

2020

# GLASSCOCK COUNTY APPRAISAL DISTRICT

## Annual Report

*IAAO Standard on Public Relations - 6.5 Annual Reports - Local, state, and provincial agencies should prepare annual reports summarizing activities and accomplishments and providing statistical information. These reports can be used to maintain an historical record of property and property tax data.*



## 2020 Annual Report

The Glasscock County Appraisal District was created by the Texas Legislature in 1981. The Texas Property Tax Code, The Rules of the Texas Comptroller's Property Tax Assistance Division, and The Constitution of the State of Texas govern the operations of the appraisal district. The appraisal district is a local government political subdivision of the state responsible for appraising property with county boundaries.

The Glasscock County Appraisal District is governed by a Board of Directors. Members of the Board of Directors are appointed by the taxing units within the boundaries of Glasscock 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 Appraisal District is responsible for local property tax appraisal, exemption administration while following the laws and guidelines established under the property tax system as laid forth by:

- ◆ The International Association of Assessing Officers (IAAO)
- ◆ The Property Tax Assistance Division of the Texas State Comptroller's Office (PTAD)
- ◆ The Uniform Standards of Professional Appraisal Practice (USPAP)

My professional staff and I are committed to providing timely and accurate appraisal services. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

Our goal is to assist all taxpayers with the highest level of professionalism and integrity. Our hard work and dedication provides a timely certification of our appraised values to the taxing units. The property taxes generated from these appraisals provide an essential source of revenue to support Glasscock County, Glasscock County ISD and Glasscock Groundwater Conservation District.

I thank you for taking time to review the 2020 Annual Report and hope that it provided you with insight into the operations of the Glasscock County Appraisal District.

Sincerely,  
Priscilla A. Glass, RPA  
Chief Appraiser  
Email: [glasscockcad@crcom.net](mailto:glasscockcad@crcom.net)  
Phone: (432)354-2580

## 2020 Certified Values

### Glasscock County

|                    |                 |
|--------------------|-----------------|
| Total Market Value | \$4,899,719,850 |
| Total Taxable      | \$4,501,235,546 |

### Glasscock GCD

|                    |                 |
|--------------------|-----------------|
| Total Market Value | \$4,899,719,850 |
| Total Taxable      | \$4,726,586,546 |

### Glasscock ISD

|                          |                 |
|--------------------------|-----------------|
| Total Market Value       | \$4,899,719,850 |
| Total M& O Taxable Value | \$4,281,655,941 |
| Total I&S Taxable Value  | \$4,719,577,661 |
| Value Lost-Chapter 313   | \$437,921,720   |

The District maintains approximately 83,035 parcels with property types of residential, commercial, business, minerals, utilities, and pipelines.

## 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 ceiling limits. The filing of these applications are between January 1 and April 30. You may file a late homestead exemption if you file 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.

### Glasscock County

| Homestead Amount | Over-65 Amount | Over-65 Surv Spouse Amount | Disabled Person Amount | Disabled Surv Spouse Amount | Local Of % | FRZN TX Ceiling |
|------------------|----------------|----------------------------|------------------------|-----------------------------|------------|-----------------|
|                  |                |                            |                        |                             | 20 %       | No              |

| <b>Glasscock GCD</b>    |                       |                                   |                               |                                    |                   |                        |
|-------------------------|-----------------------|-----------------------------------|-------------------------------|------------------------------------|-------------------|------------------------|
| <b>Homestead Amount</b> | <b>Over-65 Amount</b> | <b>Over-65 Surv Spouse Amount</b> | <b>Disabled Person Amount</b> | <b>Disabled Surv Spouse Amount</b> | <b>Local Of %</b> | <b>FRZN TX Ceiling</b> |
|                         |                       |                                   |                               |                                    | 20 %              | No                     |

| <b>Glasscock ISD</b>    |                       |                                   |                               |                                    |                   |                        |
|-------------------------|-----------------------|-----------------------------------|-------------------------------|------------------------------------|-------------------|------------------------|
| <b>Homestead Amount</b> | <b>Over-65 Amount</b> | <b>Over-65 Surv Spouse Amount</b> | <b>Disabled Person Amount</b> | <b>Disabled Surv Spouse Amount</b> | <b>Local Of %</b> | <b>FRZN TX Ceiling</b> |
| \$25,000                | \$10,000              | \$10,000                          | \$10,000                      | \$10,000                           | 20 %              | Yes                    |

