

Knox County Appraisal District 2024 Annual Report

Introduction

The Knox County Appraisal District is a political subdivision of Texas. The Constitution of the State of Texas, Texas Property Code, and the Texas Comptrollers Property Tax Assistance Divisions Rules govern the operation of the Appraisal District.

Mission

The mission of the Knox 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. 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 person or business. This will be done by administering the laws under the property tax code and operating under the rules and standards of:

- The Property Tax Assistance Division of the Texas 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:

- Establishing the districts office
- Adopting an operating budget
- Contracting for necessary services
- Hiring the Chief Appraiser
- Appointing the Appraisal Review Board (ARB)
- Providing advice and consent to the Chief Appraiser for the AG Advisory Board
- Making general policies concerning the appraisal district operations
- Developing a written biennial plan for the reappraisal of all property within the district's boundaries

To be eligible to serve on the Board of Directors of the appraisal district, a person must have resided within the boundaries of the county for at least two years prior to their appointment. They serve two-year staggered terms beginning January 1, and here are now limits to the number of terms a director serves. The Chief Appraiser is appointed by the board and must be licensed by the Texas Department of Licensing and Regulation (TDLR).

Members of the Appraisal Review Board are appointed by the Board of Directors and serve two-year staggered terms. They are unlimited to serving two year terms, and they must be certified by

the Texas Comptroller. Their responsibility is to settle values disputed between the taxpayer and the Chief Appraiser. Their decisions regarding value are binding for the tax year protested.

The Ag advisory Board has been appointed by the Board of Directors at the recommendation of the Chief Appraiser. They provide information and assistance in determining the agriculture practices for the county.

Taxing Jurisdiction

The Knox County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that have territory located in Knox County. The following are the taxing entities for Knox County:

- Knox County General/Knox County Special
- Rolling Plains Groundwater Conservation District
- North Central Texas Municipal Water Authority
- Benjamin City
- Benjamin ISD
- Knox County Hospital
- Knox County Drainage District
- Munday City
- Munday CISD
- Crowell ISD
- Knox City-O’Brien CISD
- City of Knox City
- Seymour ISD
- Goree City

Property Types Appraised

The Knox County Appraisal District is responsible for appraising all residential, commercial land, and business personal property. The district contracts Pritchard & Abbott, Inc to appraise minerals, utilities, industry, and agricultural. Mapping is contracted with BIS Company.

The following is a summary of the property types, parcel count, and total taxable value for 2016.

Property Type	Parcel Count	
Residence – Single Family	1375	73,715,000
Vacant Lots – Platted	786	1,397,830
Qualified Open Space Land and Improvements	3,109	910,553,850
Rural Land, not qualified as Open Space and Improvements	833	48,123,140
Real – Commercial and Industrial and Manufacturing	53	4,175,940
Oil, Gas, and Minerals – Sub-Surface Interests	1221	14,349,960

Tangible Personal Property Utilities	0	0
Tangible Personal Comm. & Industrial and Manufacturing	464	26,888,695
Mobile Homes	53	887,070
Exempt Properties	467	15,771,956
Total Taxable Value	8,361	1,095,860,441

Property Discovery

The Appraisal District seeks to discover all newly constructed or new property added each year through examination of:

- City Buildings
- Discovery
- Filed Material
- Mobile Home Installation Reports
- Advertisements
- Realtors and Appraisers

Exemption Data

Property owners may qualify for a variety of exemptions are provided by the Texas Constitution. Some examples of exemptions are described below. Other less common exemptions are available and described in the Texas Property Code, Chapter 11 and on the Texas Comptroller’s website.

Residential Homestead Exemption

“Tax Code Section 11.13(b) requires school districts to offer a \$100,000 exemption on residence homesteads and Tax Code Section 11.13(n) allows any taxing unit the option to decide locally to offer a separate residence homestead exemption of up to 20 percent of a property's appraised value. The local option exemption cannot be less than \$5,000. Tax Code Section 11.13(a) requires counties that collect farm-to-market or flood control taxes to offer a \$3,000 residence homestead exemption.

