

CCAD VALUATIONS

2015 Cherokee
County Appraisals



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CCAD Continues Productivity Audits

The District continues to audit all properties receiving ag or timber productive appraisals.

This year, properties 11 to 30 acres were audited. Fall 2016 the District will begin looking at properties in the 30 to 70 acre range.

Our anticipated remaining schedule will be:

2017 70–200 acres

2018 remaining acreage above 200 acres

This year three town hall seminars were conducted to educate the public about the new standards. Also, several educational videos concerning productivity and wildlife appraisals were produced and made available on the web, on CD and in our office for property owners to view.

Major Changes in Jacksonville Commercial Land

2015 marks the beginning of an effort to recalibrate and modify our commercial valuation models.

The first step in this process focuses on commercial land values. To that end, commercial coded land in Jacksonville was analyzed this year. That analysis revealed many adjustment factors and other issues contained in the computer database from years past that have now been updated.

Additionally, new market data on both sold and listed properties were used to modify underlying commercial land schedules that provide the basis for valuations on these properties.

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Wildlife qualifications have been predominate among owners having an interest in wildlife and game management versus ag/timber management. Many owners have switched their designations to take advantage of this category of land productivity.

Finally, individual commercial neighborhoods were developed to modify the underlying schedules to reflect the various different market areas of the City.

This process has caused land values on some properties to increase, some to decrease and some with little or no change. In many cases, the change from 2014 is drastic. The District encourages owners to gauge their response to this by comparing price per square foot in 2014 and 2015. This comparison will illustrate better the validity of commercial land appraisals in 2015.

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...

Highest and Best Use

Highest and Best use is a real estate principle that seeks to determine the use that would bring the highest market value to a property, provided the use is legally allowed.

Sale Ratio

Sale ratios are used by the District to analyze appraisals against the market. When a property sells, the CAD value is divided by the sale price to determine the ratio. Low ratios indicate low appraised values relative to the market and vice versa high ratios. The goal is to be as close to 100% as possible.

Listing Price

When a property is put up for sale, the asking price is made available to prospective buyers. That asking price is commonly known as the listing price. The District uses list prices when

available as a way to gauge the level of appraisal that was determined from sales ratios. Caution must be exercised when using list prices. Just because a seller asks a price does not mean they will get it!!!

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

Cherokee CAD now on Social Media!!!

Several years ago, the District opened its internet website. That website provides many resources allowing the public to search property accounts, look at maps and pay taxes online.

This year, the District has established a presence in the social media world by creating a You Tube Channel and a Facebook page. The You Tube Channel contains our educational videos while the Facebook page will be used to further our efforts to keep the public informed and provide a forum for property tax discussions.

Search for "***Cherokee County Appraisal District***" on You Tube and Facebook to find us!!!

2015 Market Value Recap

Many school districts and cities in Cherokee County were unchanged in 2015. Among those were Wells ISD, Carlisle ISD and New Summerfield ISD. Market data in these areas did not indicate a need for modification in 2015. Additionally, Alto ISD saw only limited changes to select classes of residential property in the city limits. Similarly, Troup ISD was mostly unchanged with the exception of some rural residential categories of property.

Rusk ISD market studies for residential property indicate a variance in sold property that the District suspects are due to remodeling. Within homogenous properties, studies are showing a wide variance in sale ratios from the low 100's to the high 70's and all points between. However,

overall, the market studies indicated a need for a +3% change in residential values.

Jacksonville and Bullard ISD properties were a mixed bag this year with some categories declining and many increasing. Percentage changes vary depending on category. However, higher end residential properties were moved more aggressively this year due to available sales data in 2015.

