

KING COUNTY APPRAISAL DISTRICT

2019 LOCAL REPORT

Property Taxpayers' Bill of Rights

- You have the right to equal and uniform taxation.
- You have the right to ensure that your property is appraised uniformly with similar property in your county.
- You have the right to have your property appraised according to generally accepted appraisal techniques and other requirements of law.
- You have the right to receive exemptions or other tax relief for which you qualify and apply timely.
- You have the right to notice of property value increases, exemption changes and estimated tax amounts.
- You have the right to inspect non-confidential information used to appraise your property.
- You have the right to protest your property's value and other appraisal matters to an appraisal review board composed of an impartial group of citizens in your community.
- You have the right to appeal the appraisal review board's decision to district court in the county where the property is located.
- You have the right to fair treatment by the appraisal district, the appraisal review board and the tax assessor-collector.
- You have the right to voice your opinions at open public meetings about proposed tax rates and to ask questions of the governing body responsible for setting tax rates.
- You have the right to petition a local government to call an election to limit a tax increase in certain circumstances.
- You have the right to receive a free copy of the pamphlet entitled Property Taxpayer Remedies published by the Texas Comptroller of Public Accounts.

Organization of the King County Appraisal District

Jurisdictions (Taxing Entities)

- King County
- Guthrie Common School District
- Crowell Independent School District (overlapping)
- Gateway Groundwater Conservation District

Board of Directors

- Dr. Glen Blodgett, Chairman
- Denise Beck, Secretary
- Duane Daniel
- Cody Springer
- Brenda Jones
- Sadie Piper Spitzer, Non-Voting Member

The Board of Directors consists of five voting members. Two members are appointed by the King County Commissioners and three members are appointed by the Guthrie Common School District Board. Sadie Piper Spitzer, King County Tax Assessor-Collector, serves as a Non-Voting Member.

Appraisal Review Board

- Robert Masterson, Chairman
- Kelly Johnson, Secretary
- Clay McKesson

Appraisal Review Board members are appointed by the Governing Board members of King County Appraisal District (Board of Directors).

Chief Appraiser

- Kala Briggs

The Chief Appraiser is appointed by the King CAD Board of Directors and is responsible for appraising property and conducting all office responsibilities. Kala Briggs was appointed in March 2011.

Office Administrator

- Christy Adams

Appraisal District staff is hired by Chief Appraiser. KCAD added the position of Office Administrator in the summer of 2016. Office Administrator is responsible for day to day office operations, customer service, and assisting the Chief Appraiser.

King County Data

	<u>Parcels</u>	<u>Taxable Value</u>
2015	5488	\$260,362,520
2016	5206	\$162,390,930
2017	4784	\$168,881,030
2018	4874	\$172,242,040
2019	4767	\$199,943,983

King County is a rural community with 584,948 acres or approximately 914 square miles used primarily for agricultural. The 2010 Census population for Guthrie was 160. Taxable values on minerals have averaged 90% of the District's taxable value in recent years.

2019 Types of Property in the County

- 43 parcels are classified as Single Family Residences (A) or Mobile Homes (M)
- 178 parcels are classified as Vacant Lots (C)
- 1,742 parcels are classified as Open Space Land with and without Farm and Ranch Improvements (1D, D1C, D2)
- 103 parcels are classified as Rural Residential Improvements and Rural Land not qualified as Open Space (E)
- 14 parcels are classified as Commercial (F)
- 376 parcels are classified as Exempt (X); school, church, or county owned property
- Most all other parcels are classified as Mineral and Industrial

Property Value Study
Methods and Assistance Program Review

King County Appraisal District has maintained good ratios in appraising property. According to the Comptroller of Public Accounts Property Tax Assistance Division Property Value Study, the overall coefficient of dispersion has averaged 10.65, while the overall median level of appraisal has averaged 1.00 as noted in the table below.

Tax Year	Coefficient of Dispersion	Median Level of Appraisal
2009	06.05	0.98
2011	06.13	1.00
2013	11.10	0.99
2015	08.98	1.03
2017	10.28	0.97
Total Average	08.51	0.99

Beginning in 2010, the District underwent the first **Methods and Assistance Program Review** administered by the Comptroller of Public Accounts Property Tax Assistance Division. King CAD was found **in compliance** with the Tax Code Section 5.102, Comptroller Rule 9.301 and the 2010-2011 MAP requirements. The District was also found to be **in compliance** with the each MAP Review. Appraisal practices must be kept up-to-date and consistent with requirements of the Tax Code; Comptroller rules; generally accepted standards, procedures and methodology; and other laws. Tax Code Section 5.102 requires the Comptroller to review each district's governance, taxpayer assistance, operating standards and appraisal standards, procedures and methodology at least once every two years. Since the inception of the Methods and Assistance Program Review (MAPS), King County Appraisal District will have a Property Value Study during odd numbered years and the MAP Review during even number years.

