

Lee Central Appraisal District



2014 Annual Report

General Information

The Property Tax Assistance Division of the Texas Comptroller's office requires appraisal districts to publish an annual report. 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.

The Lee 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 with 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.

Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities include the following:

- Establish the district's office
- Appoint the Chief Appraiser
- Approve the district's budget annually
- Contract for necessary services
- Appoint the Appraisal Review Board
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board
- Approve contracts with appraisal firms to perform appraisal services for the district
- Other statutory duties

To be eligible to serve on the board of directors, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date of appointment. Members of the Board of Directors will serve two-year terms beginning in January of even-numbered years.

The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be certified (or actively working toward certification) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Appraisal Review Board members are appointed by the Board of Directors. To serve on the ARB, an individual must be a resident of the appraisal district and must have resided in the district for at least two years. The Hamilton County Appraisal Review Board (ARB) is responsible by statute for the hearing and determination of taxpayer protests and taxing entity challenges.

Agricultural Advisory Board members are appointed by the Board of Directors at the recommendation of the chief appraiser to aide him in determining typical practices and standards for agricultural activities in the district.

Taxing Units

The district is responsible for establishing and maintaining approximately 45,944 parcels that include residential, mobile homes, commercial, agricultural/rural land, industrial properties, business personal property & oil & gas mineral interests covering 629 square miles within Lee Central Appraisal District's jurisdiction.

Following are those taxing jurisdictions with territory located in the district:

- Austin Com College
- City of Giddings
- City of Lexington
- Dime Box ISD
- Elgin ISD
- Giddings ISD
- Lexington ISD
- Lee County
- Lee County Road / Bridge
- Lee County FWD #1
- Cummins Creek WCD

Discovery and Valuation

In order to make a valuation, the staff must first identify new properties. This is done by field reviews, viewing aerial photography, scouring local government records such as building permits, sales letters, local realtor information or locating advertisements in the newspaper.

The staff must then collect data by visiting new and existing properties. The staff assesses the value of new structures, as well as assesses depreciation and the value of any new additions to existing structures. Additionally appraisers must classify the quality of the construction by examining features such as rooflines, add-ons, construction type such as brick or wood, etc. Data regarding sales and building prices must also be collected.

These values must be entered into the automated system along with changes in property parcel sizes and exemptions received from homeowners, the elderly, disabled veterans, charitable or religious organizations, and agricultural productivity valuation .

Then the data must be analyzed following the mass appraisal standards of the USPAP. Properties are grouped by school district, subdivision, town and neighborhood. Questions such as 'does the LCAD value match recent sales values?' must be answered. Value is then assessed to as close to 100% of market value as possible (per state law). If this is not the case, then an analysis must be done to determine the reason the values are not within an acceptable range. Once this is determined, further adjustments are made according to existing professional standards.

Legislative Changes

Lee Central Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, LCAD responds in a timely manner updating records, forms and/or procedures.

Property Categories Appraised

The appraisal district is responsible for the appraisal of approximately 46,000 parcels. The following represents a summary of property categories appraised by the district for 2014:

PTAD Classification	Property Type	Parcel Count	Market Value
A	Single Family	3,186	249,295,597
B	Multi Family	79	110,650,33
C	Vacant Lot	769	9,766,217
D1	Qualified Ag Land	7,877	1,292,849,409
D2	Improvements on Qualified Ag Land	2,524	22,360,429
E	Non-Qualified Ag Land	5,180	404,223,828
F1	Commercial Real Prop.	803	105,345,006
F2	Industrial Real Prop.	70	12,068,370
G1	Oil & Gas	21,747	297,616,210
J2	Gas Dist. System	5	422,540
J3	Electric Company	29	20,383,970
J4	Telephone Company	17	3,277,430
J5	Railroad	33	14,556,450
J6	Pipeline Company	329	23,365,910
J7	Cable Television Company	31	1,192,190
J8	Other Type of Utility	48	4,077,490
J9	Railroad Rolling Stock	2	2,641,655
L1	Commercial Personal Prop.	1265	58,994,680
L2	Industrial Personal Prop.	368	198,396,730
M1	Mobile Homes	1007	20,295,590
S	Special Inventory	7	876,300
X	Exempt Property	6467	120,241,449

