

**LOCAL REPORT FOR KNOX COUNTY APPRAISAL DISTRICT**  
**Organization for the Appraisal District**

**Jurisdictions (Taxing Entities)**

- Knox County General
- Knox County Special
- Knox County Hospital
- Knox County Drainage
- North Central Texas Water Conservation
- Rolling Plains Groundwater District
- Knox City
- Munday City
- Benjamin City
- Goree City
- Knox City-O'Brien CISD
- Benjamin ISD
- Munday CISD
- Seymour ISD (overlap)
- Crowell ISD (overlap)

**Board of Directors**

- J.P. (Buddy) Tolson, Chairman
- Jeremy Wilson, Secretary
- Todd Thompson
- Clint Lewis
- Lindsey Walker
- Pate Meinzer
- Donna Hyatt

The Board of Directors consists of five voting members. Each member is elected by the voting taxing units which are Knox County Commissioners, the four cities Benjamin, Goree, Munday, and Knox City, five schools Munday CISD, Benjamin ISD, Knox City-O'Brien CISD, Crowell ISD, and Seymour ISD.

**Appraisal Review Board**

- Carl Myers, Chairman
- Brent Vanderpol, Secretary
- Betty Johnson

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

**Chief Appraiser Mitzi Welch**

The Chief Appraiser is appointed by the Knox CAD Board of Directors, is responsible for appraising property, and conducting all office responsibilities. Mitzi Welch was appointed in April of 2007 and has a registered professional appraiser certification.

**Knox County Data**

As of January 1, 2024, the 2024 appraisal roll for Knox County Appraisal District. The breakdown of these parcels is as follows:

A	Residence – Single Family	1425
C	Vacant Lots, Platted	796
D	Qualified Open-Space Land & Improvements	3100
E	Rural land not qualified as Open-Space and Improvements	9
F	Real – Commercial and Industrial and Manufacturing	323
G	Oil, Gas, and Minerals, Sub-Surface Interests	1690
J	Tangible Personal Property Utilities	119
L	Tangible Personal Commercial & Industrial and Manufacturing	464
M	Mobile Homes	3
X	Exempt Properties	467

**TOTAL PARCEL COUNT**

	<b>Parcels</b>	<b>Taxable Value</b>
2020	9,486	\$269,783,520
2021	9,174	\$291,633,701
2022	9,049	\$475,956,440
2023	9,079	\$302,678,973
2024	9,310	\$304,402,276

Knox County is a rural community with 529,546 acres or approximately 855 square miles used primarily for agricultural. The 2021 census population for Knox was 3203. Taxable values on minerals have averaged 26% of the Districts Taxable rangeland. Most of the county agricultural income is derived from the sale of livestock. Livestock operations are primarily cow-calf. The 2021 Census of Agriculture inventoried about 9,235 head of cows and calves in the county (USDA, 2023). Some of the ranches use stocker calves to graze rangeland during the warm season and small grain forage during the cool season. Supplemental feeding of range cattle is generally needed from December through mid-March. Horses are used to work cattle on most of the ranches.

At present, approximately 42 percent of the land area in Knox County is cultivated. There are 19,303 acres of irrigated Cotton in Knox County, the main crop, is being replaced by small grains for cool-season grazing. Forage sorghums are commonly grown for hay and supplemental grazing. Most of the cropland that is not presently cultivated approximately 9,674 acres of improved pasture has been seeded to introduce pasture grasses, and there is around 133,530 acres of native grasses, rotational grazing, or conservation reserve.

Knox County is known for the Badlands or Barren Lands which is around 165,525 acres of red dirt that is untellable. In wet rainy years, a property owner can run maybe one cow to 150 acres if there are any water tanks on the land.

**Property Value Study Methods and Assistance Program Review**

Knox 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 10.14, while the overall median level of appraisal has averaged 0.99 as noted in the table below.

			<b>Coefficient of Dispersion</b>	<b>Median Level of Appraisal</b>
<b>Tax Year</b>	<b>2022</b>	<b>MAPS</b>	<i>MAPS REVIEW</i>	<i>Failed</i>
	<b>2023</b>	<b>PVS</b>	<i>Outside Intervals</i>	<i>Outside Confidence</i>
	<b>2024</b>	<b>MAPS</b>	<i>NOT AVAILABLE YET</i>	<i>NOT AVAILABLE YET</i>

Beginning in 2010, the district underwent the first Methods and Assistance Program Review administered by the Comptroller of Public Accounts Property Tax Assistance Division. 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), Knox County Appraisal District will have a Property Value Study during odd numbered years and the MAP Review during even numbered years.