

CCAD VALUATIONS



Cherokee County Appraisal District, 107 East 6th Street, Rusk, Texas 75785
www.cherokeecad.com 903-683-2296 voice 903-683-6271 fax

CCAD Updates Qualifications for Ag Productive Appraisals

As mentioned in last year's newsletter, new updated standards have been implemented by CCAD for agricultural and timber appraisals.

As a part of this update, the District has begun an audit of all property receiving special use ag or timber appraisals.

Due to the volume of applications and inspections, the District is spreading this audit over several years. For 2014, properties with ag or timber under 11 acres have been audited.

Then, in the fall of 2014, the District will audit the next segment of properties between 11 and 30 acres for the 2015 tax year. It is hoped that all properties will be audited by 2017.

Business Personal Property Assessments

The District is beginning a change in the way it focuses on the 1,500 business personal property accounts countywide.

Business personal property (BPP) is taxable under Texas Law because it is property held to produce income.

In 2014, District field appraisers inspected the majority of businesses in our county. The inspections encompassed a general check of assets, equipment and inventory, as well as, an inspection of the commercial real estate.

INSIDE THIS ISSUE

CCAD Updates Qualifications for Ag Productive Appraisals	1
Business Personal Property Assessments	1
Property Tax Terms	2
2014 Market Value Recap	2
Three Year History of Values and Tax Rates	3
2014 Productivity Values	4
On-line Property Appeals for Residential Homesteads	4
Where to file Non-Value Issue Complaints	4
How to Contact Us	4

The new standards have been established as a means to monitor and enforce abuses of the law related to special use appraisals. Properties must be principally devoted to ag, timber or wildlife to the level of intensity for our area.

More information on the new standards may be found on our website.

As we move forward, the data from these inspections will be more closely compared to renditions filed by business owners. This will allow for a more accurate and complete BPP appraisal each year.

Additionally, the District will be analyzing segments of the business market in Cherokee County by grouping and comparing business accounts that are similar in size and type of commerce. We hope that this new method of comparison will result in more fair and equitable BPP appraisals.

Property Tax Terms

Many terms related to the property tax field are confusing for property owners. The terms in this year's newsletter are just a few of the ones we use in our day to day business. More terms are listed in prior newsletters...

10% Cap

Increases in assessed value for homesteaded property are generally limited to no more than 10% over the previous year. However, that limit will not cover any homestead additions or structures that are added new to the tax roll. The 10% cap covers ONLY homesteads!!

Market Value

Market value is defined by law. In general terms, it is what a property would sell for on the open market given ample time to sell and assuming a seller or buyer is not pressed to act.

Appraised Value

On your notice of value or the tax roll, your appraised value may be different than your market

value. This could occur when a property has an agricultural appraisal. The ag appraisal is not based on market value so it will show as a separate entry on the roll.

Assessed Value

Your assessed value will be your market value adjusted for any of the following that apply:

- the 10% Homestead Cap
- the difference between market value and ag appraised value

Taxable Value

Taxable value is the last step before figuring your tax bill. It is your assessed value less any exemptions that you might have on your property. This is the value that is applied to the tax rate set by your local governing body.

If a District employee uses a term you are not familiar with, please do not hesitate to ask for an explanation.

2014 Market Value Recap

Changes to market values for 2014 were relatively light this year across the county with some areas seeing little to no change.

Land sale ratio studies performed by the District show a variable mixed bag of land prices per acre for rural land. Most land tables were unchanged for 2014, although the rural paved access table for JISD was modified slightly for tracts under 50 acres.

Residence values in the county were unchanged for large segments of the market that included WISD, AISD NISD and CISD. However, some areas were modified.

Rural RISD residences gained 1% overall with the exception of fair quality brick veneer homes that lost 1%. No changes to city residences were noted.

Rural TISD in Cherokee gained 3% including rural subdivision homes.

Rural JISD gained 1 to 3% depending on residence quality with the exception of average quality brick veneers that lost 1%.

Residences in the City of Jacksonville were mixed with lower quality frame homes gaining 1% while average quality frames lost 1% and fair to average brick veneers losing 2% in value.

Property on Lake Palestine in Bullard ISD/Cherokee Co. gained from 3% to 7% depending on residence quality while rural subdivision residences in BISD gained 5%. Rural residences were unchanged.

Your property may change more or less than these amounts if a field inspection ordered changes to your depreciation or classification, corrected square footages or if structures were added or deleted on your account.