Note: A person can receive either an Over-65 or Disabled Person Exemption, but not both.

| <b>Disabilities</b> | <b>Percentage</b>          | <b>Amount</b>  |
|---------------------|----------------------------|----------------|
| DV1                 | Disability of 10 % to 29 % | \$5,000        |
| DV2                 | Disability of 30% to 49%   | \$7,500        |
| DV3                 | Disability of 50% to 69%   | \$10,000       |
| DV4                 | Disability of 70% or more  | \$12,000       |
| DVHS                | 100 % or unemployable      | Totally Exempt |

Note: A 100% disabled veteran who qualifies for the \$12,000 exemption under Property Tax Code Section 11.22 may apply the \$12,000 exemption to another property he or she owns, other than his or her residence homestead.

| <b>Code</b> | <b>Category Name</b>                                   | <b>Description</b>   |
|-------------|--|--|
| A           | Real Property: Single-family Residential               | Houses, condominiums and mobile homes located on land owned by the occupant.   |
| B           | Real Property: Multifamily Residential                 | Residential structures containing two or more dwelling units belonging to one owner. Includes apartments but not motels or hotels.   |
| C1          | Real Property: Vacant Lots and Tracts                  | Unimproved land parcels usually located within or adjacent to cities with no minimum or maximum size requirement.  |
| C2          | Real Property: Colonial Lots and Tracts                | Properties that may not be sold pursuant to Chapter 232 of the Texas Local Government Code.  |
| D1          | Real Property: Qualified Agricultural Land             | All acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1-d or 1-d-1.   |
| D2          | Real Property: Non-Qualified Land                      | Acreage that is not qualified for productivity valuation and is rural in nature.   |
| E           | Real Property: Rural Land Not Qualified for Open-space | Improvements associated with land reported as Category D property, including all houses, barns, sheds, silos, garages, other improvements associated with farming or ranching and land separated from a larger tract for residential purposes. |
| F1          | Real Property Commercial                               | Land and improvements devoted to sales, entertainment or services to the public. Does not include utility property, which is included in Category J.   |
| F2          | Real Property: Industrial                              | Land and improvements devoted to the development, manufacturing, fabrication, processing or storage of a product, except for utility property included in Category J.  |
| G           | Oil, Gas and Other Minerals                            | Producing and non-producing wells, all other minerals and mineral interests and equipment used to bring the oil and gas to the surface, not including surface rights.  |

|    |   |   |
|----|---|---|
| H1 | Tangible Personal Property: Personal Vehicles, Not used for Business Purposes | Privately owned automobiles, motorcycles and light trucks not used to produce income.   |
| H2 | Tangible Personal Property: Goods in Transit                                  | Personal property stored under a contract of bailment by a public warehouse operator and identified by Tax Code Section 11.253.   |
| J  | Real and Personal Property: Utilities   | All real and tangible personal property of railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TX companies and other utility companies.   |
| L1 | Personal Property: Commercial   | All tangible personal property used by commercial business to produce income, including fixtures, equipment and inventory.  |
| L2 | Personal Property: Industrial   | All tangible personal property used by an industrial business to produce income, including fixtures, equipment and inventory.   |
| M  | Mobile Homes and Other Tangible Personal Property                             | Taxable persona property not included in other categories, such as mobile homes on land owned by someone else. It also may include privately owned aircraft, boats travel trailers, motor homes and mobile homes on rented or leased land.  |
| N  | Intangible Personal Property  | All taxable intangible property not otherwise classified.   |
| O  | Real Property: Residential Inventory  | Residential real property inventory held for sale and appraised a s provided by Tax Code Section 23.12.   |
| S  | Special Inventory   | Certain property inventories of businesses that provide items for sale to the public. State law requires the appraisal district to appraise these inventory items based on business's total annual sales in the prior tax year. Category S properties include dealers' motor vehicle inventory, dealer's heavy equipment inventory, dealers' vessel and outboard motor inventory and retail manufactured housing inventory. |
| X  | Exempt Property   | Exempt Property mush have the qualification found in law, mainly the Tax Code.  |

