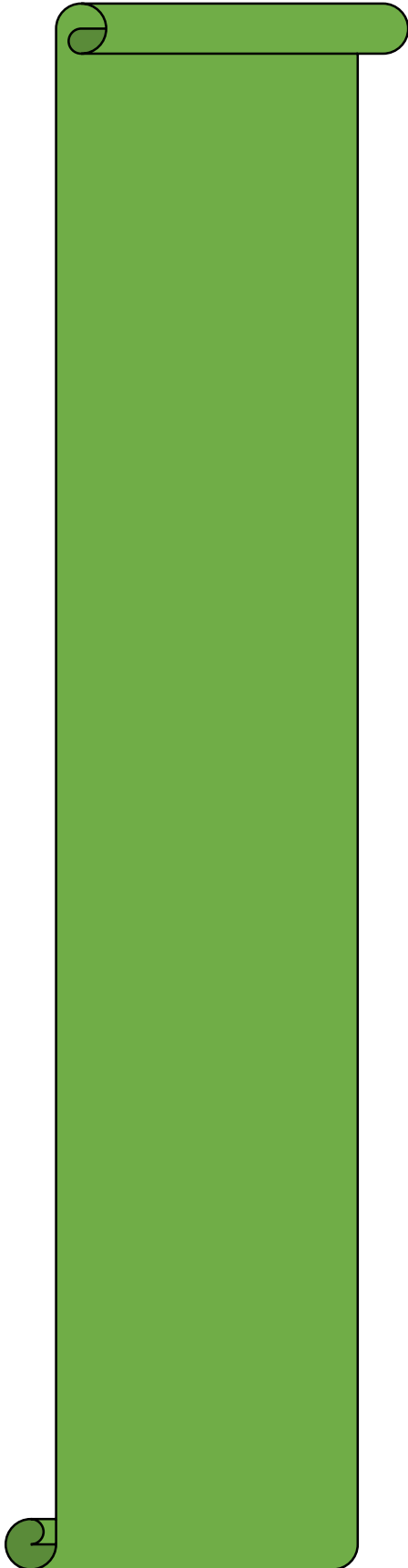




2023 Annual Report

Prepared September 23, 2023, by Danny Jones, Chief Appraiser



Deaf Smith County Appraisal District 2023 Annual Report

Introduction

The Deaf Smith County Appraisal District 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 Division govern the operations of the appraisal district.

The mission of Deaf Smith County Appraisal District is to discover, list and appraise property as accurately, ethically, and impartially as possible to estimate the market value of all property within the boundaries of the district for ad valorem tax purposes. 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)
- 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
- Make general policies on the appraisal district's operations
- 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 not 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 (or actively working toward licensing) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing.

The Appraisal Review Board is appointed by the Board of Directors. ARB members serve a two-year staggered term and must be certified by the Texas Comptroller. Their duties are to:

- Determine protests initiated by property owners
- Determine challenges initiated by taxing units
- Correct clerical errors in the appraisal records and the appraisal rolls
- Act on motions to correct appraisal rolls under Section 25.25 of the Texas Property Tax Code
- Determine whether an exemption or a partial exemption is improperly granted and whether land is improperly granted appraisal as provided by Subchapter C, D, E, or H, Chapter 23 of the Texas Property Tax Code
- Take any other action or make any other determination that this title specifically authorizes or requires

Decisions made by the ARB regarding value are binding to the chief appraiser for the tax years protested.

The Ag Advisory Board is appointed by the Chief Appraiser at the advice and consent of the board of Directors to aide in determining typical practices and standards for agricultural activities in the district. Members of the board serve staggered terms of 2 years, are required to meet at least one a year at the call of the Chief Appraiser and are not entitled to compensation.

