ineligible for the special appraisal when a drought is declared by the Governor. The Governor has declared the necessity to cease agricultural use for longer than the normal time period. We will work with our farmers and ranchers during the drought. There are plans for a county-wide refile of the applications after the drought has diminished.

The PROPERTY VALUE STUDY

The property value study is conducted by the State Comptroller’s Office to estimate the taxable property value in each school district and to measure the performance of appraisal districts. If the appraisal district is within a 5% margin of error, the State Comptroller will certify the local value to the Commissioner of Education. The findings of the study are used in the school funding formula for state aid.

RATIO STUDY ANALYSIS FOR 2015

CATEGORY ISD RATIO

Single Family Residences BRECKENRIDGE ISD .9234

Vacant Lots N/A

Rural Land .9361

Commercial .9753

Minerals 1.0016

STEPHENS CAD has received local value for all school districts in the district.