Reappraisal Plan

The property in the District is physically inspected at least once every three years. Class, neighborhood, and location accomplish this. Once this reappraisal is accomplished, the District will maintain a three year reappraisal plan. Mineral, Industrial, Utility and Business Personal Property are inspected and appraised annually. This service is contracted to Pritchard & Abbott, Inc.

The following is the appraisal schedule planned for King CAD:

- Tax Year 2019 – Market Area One inspected and appraised. This includes rural land parcels in the Northern part of King County. Inspection will cover land beginning at the Cottle/King County line and ending at the townsite of Guthrie; including real, ag-use, residential, irrigation, and large acreage tracts. In this appraisal, overlapping property with Foard County will be included as well as discovering and identifying any new properties throughout King County.
- Tax Year 2020 – Market Area Two inspected and appraised. This includes the townsite of Guthrie including all real and residential; together with discovering and identifying any new properties throughout King County.

2019 Adopted Budget

Salary	Chief Appraiser Salary	36,400.00	36,400.00
Benefits	FICA (Social Security 6.2%)	2,332.00	
	FICA-MED (Social Security Medicare 1.45%)	603.00	
	TCDRS (Retirement 11.86%)	4,887.00	
	TCDRS (Life .04%)	30.00	
	Insurance - Health Reimbursement	10,000.00	17,852.00
Salary	Office Administrator	16,380.00	16,380.00
Benefits	FICA (Social Security 6.2%)	1,155.00	
	FICA-MED (Social Security Medicare 1.45%)	275.00	
	TCDRS (Retirement 11.67%)	2,175.00	
	TCDRS (Life .04%)	12.00	3,617.00
TOTAL WAGES RELATED CHARGES			74,249.00
Professional	Insurance - Surety Bond	233.00	
Services	Audit Service	6,000.00	
	Legal Services	6,500.00	12,733.00
Appraisal	Mineral & Utility Appraisal	22,010.00	
	Agricultural Services	3,500.00	
	Real Estate & Agricultural Services	7,500.00	
	Appraisal Mileage	1,500.00	34,510.00
Data Processing	Data Processing	17,400.00	
	Mapping Contract	3,500.00	
	Mapping Maintenance	2,250.00	23,150.00
Travel/Education	Travel & Education Expense	7,500.00	
Dues	Membership, Dues and Registration	1,250.00	8,750.00
Office Expenses	Office Supplies	2,500.00	
	Postage	2,500.00	
	Telephone	2,000.00	
	Publication Expenses	750.00	
	Remote Office Reimbursement phone internet	1,050.00	8,800.00
ARB	Appraisal Review Board Required Training	1,000.00	
	Appraisal Review Board Travel	1,000.00	
	Appraisal Review Board Hearing & Meetings	1,500.00	
	Appraisal Review Board Legal Services	500.00	4,000.00
Arbitration	Arbitration	1,500.00	1,500.00
BUDGET EXPENSES			
TOTAL ADOPTED BUDGET		167,692.00	167,692.00

AVAILABLE EXEMPTIONS FOR PROPERTY OWNERS

School taxes

- All residence homestead owners will receive a state mandated \$25,000 homestead exemption from their home's value for school taxes.
- Guthrie CSD has also adopted a local exemption from school taxation of 20% of the appraised value of residence homesteads. The amount of the optional exemption cannot be less than \$5,000.00. This percentage exemption is added to any other home exemption for which an owner qualifies.
- Age 65 or older and disabled exemptions: Individuals 65 and older and/or disabled residence homestead owners may qualify for a \$10,000 homestead exemption for school taxes, in addition to the \$25,000 exemption for all homeowners. If the owner qualifies for both the \$10,000 exemption for 65 and older homeowners and the \$10,000 exemption for disabled homeowners, the owner must choose one or the other for school taxes. The owner cannot receive both exemptions. A 100% Disabled Veterans exemption is also available.

