



Sherman County Appraisal District 2023 Annual Report

Introduction

The Sherman County Appraisal District (SCAD) 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 operations of the appraisal district.

Mission

The mission of Sherman County Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of the district for ad valorem tax purposes. The effective date of each appraisal is January 1st, unless the property owner has elected to have their business personal property appraised as of September 1st. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. 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 (PTAD),
- The International Association of Assessing Officers (IAAO), and
- The Uniform Standards of Professional Appraisal Practice (USPAP).

Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office,
- Adopt its operating budget,
- Contract for necessary services,
- Hire the Chief Appraiser,
- Appoint the Appraisal Review Board (ARB)
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board,

- Approve contracts with appraisal firms selected by the chief appraiser to perform appraisal services for the district,
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries.

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 staggered. There are no legal limits to the number of terms a board member can serve. 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.

Members of the Appraisal Review Board are appointed by the Board of Directors. ARB members serve two year staggered terms. They are limited by law to serving three consecutive 2 year terms. They must be certified by the Texas Comptroller. Their responsibility is to settle value disputes between the taxpayer and the chief appraiser. Their decisions regarding value are binding to the chief appraiser for the tax years protested.

The Ag Advisory Board is appointed by the Chief Appraiser with the advice and consent of the board of directors. The Ag Advisory Board advises the Chief Appraiser in determining typical practices and standards for agricultural activities in the district.

Taxing Jurisdictions

The Sherman County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that have territory located within the 930 square miles of Sherman County. Following are those taxing jurisdictions with territory located in the district:

- Sherman County
- City of Stratford
- City of Texhoma
- Stratford ISD
- Texhoma ISD
- Gruver ISD
- Pringle-Morse CISD
- Sunray ISD
- Stratford Hospital District
- Texhoma Hospital District
- Moore County Hospital District
- North Plains Groundwater Conservation District

Property Types Appraised

SCAD contracts with Western Valuation & Consulting to appraise residential/commercial properties and land. SCAD contracts with Perdue, Brandon, Fielder, Collins & Mott to appraise ag land. SCAD contracts with Pritchard and Abbott, Inc. (P & A) to appraise oil and gas properties, utilities, pipelines, industrial property, and industrial personal property in the district. SCAD staff is responsible for personal property and business personal property.

The appraisal district certified a total of 20,538 parcels with a taxable market value of \$894,129,690 for 2023. The following are those parcels and values by property type:

Real, residential, single family (A)	920	\$ 105,375,650
Real, residential, multi-family (B)	12	1,888,950
Real, vacant platted lots/tracts (C)	126	905,840
Real, acreage (land only) (D)	1,668	181,791,740
Real, farm and ranch improvements (E)	548	52,931,230
Real, commercial and industrial (F)	398	142,637,800
Real, oil & gas and other mineral reserves (G)	12,776	164,607,530
Personal, vehicles (H)	921	32,939,150
Real & intangible personal, utilities (J)	490	133,634,230
Personal, commercial & industrial (L)	633	41,059,620
Mobile Homes & recreational vehicles (M)	43	2,222,950
Special Inventory (S)	1	1,744,420
Exempt Properties (X)	2,002	32,390,580
Totals	<u>20,538</u>	<u>** 894,129,690</u>

**Is not the "Net Taxable" Value and does not include the Railroad Rolling Stock Certified by the Texas Comptroller's Office.

Property Discovery

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

- City building permits
- Field discovery
- Filed Material/Mechanic's Liens
- Mobile home installation reports
- Water connection reports
- Newspaper Advertisements and Articles
- Railroad Commission Reports (oil/gas)
- Realtors and Appraisers
- Water District New Well Report
- New Electric Connections

Exemption Data (Texas Property Tax Code, Chapter 11)

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 commonly occurring exemptions are available and described in the Texas Property Tax Code, Chapter 11.

Residential Homestead (Sec. 11.13)

The following chart represents the total exemption amounts available to homeowners who qualify for this exemption on home sites with a maximum of 20 acres:

For school tax purposes, the over 65, disability, surviving spouse, and 100% disabled veteran residential homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead on existing buildings. (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 be reflective of the local real estate market.

<u>County</u>	STATE MANDATED			OPTIONAL		
	Regular	Over-65	Disability	Regular %	Over 65	Disability
Sherman County	None	None	None	None	\$15,000	None
<u>Cities</u>						
City of Stratford	None	None	None	None	\$10,000	None
City of Texhoma	None	None	None	None	\$15,000	None
<u>Schools</u>						
Stratford ISD	\$100,000	\$10,000	\$10,000	None	None	None
Texhoma ISD	\$100,000	\$10,000	\$10,000	None	None	None
Gruver ISD	\$100,000	\$10,000	\$10,000	None	None	None
Pringle-Morse CISD	\$100,000	\$10,000	\$10,000	20% or 5,000	3,000	None
Sunray ISD	\$100,000	\$10,000	\$10,000	None	None	None
<u>Special</u>						
Stratford Hospital District	None	None	None	None	\$15,000	None
Texhoma Hospital District	None	None	None	\$5,000	\$10,000	\$10,000
Moore County Hospital	None	None	None	\$5,000	\$10,000	\$10,000
North Plains Groundwater District	None	None	None	10% or \$10,000	\$100,000	\$100,000

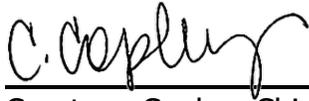
Residence Homestead of 100 Percent or Totally Disabled Veteran (Sec. 11.131) A disabled veteran who receives from the United States Department of Veterans Affairs or its successor 100 percent disability compensation due to service-connected disability and a rating of 100 percent disabled or of individual unemployability is entitled to an exemption from taxation of the total appraised value of the veteran's residence homestead.

Disabled Veterans (Tax Code Sec. 11.22)

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, based upon these ratings, are:

Disability Percentage	Exemption Amount
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000

At age 65 all Disabled Veterans' percentages with at least 10%, the Exemption amount increases to \$12,000. (Sec. 11.22b)



Courtney Copley, Chief Appraiser, RPA, RTA, CTA

Presented to the Sherman CAD Board of Directors on September 8, 2023.