There are no specific qualifications for the general homestead exemption other than the owner who has an ownership interest in the property and uses the property as the owner's principal residence. An applicant is required to state that he or she does not claim an exemption on another residence homestead in or outside of Texas.” (<https://comptroller.texas.gov/taxes/property-tax/exemptions/>)

Over 65 Homestead Exemption

“For persons aged 65 or older or disabled, Tax Code Section 11.13(c) requires school districts to offer an additional \$10,000 residence homestead exemption and Tax Code Section 11.13(d) allows any taxing unit the option to decide locally to offer a separate residence homestead

exemption. The 2024 tax year for over sixty -five exemption is set at \$100,000, being a total of \$110,000. The local option exemption cannot be less than \$3,000.

To qualify for the age 65 or older local option exemption, the owner must be age 65 or older and live in the house. If the age 65 or older homeowner dies, the surviving spouse may continue to receive the local option exemption if the surviving spouse is age 55 or older at the time of death and lives in and owns the home and applies for the exemption.

A disabled person must meet the definition of disabled for the purpose of receiving disability insurance benefits under the Federal Old-Age, Survivors and Disability Insurance Act.

A person who qualifies as both age 65 or older and disabled does not qualify for both but must choose which exemption to claim.

For school tax purposes, over 65, disability, surviving spouse, and 100% disabled veterans, and residential homesteads create a tax ceiling prohibiting increased in the taxes on the homestead on existing buildings and new additions to the home site will cause the ceiling to be readjusted.

All homeowners who qualify for the residential homestead exemption are subject to the placement of a cap on the qualifying property which prohibits the increase of taxable value on the homestead property to 10% per year.” (<https://comptroller.texas.gov/taxes/property-tax/exemptions/>)

Veterans/Disabled Veterans

“Tax Code Section 11.22 provides partial exemptions for any property owned by disabled veterans and surviving spouses and children of deceased disabled veterans and Tax Code Section 11.132 provides a partial exemption for residence homesteads donated to disabled veterans by charitable organizations that also extends to surviving spouses who have not remarried. The amount of exemption is determined according to the percentage of service-connected disability. More information on the amount of the exemption can be found in the FAQ- Disabled Veterans Exemption.

Disability Exemption

Disability Rating	Exemption Amount Up To
10% to 29%	\$5,000 from the property's value
30% to 49%	\$7,500 from the property's value
50% to 69%	\$10,000 from the property's value
70% to 100%	\$12,000 from the property's value

Tax Code Section 11.131 entitles a disabled veteran who receives 100% disability compensation due to a service-connected disability and a rating of 100% disabled or of individual unemployability to a total property tax exemption on the veteran's residence homestead.

This exemption extends to a surviving spouse who was married to a disabled veteran who qualified or would have qualified for this exemption if it has been in effect at the time of the veteran's death provided:

- The surviving spouse has not remarried.
- the property was the residence homestead of the surviving spouse when the veteran died and.
- The property remains the residence homestead of the surviving spouse.

Tax Code Section 11.133 entitles a surviving spouse of a member of the U.S. armed services killed in action to a total property tax exemption on his or her residence homestead if the surviving spouse has not remarried since the death of the armed services member.”
(<https://comptroller.texas.gov/taxes/property-tax/exemptions/>)

Ratio Study Analysis

At least once every two years, the comptroller shall conduct a study in each appraisal district to determine the degree of uniformity and the medial level of appraisal districts within each major category of property. The comptroller shall publish a report of the findings of the study including the report the median levels of appraisal for each major category of property, the coefficient of dispersion around the median level of appraisal for each major category of property, and any other standard statistical measures that the comptroller considers appropriate. In conducting the study, the comptroller shall apply appropriate standard statistical analysis techniques to data collected as part of the study of school district taxable values required by Section 03.302 government code. The published findings of a ratio study conducted by the comptroller shall be distributed to all members by the legislature and to all appraisal districts.

Ratio studies generally involve seven basic steps:

- Determination of study objectives and parameters
- Design of the study
- Collection and preparation of market data
- Matching appraisal and market data
- Stratification
- Statistical analysis
- Evaluation and use of the results

Legislature Updates

Legislature updates are implemented at which time the legislators or voters correct or update existing laws or implement new laws.

*Exemption data came from <https://comptroller.texas.gov/taxes/property-tax/exemptions/>