Taxing Jurisdictions

The Deaf Smith County Appraisal District is responsible for appraising all properties located within the boundaries of Deaf Smith for the following taxing jurisdictions:

- Deaf Smith County
- Hereford ISD
- City of Hereford
- Hereford Regional Medical Center
- Amarillo Jr. College
- Walcott ISD
- High Plains Water District
- Deaf Smith County Noxious Weed District
- Adrian ISD
- Friona ISD
- Vega ISD
- Wildorado ISD
- Llano Estacado Water District

Property Types Appraised

Deaf Smith County Appraisal District staff is responsible for appraising residential, commercial, land, and business personal property. Deaf Smith County Appraisal District contracts with Morgan Ad Valorem Services, Inc. to appraise utilities, pipelines, industrial property, and industrial personal property in the district.

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
- Electric connection reports
- Advertisements
- Realtor and Appraisers

The following page represents a summary of property types and their certified values for 2023.

**Deaf Smith County Appraisal District
Board of Directors**

Edward Allison (Hospital)
139 Liveoak
Hereford, TX 79045
Appointed to Office: 04/22/2004

Carey Black (City)
128 Liveoak
Hereford, TX 79045
Appointed to Office: 06/16/1994

Mike Brumley (Country)
1710 FM 1058
Hereford, TX 79045
Appointed to Office: 01/29/2015

David Brown (Walcott)
975 FM 1058
Friona, TX 79035
Appointed to Office: 01/01/2022

Michael Bryant (HISD)
710 Thunderbird
Hereford, TX 79045
Appointed to Office: 01/01/2020

Deaf Smith County Appraisal District
Appraisal Review Board
(can serve three two-year terms)

Randy Paetzold
(President)
113 Oak St.
Hereford, TX 79045
Appointed: Term 1: 01/01/2018 thru 12/31/2019
Term 2: 01/01/2020 thru 12/31/2021
Term 3: 01/01/2022 thru 12/31/2023

Raul Pesina
(Secretary)
PO Box 41
Hereford, TX 79045
Appointed: Term 1: 01/01/2018 thru 12/31/2019
Term 2: 01/01/2020 thru 12/31/2021
Term 3: 01/01/2022 thru 12/31/2023

Joe Ward
3222 FM 1058
Hereford, TX 79045
Appointed: Term 1: 01/01/2018 thru 12/31/2019
Term 2: 01/01/2020 thru 12/31/2021
Term 3: 01/01/2022 thru 12/31/2023

100 Inquiries
167 Protests filed

No Suits
No Arbitration
ARB met July 20th, 2023
10 Protests

2023 Ag Advisory Board Candidates

* Denotes current members

		Name	Term
1	*	Nathan Betzen	1 Year
2	*	Dennis Brown	1 Year
3	*	Joe Perrin	1 Year
4	*	Thomas Schlabs	1 Year
5	*	Mike Schueler	2 Years
6	*	Craig Soloman	2 Years
7	*	Cory Walden	2 Years
8	*	Darrell Bartels	2 Years
9		Jason Andrews	
10		Rick Auckerman	
11		Melvin Betzen	
12		Michael Bevend	
13		Glen Black	
14		Jared Blankenship	
15		Tod Bradley	
16		Lawrence Brorman	
17		Roy Carlson	
18		Greg Chavez	
19		David Cleavinger	
20		Wade Easley	
21		David Fetsch	
22		Ronnie Fetsch	
23		Stan Fury	
24		Andrew Gee	
25		Kent Hicks	
26		Jerry Homfeld	
27		Galen Jack	
28		Daniel Jesko	
29		Tim Laws	
30		James McGowan	
31		John Noggler	
32		David Wagner	

TYPES OF EXEMPTIONS

Here you will find a list of all types of exemptions you may apply for in Deaf Smith County, Texas.