Certified Values for All Jurisdictions

	2013			2014	
	Market Value	Taxable Value		Market Value	Taxable Value
Lee County Gen Fund	2,698,555,586	1,229,487,653		2,873,312,103	1,306,421,048
Lee Co. Road & Bridge	2,698,555,586	1,229,501,017		2,870,670,448	1,303,793,756
Dime Box ISD	367,696,942	168,923,096		382,098,536	175,650,095
Lexington ISD	915,535,003	297,772,840		987,934,954	344,726,580
Giddings ISD	1,403,451,771	702,238,551		1,487,300,018	722,230,209
City Of Giddings	327,090,761	274,814,552		364,476,518	301,200,257
City Of Lexington	52,514,522	41,041,196		54,476,139	41,791,892
Lee County FWD	11,999,550	7,500,166		12,937,970	8,048,166
Cummins Creek WCD	85,989,561	62,427,313		87,990,880	61,235,521
Elgin ISD	11,871,950	5,805,692		13,337,390	6,590,000
Austin Community College	11,871,950	6,086,162		13,337,390	6,763,670

Average Value of Single Family Residence

	2013			2014	
	Market Value	Taxable Value		Market Value	Taxable Value
Lee County Gen Fund	110,458	109,947		116,733	115,586
Lee Co. Road & Bridge	110,458	109,947		116,733	115,586
Dime Box ISD	92,726	73,531		96,788	76,779
Lexington ISD	111,750	91,610		118,092	97,554
Giddings ISD	111,776	85,551		11,587,530	8,497,536
City Of Giddings	97,700	97,367		104,621	103,107
City Of Lexington	75,399	74,625		77,845	77,511
Lee County FWD	69,511	69,359		70,373	70,030
Cummins Creek WCD	166,002	165,496		172,159	171,440
Elgin ISD	139,188	123,602		150,255	134,785
Austin Community College	139,188	134,570		150,255	145,447

Certified New Value for All Jurisdictions

	2013			2014	
	Market Value	Taxable Value		Market Value	Taxable Value
Lee County Gen Fund	15,864,652	15,676,927		18,357,581	15,519,549
Lee Co. Road & Bridge	15,864,652	15,676,927		18,357,581	15,519,549
Dime Box ISD	795,250	765,080		1,367,051	1,285,610
Lexington ISD	6,062,042	5,740,057		5,141,380	4,878,057
Giddings ISD	8,897,200	8,555,645		118,266	90,704
City Of Giddings	3,988,860	3,911,000		5,222,280	4,131,133
City Of Lexington	406,650	402,780		213,830	213,830
Lee County FWD	67,360	67,360		19,680	5,450
Cummins Creek WCD	721,120	721,120		172,159	171,440
Elgin ISD	110,160	101,120		261,620	239,840
Austin Community College	110,160	101,120		261,620	144,840

Formal Protest Data

	2013	2014
Filed	780	928
Withdrawn	98	195
Settled	402	560
No Showed	179	91
ARB Decision	101	82

Tax Rates By Jurisdiction For 2014

	M&O	I&S	TOTAL
Lee County Gen Fund	\$0.45790	\$0.0481	\$0.50600
Lee Co. Road & Bridge	\$0.13250		\$0.13250
Dime Box ISD	\$1.17000		\$1.17000
Lexington ISD	\$1.04000	\$0.0790	\$1.11900
Giddings ISD	\$1.04000	\$0.3600	\$1.40000
City Of Giddings	\$0.31940	\$0.1874	\$0.50680
City Of Lexington	\$0.49550		\$0.49550
Lee County FWD	\$0.21380		\$0.21380
Cummins Creek WCD	\$0.02110		\$0.02110
Elgin ISD	\$1.17000	\$0.37000	\$1.54000
Austin Community College	\$0.09000	\$0.0042	\$0.09420