

# Lynn County Appraisal District 2020 Annual Report

## Introduction

The Lynn County Appraisal District is a political subdivision of the state. The Constitution of the State of Texas, the Texas Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the appraisal district.

## Mission

The mission of Lynn County Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order 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 1<sup>st</sup>, unless the property owner has elected to have their business personal property appraised as of September 1<sup>st</sup>. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. This will be done by administering the laws under the property tax system and operating under the standards of:

- The Property Tax Assistance Division of the Texas State Comptroller's Office (PTAD),
- The International Association of Assessing Officers (IAAO), and
- The Uniform Standards of Professional Appraisal Practice (USPAP).

## Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office,
- Adopt its operating budget,
- Contract for necessary services,
- Hire the Chief Appraiser,
- Appoint the Appraisal Review Board (ARB)
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board,
- Approve contracts with appraisal firms selected by the chief appraiser to perform appraisal services for the district,
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries.

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the county for at least two years prior to their appointment. Their terms are not staggered. There are no legal limits to the number of terms a board member can serve. The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be licensed (or actively working toward licensing) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing.

Members to the Appraisal Review Board are appointed by the Board of Directors. ARB members serve two year staggered terms. They are limited by law to serving three consecutive 2 year terms. They must be certified by the Texas Comptroller. Their responsibility is to settle value disputes between the taxpayer and the chief appraiser. Their decisions regarding value are binding to the chief appraiser for the tax years protested.

The Ag Advisory Board is appointed by the Board of Directors at the recommendation of the chief appraiser to aide her in determining typical practices and standards for agricultural activities in the district. They serve at the will of the Board of Directors.

### **Taxing Jurisdictions**

The Lynn County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that have territory located within the 893 square miles of Lynn County. Following are those taxing jurisdictions with territory located in the district:

- Lynn County
- City of Tahoka
- Tahoka ISD
- City of O'Donnell
- O'Donnell ISD
- City of Wilson
- Wilson ISD
- City of New Home
- New Home ISD
- Slaton ISD\*
- Southland ISD\*
- Dawson ISD\*
- Post ISD\*
- Lynn County Hospital District
- High Plains Water District

*\*School Districts that overlap into Lynn County*

### **Property Types Appraised**

LCAD staff is responsible for appraising residential, commercial, land, and business personal property. LCAD contracts with Pritchard and Abbott, Inc. (P & A) to appraise oil and gas properties, utilities, pipelines, industrial property, and industrial personal property in the district.

The following represents a summary of property types and their certified values for 2020:

<b>Code</b>	<b>Property Type</b>	<b>Parcel Count</b>	<b>Market Value</b>
A	Single Family Homes	1892	144,834,410
B	Multi Family Homes	3	343,770
C	Vacant Lot	475	4,666,220
D1	Qualified Ag Land	3343	474,518,800
D2	Farm & Ranch Imp. On Ag Land	476	14,968,400
E	Real Property-Non Ag-Residents	859	93,679,290
F1	Commercial Real Property	398	36,419,080
F2	Industrial Real Property	8	635,668,790
G	Oil & Gas	632	19,937,770
J	Utilities	194	48,057,670
L1	Commercial Personal Property	178	6,188,060
L2	Industrial Personal Property	17	3,962,610
M1	Tangible Personal Mobile Home	94	4,693,010
O	Real Property: Res Inventory	104	12,298,110
S	Special Inventory	2	440,660
X	Total Exempt Property	378	48,903,350



For school tax purposes, the over 65, disability, surviving spouse, and 100% disabled veteran residential homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead on existing buildings. (Any new areas added to the homesite will cause the ceiling to be readjusted and set in the subsequent tax year.)

All homeowners who qualify for the residential homestead exemption are subject to the placement of a homestead cap on their qualifying property which prohibits the increase of taxable value on the homestead property to ten percent per year. However, the market value may still be reflective of the local real estate market.

#### Disabled Veterans

In addition to the residential homestead exemption allowable to disabled veterans with a 100% service connected disability (as described above), disabled veterans are allowed a general exemption on any property they own based upon the percentage rating as determined by the Department of Veterans Affairs. Current exemptions amounts, based upon these ratings, are:

<b>Disability Percentage</b>	<b>Exemption Amount</b>
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000