HOMESTEAD, AGE, AND DISABILITY EXEMPTIONS AMOUNTS

Districts	General Homestead	Age 65 or Over	Disability
Hereford ISD	\$100,000	\$10,000-Freeze	\$10,000-Freeze
Amarillo Jr. College	-	\$15,000	-
Vega ISD	\$100,000	\$10,000- OP \$3,000	\$10,000
Wildorado ISD	\$100,000	\$10,000	\$10,000
City of Hereford	-	\$15,000	-
Friona ISD	\$100,000	\$10,000	-
High Plains Water	-	\$15,000	-
Adrian ISD	\$100,000	\$10,000	\$10,000
Llano Estacado Water District	-	\$10,700	\$10,000
Noxious Weed District	-	-	-
Walcott ISD	\$100,000	\$10,000	\$10,000
Hereford Regional Medical Center	-	\$15,000	-
Deaf Smith County	-	\$15,000	-

For school tax purposes, the over 65 and over 65 surviving spouse, along with the disability and disability surviving spouse, exemptions create a tax ceiling prohibiting increased taxes on the homestead on existing buildings. (Any new areas added to the homesite 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 prohibits 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.

PERSONAL VEHICLE USED FOR BUSINESS OR PRODUCTION OF INCOME EXEMPTION

One passenger vehicle or light truck used in a person's occupation or profession and also used for personal activities is exempt. It does not apply to vehicles used to transport persons for hire. The exemption must be applied for time a new vehicle is acquired. HB 1022 (passed by the voters on November 6, 2007 to expand State Property Tax Code, 11.253)

GOODS-IN-TRANSIT EXEMPTION

Exempt goods acquired inside or outside the state, detained at a facility in which the owner of the goods has no direct or indirect ownership of the facility, detained for storing purposes by the person who acquired or imported the property and then shipped to another location in or out of this state within 175 days. Taxing entities may tax the "goods-in-transit" by passing a resolution making them taxable. A property owner who receives the "Freeport Exemption" as provided in Section 11.251 is not eligible to receive this exemption under Section 11.253 for the same property. SB 1 (amends State Property Tax Code, Section 11.253).

Districts that allow Goods-in-Transit Exemption are:

District	Allow Exemption
Hereford ISD	No
Amarillo Jr College	No
Vega ISD	No
Wildorado ISD	No
City Of Hereford	No
Walcott ISD	No
High Plains Water District	No
Noxious Weed District	No
Deaf Smith County	No
Friona ISD	No
Hereford Regional Medical Center	No
Adrian ISD	No
Llano Estacado Water District	No

HOMESTEAD

This exemption helps you save on taxes on your home. It removes part of the value of your property from taxation. This exemption is only for school tax purposes in Deaf Smith County.

To qualify you must meet these 3 qualifications:

1. You prorate exemption on when property is deeded to the owner.
2. You must occupy and claim the home as your principal residence.
3. You do not claim a residence homestead exemption inside or outside of this state.

For a manufactured home to qualify for a homestead exemption under Section 11.13, State Property Tax Code, the application for the exemption must be accompanied by a copy of the Statement of Ownership and Location for the manufactured home issued by the Manufactured Housing division of the Texas Department of Housing and Community Affairs under Section 1201.207, Occupations Code, showing that the individual applying for the exemption is the owner of the manufactured home or accompanied by a copy of the current title page for said home displayed on the computer website of the Texas Department of Housing and Community Affairs. Alternatively, the appraisal district may rely upon the computer records of the Texas Department of Housing and Community Affairs.

AGE 65 OR OLDER

This exemption is also referred to as "Over-65 Exemption."

To qualify you must meet these 4 qualifications:

1. You must be 65 years of age or older.
2. You must own the home.
3. You must occupy the residence and consider it to be your principal place of residence.
4. You do not claim a residence homestead exemption inside or outside of this state.

In addition, Over-65 homeowners who purchase or move into a different home in Texas may transfer the percentage of school taxes paid based on the former homes' school tax ceiling. To transfer the percentage of County, City or Junior College district taxes, however, you must move to another home within the same taxing unit. You must request a certificate from the Appraisal District for the former home and take it to the Appraisal District for the new home if it is in a different district.

DISABILITY

If you are disabled, you may qualify for this exemption. If you receive benefits based on Federal Old Age, Survivors and Disability Insurance Program administered by the Social Security Administration you would qualify.