Unit Name	Tax Year	Certified Taxable	Change from Prev. Yr.	Tax Rate	New Taxable Value
Alto ISD	2011	\$137,191,635	-5.6%	\$1.313500	\$1,907,800
	2012	\$127,221,237	-7.3%	\$1.313500	\$965,440
	2013	\$118,276,206	-7.0%	\$1.313500	\$1,949,581
Bullard ISD	2011	\$229,411,101	10.1%	\$1.470000	\$12,217,870
	2012	\$230,871,014	0.6%	\$1.470000	\$6,981,602
	2013	\$249,205,819	7.9%	\$1.470000	\$11,124,680
Carlisle ISD	2011	\$22,485,529	-5.6%	\$1.505000	\$318,838
	2012	\$24,569,783	9.3%	\$1.470000	\$478,956
	2013	\$25,801,496	5.0%	\$1.550000	\$159,504
Cherokee County Gen Fund	2011	\$2,171,322,378	0.9%	\$0.405000	\$34,777,080
	2012	\$2,173,039,083	0.1%	\$0.415000	\$26,027,065
	2013	\$2,170,207,853	-0.1%	\$0.415000	\$29,634,126
Cherokee Co Lateral Rd Fund	2011	\$2,098,404,281	0.9%	\$0.165000	\$34,697,990
	2012	\$2,112,548,594	0.7%	\$0.175000	\$26,010,215
	2013	\$2,105,143,526	-0.4%	\$0.175000	\$29,598,286
City of Alto	2011	\$29,109,774	-1.2%	\$0.333700	\$337,590
	2012	\$30,916,193	6.2%	\$0.333700	\$111,500
	2013	\$30,112,023	-2.6%	\$0.333700	\$184,390
City of Bullard	2011	\$2,940,355	21.2%	\$0.555749	\$229,350
	2012	\$15,446,680	425.3%	\$0.555749	\$495,900
	2013	\$19,270,160	24.8%	\$0.555749	\$-
City of Jacksonville	2011	\$542,011,592	0.8%	\$0.625100	\$3,584,990
	2012	\$545,625,885	0.7%	\$0.626900	\$2,819,130
	2013	\$545,221,562	-0.1%	\$0.627600	\$3,128,961
City of Rusk	2011	\$102,715,050	-0.2%	\$0.477500	\$252,660
	2012	\$108,439,553	5.6%	\$0.460000	\$848,620
	2013	\$109,332,212	0.8%	\$0.460000	\$975,500
City of Troup	2011	\$3,574,324	1.0%	\$0.842270	\$5,830
	2012	\$4,018,268	12.4%	\$0.951771	\$-
	2013	\$3,970,886	-1.2%	\$0.943158	\$-
City of Wells	2011	\$12,121,976	5.9%	\$0.550000	\$460,120
	2012	\$12,338,485	1.8%	\$0.550000	\$-
	2013	\$12,196,250	-1.2%	\$0.556100	\$40,670
Jacksonville ISD	2011	\$944,905,188	2.0%	\$1.320000	\$9,699,940
	2012	\$965,485,711	2.2%	\$1.320000	\$8,928,030
	2013	\$974,892,984	1.0%	\$1.320000	\$7,671,612
New Summerfield ISD	2011	\$54,187,407	3.9%	\$1.040000	\$1,523,630
	2012	\$54,859,342	1.2%	\$1.170000	\$209,730
	2013	\$55,100,552	0.4%	\$1.170000	\$592,450
Rusk ISD	2011	\$351,188,445	-0.6%	\$1.157500	\$3,939,760
	2012	\$361,776,484	3.0%	\$1.152500	\$6,069,800
	2013	\$354,764,096	-1.9%	\$1.152500	\$4,786,370
Troup ISD	2011	\$122,115,733	-8.4%	\$1.108000	\$2,944,560
	2012	\$120,146,972	-1.6%	\$1.108000	\$1,696,470
	2013	\$120,479,306	0.3%	\$1.118000	\$2,456,950
Wells ISD	2011	\$69,325,215	-13.0%	\$1.170000	\$1,012,990
	2012	\$61,832,408	-10.8%	\$1.170000	\$246,310
	2013	\$54,440,851	-12.0%	\$1.170000	\$649,650

2014 Productivity Values

Special Use Productivity appraisals for 2014 were mostly down this year. However, demand for hardwood timber has continued to drive the value of Mixed III and Hardwood classes up. Pine III values increased due to a low value year rolling off of the 5 year average in the statutory timber calculations.

	'13 Val/Ac	'14 Val/Ac	Change
Pine I	\$325	\$307	(\$18)
Pine II	\$198	\$185	(\$13)
Pine III	\$109	\$125	\$16
Mixed I	\$270	\$265	(\$5)
Mixed II	\$174	\$173	(\$1)
Mixed III	\$92	\$99	\$7
HdWood I	\$127	\$134	\$7
HdWood II	\$60	\$69	\$9
HdWood III	\$45	\$49	\$4
Imprv Pasture	\$88	\$76	(\$12)
Native Pasture	\$88	\$60	(\$28)

Online Property Appeals for Residential Homesteads

Homesteaded property owners may wish to participate in our online appeal program. To do so, a property owner must have a valid email address and register online at the District's website:

<http://www.cherokeecad.com>

A Users Agreement must be agreed to and the owner should have their individual PIN. The PIN is printed on the Notice of Appraised Value. If you did not receive a Notice of Value, or if you lose your PIN the District will mail the number to you upon request. You should not share your PIN because it constitutes your on-line signature.

It is not necessary to file on-line however. Homestead owners can still come in or contact a District appraiser to discuss their property concerns. For more information contact the District office.

Where to file Complaints about Non-Valuation Issues

The Texas Department of Licensing and Regulation (TDLR) is the oversight agency for staff appraisers.

Complaints about a licensed District appraiser can be registered with the TDLR. These complaints generally should regard illegal or unethical behavior. Complaints may be filed by mail to: **Texas Department of Licensing and Regulation, Attn: Enforcement-Intake, P.O. Box 12157, Austin, TX 78711.** There is also an online option to file complaints at their website:

<https://www.license.state.tx.us/Complaints/>

Follow the options on the page to initiate the complaint process.

Complaints concerning District staff should be directed to the Chief Appraiser. However, if the complaint is about the Chief Appraiser, you may request a meeting with the CCAD Board of Directors. Persons requesting to appear before the Board of Directors should submit their request to the District's mailing address to the attention of the Chairman of the Board of Directors. You will have the opportunity to appear at the next Director's meeting.

Complaints about tax rates should be directed to the appropriate governing body such as the County Commissioner's Court, City Council or School Board of Trustees.

How to Contact Us

The District is open Monday through Friday from 8am to 5pm. We are located at 107 East 6th Street in Rusk.

Our mailing address is Post Office Box 494, Rusk, Texas, 75785.

Or we may be reached during business hours at 903-683-2296. Facsimiles may be sent to 903-683-6271.