County taxes

- King County has also adopted a local exemption of 20% of the appraised value of residence homesteads. The amount of the optional exemption cannot be less than \$5,000.00. This percentage exemption is added to any other home exemption for which an owner qualifies.
- King County collects a special tax for farm-to-market road flood control. Residence homestead owner will receive a \$3,000 exemption for this tax. This exemption is in addition to the local option exemption noted above.

If you have any questions about exemptions and how to apply, please ask the District for assistance.

APPLYING FOR AN EXEMPTION

- You may file an Application for Residential Homestead Exemption with the appraisal district for the homestead exemptions up to one year after the taxes on the homestead are due. Once you receive the exemption, you do not need to reapply unless the chief appraiser sends you a new application. In that case, you must file the new application. If you should move or your qualification ends, you must inform the appraisal district in writing before the next May 1st.
- You may apply to the appraisal district up to one year after the date you turn 65 or qualify for disability, or up to one year after the taxes are due, whichever is later. If your application is approved, you will receive the exemption for the entire year in which you turn 65 or become disabled and for subsequent years as long as you own a qualified homestead. Beginning in 2005, if your date of birth was on your original homestead application or other written correspondence to the appraisal district about your homestead you will automatically receive the 65 or older exemption without applying, if you are entitled to the general homestead exemption.
- You are eligible for the Disabled exemption if you can't engage in gainful work because of a physical or mental disability or you are 55 years old and blind and can't engage in your previous work because of the blindness. To qualify, you must meet the Social Security definition for disabled. You qualify if you receive disability benefits under the federal Old Age, Survivors and Disability Insurance Program administered by the Social Security Administration. Disability benefits from any other program do not automatically qualify you. To prove your eligibility, you may need to provide the appraisal district with information on your disability.
- Section 11.131 of the Tax Code requires an exemption of the total appraised value of homesteads of Texas veterans who received 100% compensation from the U.S. Department of Veterans Affairs due to a 100% disability rating or determination of individual unemployability by the U.S. Department of Veterans Affairs.

TEXAS PROPERTY TAX CALENDAR

APPRAISAL PHASE:

JANUARY 1 – MAY 15

- Lien code date is January 1 – lien extinguished when taxes are paid to Collectors.
- Appraisal Districts record property ownership and determine property value.
- Appraisal Districts add new records, remove old ones and identify property situs.
- Appraisal Districts review, approve or deny exemption and special land use apps.
- Taxpayers submit renditions (required for businesses).
- Chief Appraiser sends Notice of Appraised Value to Taxpayers

EQUALIZATION PHASE:

MAY 15 – JULY 20

- Chief Appraiser presents records to Appraisal Review Board (ARB).
- ARB reviews records prepared by the Appraisal District.
- ARB hears Taxing Unit challenges and taxpayer protests.
- ARB presents changes based on hearing results to the Chief Appraiser and notifies property owners (taxpayers) in writing.
- ARB approves appraisal records by July 20.
- Chief Appraiser certifies Appraisal Roll to each Taxing Unit.
- Most changes to the appraisal roll after certification must undergo ARB review.

ASSESSMENT PHASE:

JULY 25 – OCTOBER 1

- Assessor receives the certified appraisal roll from the Chief Appraiser and presents it to the Taxing Unit governing body for review with budget preparation.
- Assessor calculates the effective tax rate and rollback rate.
- Taxing Unit publishes these rates for taxpayer review with other financial info.
- Taxing Unit Governing Body finalizes budget and adopts a tax rate.
- Assessor calculates a bill for each taxpayer and mails around October 1.

COLLECTION PHASE:

OCTOBER 1 UNTIL COLLECTED

- Taxes due when taxpayers receive the bill and delinquent if not paid by February 1.
- Collectors send supplemental bills based on updates and changes from the Appraisal District and the ARB.
- Collectors must provide at least 21 days for a taxpayer to pay taxes.
- Collectors send out delinquent bills and take legal action to secure payment of overdue taxes, penalties, and interest.

**KING COUNTY APPRAISAL DISTRICT
PO BOX 117
GUTHRIE, TEXAS 79236
806-596-4588**

**APPRAISAL REVIEW BOARD
Eligibility Questionnaire**

NAME: _____

ADDRESS: _____

PHONE: _____

State how many years you have been a resident of King County _____

Please list below experience that you feel would make you a good candidate to serve as a Member of the Appraisal Review Board.

SIGNATURE: _____

DATE: _____

The Board of Directors of King County Appraisal District would like to thank you for your interest in serving on the Appraisal Review Board. All applications will be considered and decisions of the Board of Directors will be mailed to applicants.