To qualify you must meet these 4 qualifications:

1. You are disabled.
2. You own the home.
3. You occupy the residence and consider it to be your principal place of residence.
4. You do not claim a residence homestead exemption inside or outside of this state.

You will need to provide verification from the Social Security Office or your doctor to confirm that you cannot engage in gainful employment because of a physical or mental disability. Disabled homeowners who purchase or move into a different home in Texas may also transfer the percentage of school taxes paid based on the former homes' school tax ceiling. To transfer the percentage of County, City or Junior College district taxes, however, you must move to another home within the same taxing unit. You must request a certificate from the Appraisal District for the former home and take it to the Appraisal District for the new home, if it is in a different district.

CAP VALUE

A Cap value is a limitation on the appraisal value of a residence homestead for a tax year.

Effective January 1, 1998, the State Property Tax Code Sec 23.23 provides that the appraised value of a residence homestead for a tax year will be limited to the lesser of either its market value or the sum of the market value of any new improvements and 110 percent of the appraised value of the preceding year.

DISABLED VETERAN (SEC. 11.22)

If you are disabled veteran with a service-connected disability, you may qualify for the disabled veteran exemption. A surviving spouse, if not remarried, or minor children may be entitled to an exemption if the disabled veteran is deceased. The amount of exemption is based on the percentage of disability as determined by the Veterans Administration.

Disability Rating	Exemption Amount
10% to 29%	\$5,000
30% to 49%	\$7,500
50% to 69%	\$10,000
70% and over	\$12,000

DISABLED VETERAN (SEC. 11.131)

If you are a disabled veteran with a service-connected disability and have a rating of 100% or have a rating of individual unemployability by the Veterans Administration, you may qualify for the disabled veteran total exemption on your residence homestead as qualified in Texas Property Tax Code Section 11.13.

If a surviving spouse qualifies for the exemption and subsequently qualifies for a different property as a residence homestead, the surviving spouse is entitled to an exemption in an amount equal to the dollar amount of the exemption of the former homestead in the last year in which the surviving spouse received an exemption. To receive an exemption on a subsequent residence homestead, the surviving spouse cannot have remarried since the death of the disabled veteran.

TOTAL

Property owned by governments, schools, cities, junior colleges, churches, and charitable organizations can be exempt. If the exemption is approved, the entire value is exempt from taxation. This exemption is removed when the ownership changes to a non-qualifying owner and will become a PRORATED exemption.

TAX ABATEMENT

For economic development, some owners have made agreements with the taxing entities to reduce or eliminate taxes for a certain period of time.

FREEPORT

This exemption applies to items in your inventory on January 1 (or September 1 of last year, if applicable) that (1) are or will be forwarded out of Texas within 175 days of the date you acquire them or bring them into Texas and (2) are in Texas for assembling, storing, manufacturing, repair, maintenance, processing or fabricating purposes. The exemption does not apply to oil, to natural gas or to liquid gases that are immediate derivatives of refining oil or natural gas. The amount of the goods in transit exemption for this year is normally based on the percentage of your inventory made up by such goods last year. This application covers property you owned on January 1 of this year (or September 1 of the preceding year if you receive September 1 inventory appraisal). You must file the completed form between January 1 and no later than April 30 of this year. You may file a late application up to midnight the day before the appraisal review board approves the appraisal records for the year. Approval usually occurs in July. If you do file a late application and your application is approved, you must pay a penalty equal to 10% of the tax savings resulting from the freeport exemption. Be sure to attach any additional documents requested. You must apply for the exemption in each year you claim entitlement.

Districts that allow Freeport Exemption are:

District	Allow Exemption
Hereford ISD	No
Amarillo Jr College	Yes
Vega ISD	No
Wildorado ISD	No
City Of Hereford	No
Walcott ISD	No
High Plains Water District	Yes
Noxious Weed District	N/A
Deaf Smith County	No
Friona ISD	No
Hereford Regional Medical Center	Yes
Adrian ISD	No
Llano Estacado Water District	No

MINIMUM VALUE

If an owner has a cumulative taxable value of less than \$2,500 in any district on the Business Personal roll and Oil and Gas roll, the property is exempt from taxes in that district.