## 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 the 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.

### 2018 Property Value Study Summary

| Category                    | Number of Ratios ** | 2018 CAD Rept Appraised Value | Median Level of Appr | Coefficient of Dispersion | % Ratios w/in (+/-) 10% of Median | % Ratios w/in (+/-) 25% of Median | Price-Related Differential |
|-----------------------------|---------------------|-------------------------------|----------------------|---------------------------|-----------------------------------|-----------------------------------|----------------------------|
| A. Single-Family Residences | 0                   | 3,671,003                     | *                    | *                         | *                                 | *                                 | *                          |
| B. Multi-Family Residences  | 0                   | 0                             | *                    | *                         | *                                 | *                                 | *                          |
| C. Vacant Lots              | 0                   | 257,291                       | *                    | *                         | *                                 | *                                 | *                          |
| C2. Colonial lots           | 0                   | 0                             | *                    | *                         | *                                 | *                                 | *                          |
| D2. Farm/Ranch Imp          | 0                   | 3,576,318                     | *                    | *                         | *                                 | *                                 | *                          |
| E. Rural non-qualified      | 0                   | 39,707,899                    | *                    | *                         | *                                 | *                                 | *                          |
| F1. Commercial Real         | 0                   | 8,698,125                     | *                    | *                         | *                                 | *                                 | *                          |
| F2. Industrial Real         | 0                   | 875,069,125                   | *                    | *                         | *                                 | *                                 | *                          |
| G. Oil, Gas, Minerals       | 32                  | 2,014,943,720                 | -                    | -                         | -                                 | -                                 | -                          |
| J. Utilities                | 3                   | 425,350,184                   | 0.95                 | 2.46                      | 94.00                             | 94.00                             | 1.00                       |
| L1. Commercial Personal     | 0                   | 23,305,168                    | *                    | *                         | *                                 | *                                 | *                          |
| L2. Industrial Personal     | 0                   | 109,204,780                   | *                    | *                         | *                                 | *                                 | *                          |
| M. Other Personal           | 0                   | 1,496,748                     | *                    | *                         | *                                 | *                                 | *                          |
| O. Residential Inventory    | 0                   | 0                             | *                    | *                         | *                                 | *                                 | *                          |
| S. Special                  | 0                   | 0                             | *                    | *                         | *                                 | *                                 | *                          |

| <b>Category</b> | <b>Number of Ratios **</b> | <b>2018 CAD Rept Appraised Value</b> | <b>Median Level of Appr</b> | <b>Coefficient of Dispersion</b> | <b>% Ratios w/in (+/-) 10% of Median</b> | <b>% Ratios w/in (+/-) 25% of Median</b> | <b>Price-Related Differential</b> |
|-----------------|----------------------------|--------------------------------------|-----------------------------|----------------------------------|--|--|-----------------------------------|
| Inventory       |                            |                                      |                             |                                  |  |  |                                   |
| Overall         | 35                         | 3,505,280,555                        | 1.00                        | 3.37                             | 93.66                                    | 100.11                                   | 1.01                              |

\* Not Calculated - Need a minimum of 5 ratios from either (A) categories representing at least 25% of total CAD category value or (B) 5 ISDs or half the ISDs in the CAD, whichever is less.

The 2020 Preliminary findings for Glasscock CAD will be released January of 2021.



## **Legislative Changes**

Please refer to Legislative Changes tab.