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	2012	\$127,221,237	-7.3%	\$1.313500	\$965,440	
	2013	\$118,276,206	-7.0%	\$1.313500	\$1,949,581	
	2014	\$122,990,076	4.0%	\$1.313500	\$1,797,790	
Bullard ISD*	2012	\$230,871,014	0.6%	\$1.470000	\$6,981,602	
	<i>*Cherokee Co. Portion Only</i>	2013	\$249,205,819	7.9%	\$1.470000	\$11,124,680
	2014	\$271,405,176	8.9%	\$1.470000	\$13,162,760	
Carlisle ISD*	2012	\$24,569,783	9.3%	\$1.470000	\$478,956	
	<i>*Cherokee Co. Portion Only</i>	2013	\$25,801,496	5.0%	\$1.550000	\$159,504
	2014	\$27,993,221	8.5%	\$1.550000	\$127,886	
Cherokee County Gen Fund	2012	\$2,173,039,083	0.1%	\$0.415000	\$26,027,065	
	2013	\$2,170,207,853	-0.1%	\$0.415000	\$29,634,126	
	2014	\$2,208,444,076	1.8%	\$0.415000	\$29,841,941	
Cherokee Co Lateral Rd Fund	2012	\$2,112,548,594	0.7%	\$0.175000	\$26,010,215	
	2013	\$2,105,143,526	-0.4%	\$0.175000	\$29,598,286	
	2014	\$2,146,571,666	2.0%	\$0.175000	\$29,804,725	
City of Alto	2012	\$30,916,193	6.2%	\$0.333700	\$111,500	
	2013	\$30,112,023	-2.6%	\$0.333700	\$184,390	
	2014	\$30,258,255	0.5%	\$0.343700	\$171,870	
City of Bullard*	2012	\$15,446,680	425.3%	\$0.555749	\$495,900	
	<i>*Cherokee Co. Portion Only</i>	2013	\$19,270,160	24.8%	\$0.555749	\$-
	2014	\$23,956,389	24.3%	\$0.588137	\$-	
City of Jacksonville	2012	\$545,625,885	0.7%	\$0.626900	\$2,819,130	
	2013	\$545,221,562	-0.1%	\$0.627600	\$3,128,961	
	2014	\$539,559,134	-1.0%	\$0.659600	\$1,195,000	
City of Rusk	2012	\$108,439,553	5.6%	\$0.460000	\$848,620	
	2013	\$109,332,212	0.8%	\$0.460000	\$975,500	
	2014	\$110,813,472	1.4%	\$0.460000	\$781,505	
City of Troup*	2012	\$4,018,268	12.4%	\$0.951771	\$-	
	<i>*Cherokee Co. Portion Only</i>	2013	\$3,970,886	-1.2%	\$0.943158	\$-
	2014	\$4,245,318	6.9%	\$0.921544	\$-	
City of Wells	2012	\$12,338,485	1.8%	\$0.550000	\$-	
	2013	\$12,196,250	-1.2%	\$0.556100	\$40,670	
	2014	\$12,391,757	1.6%	\$0.547100	\$40,670	
Jacksonville ISD	2012	\$965,485,711	2.2%	\$1.320000	\$8,928,030	
	2013	\$974,892,984	1.0%	\$1.320000	\$7,671,612	
	2014	\$977,953,105	0.3%	\$1.395000	\$7,659,121	
New Summerfield ISD	2012	\$54,859,342	1.2%	\$1.170000	\$209,730	
	2013	\$55,100,552	0.4%	\$1.170000	\$592,450	
	2014	\$59,367,792	7.7%	\$1.170000	\$552,130	
Rusk ISD*	2012	\$361,776,484	3.0%	\$1.152500	\$6,069,800	
	<i>*Cherokee Co. Portion Only</i>	2013	\$354,764,096	-1.9%	\$1.152500	\$4,786,370
	2014	\$349,129,229	-1.6%	\$1.152500	\$5,197,295	
Troup ISD*	2012	\$120,146,972	-1.6%	\$1.108000	\$1,696,470	
	<i>*Cherokee Co. Portion Only</i>	2013	\$120,479,306	0.3%	\$1.118000	\$2,456,950
	2014	\$125,702,555	4.3%	\$1.118000	\$541,586	
Wells ISD*	2012	\$61,832,408	-10.8%	\$1.170000	\$246,310	
	<i>*Cherokee Co. Portion Only</i>	2013	\$54,440,851	-12.0%	\$1.170000	\$649,650
	2014	\$63,716,656	17.0%	\$1.170000	\$171,111	

2015 Productivity Values

Special Use Productivity appraisals for 2015 were marginally up this year for most classes. Demand for hardwood timber continues to drive the value of Mixed and Hardwood timber.

	'14 Val/Ac	'15 Val/Ac	Change
Pine I	\$307	\$302	(\$5)
Pine II	\$185	\$178	(\$7)
Pine III	\$125	\$134	\$9
Mixed I	\$265	\$273	\$8
Mixed II	\$173	\$176	\$3
Mixed III	\$99	\$103	\$4
HdWood I	\$134	\$151	\$17
HdWood II	\$69	\$81	\$12
HdWood III	\$49	\$54	\$5
Imprv Pasture	\$76	\$76	NC
Native Pasture	\$60	\$60	NC

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

We have new Lobby Hours!!

Our lobby is open 8am to 4:30pm M-F. However, we are available by phone until 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.