POLLUTION

Certain properties may be entitled to partial exemption of property that has a pollution control facility, device or equipment installed. This exemption is determined by the Texas Commission on Environmental Quality.

2023 Legislative Changes

2023 Texas Property Tax Law Changes

Report to Deaf Smith County Appraisal District Board of Directors

October 26, 2023

- **Board of Directors with a population of 75,000 or more.** Starting 1/1/2024, there will be 9 directors, 5 directors are appointed by the taxing units, 3 directors are elected and the county assessor-collector.
- **Residence Homestead Exemption.** The exemption amount changes from \$40,000 to \$100,000 for school districts. Contingent on November 23rd Election.
- **Tax Ceiling / Freeze adjustments.** Two steps: 1) Freezes are lowered to take into account school district tax rate compression in tax year 2019 through 2022, 2) Freezes are lowered for the increase in the residence homestead exemption from \$40,000 to \$100,000 as well as the prior increase from \$25,000 to \$40,000. Applies to 2023 but contingent on November 23rd Election.
- **Childcare Facility.** A county or city grants up to a 50% property tax exemption on real property owned or leased for the purposes of operating a qualifying child-care facility. Contingent on November 23rd Election.
- **Periodic Review of Homestead Exemptions.** At least once every 5 years, all homesteads will be checked to see if the owner still qualifies. The Chief Appraiser must develop and implement the program by 1/1/2024.
- **20% cap on Real Property.** (Other than residential homestead property). The Chief Appraiser appraises property at its market value, however the assessed value cannot exceed 20% above the previous year's value (plus any new improvements). Contingent on November 23rd Election.
- **New ARB and protest Hearings Internet Data Base.** HB 796 requires the Appraisal District to have an internet site where anyone can look up information about the protests that go before the Appraisal Review Board, and to maintain a 5-year history of these protests. The information must be posted by October 1 of each year. This is an unfunded mandate – an extra \$1,500 per year.

Other:

HB 4077 – requires the Chief Appraiser to automatically grant over 65 homestead exemption if the CAD has the owner’s (or spouse’s) birth date, without requiring the property owner to apply for or request the exemption.

HB 2354 – Ag value must stay on for the surviving spouse when the owner dies.

SB 1191 requires the Chief Appraiser to accept the application for Ag value AFTER the deadline if the owner died and the land is going to a spouse or child. Effective 5/23/23

HB 3273 requires the Notice of Appraised value to include the link to *the local property tax information database*.

HB 1228 requires the Appraisal District to provide a property owner with the appraisal records, supporting data, schedules, and other material and information upon request.

HB 3273 requires **each taxing unit** to prominently post on their internet website a notice informing property owners about *the local property tax information database*. Also, this law requires the Chief Appraiser to publish the notice of estimated taxes in the newspaper by August 7th (the post card is no longer required to be sent to every taxpayer).

HB 3273 requires the CAD to deliver email notifications to a property owner regarding updates to *the local property tax information database*, when the property owner registers to receive notifications.

HB 3273 requires the Notice of Protest hearing to include the notice of estimated taxes.

SB 2355 – a request for binding arbitration is to be filed with the Comptroller rather than the appraisal district.

Ratio Study (2023)

Uses of Ratio Studies

1. Ratio studies provide a means for evaluating the accuracy and uniformity of appraisals as well as to test the present appraisal system
2. Ratio studies are used by the Appraisers to determine the need for adjustments to appraisals or for a general reappraisal
3. The Appraisal Review Board can use ratio studies to determine if property is being appraised fairly
4. The Property Tax Division of the Comptroller's office uses their own ratio study. Every other year the PTD checks the performance of the DSCAD with a ratio study and this study is then used by the Texas Education Agency to provide state funds to Hereford and Walcott ISD's