

2014
ANNUAL REPORT

CHEROKEE COUNTY APPRAISAL DISTRICT
P.O. BOX 494
RUSK, TEXAS 75785
903-683-2296

2014 - 2015

BOARD OF DIRECTORS:

MR. LOUIS CAVENESS, CHAIRMAN

MR. CECIL POND, VICE-CHAIR

MR. BRENT STAHELIN, SECRETARY

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DR. SAM HOPKINS

MS. LINDA LITTLE, COUNTY TAX ASSESSOR/COLLECTOR

CHIEF APPRAISER:

J. L. FLOWERS, B. S., R.P.A., R.T.A.

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Introduction

The Cherokee County Appraisal District (CCAD) has prepared this Annual Report in compliance with standards enforced by the Property Tax Assistance Division of the Texas State Comptroller's Office. The Annual Report is developed with the intent to inform and educate the public and taxing authorities concerning total values, protests, exemptions and deduction data.

Historical Background

The appraisal district concept was created by Legislative mandate in 1979 to address inequities in the ad valorem tax process. The appraisal district is supposed to provide neutral ground between taxing authorities and property owners. The Legislature set districts up in a manner that insulates the chief appraiser from outside political influences, whether those influences be from voters or from jurisdictions. In this manner, the mandate of appraisal districts can be carried out in a fair and uniform way.

Appraisal district operations and valuations are the responsibility of the Chief Appraiser who is appointed by the Board of Directors. Directors are elected to serve by the various taxing jurisdictions that participate in the CAD. The Board has the following duties:

1. establish an office
2. adopt annual budgets
3. contract for services
4. hire a chief appraiser
5. appoint appraisal review board members
6. provide advice and consent for agriculture advisory board members
7. make general office operation policy
8. develop and approve a biennial reappraisal plan

More information on Board responsibilities may be found in the Comptroller's *Appraisal District Director's Manual*.

Appraisal Mandate

Appraisal Districts are charged with the equal and uniform appraisal of all taxable property in the State as of January 1st of each year. By statute, all property is taxable per Section 23.01(a) TPTC unless specifically exempted from taxation. In general, governmental property and personal property not generating income are exempt from property taxation. Appraisals are mandated to be at market value as of January 1st. The TPTC defines market value in Section 1.04(7) as:

"Market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- (A) exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- (B) both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- (C) both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

All property is examined and set with the market value goal in mind. However, there are also other provisions of the TPTC that allow for "special use" appraisals. These most commonly are lands in some type of agricultural production. Additionally, the Texas Constitution along with the TPTC allow for several partial and complete exemptions that are offered in certain cases such as charitable

organizations, homesteads and disabled veterans. For more information on these types of exemptions you can contact CCAD or the Texas State Comptrollers Property Tax Division Technical Assistance Department at 800-252-9121. Information can also be found in the Taxpayer Rights and Remedies brochure at the CAD or in Chapter 11 of the TPTC. Brochures on these and other topics drafted by CCAD are also available at our office.

Report Data

The data contained in this report reflects information available at the time of certification. Any late supplements or corrections are not captured in this data. Some jurisdictions are not entirely contained within Cherokee County. For those jurisdictions, the Appraisal District is only responsible for the area within the county boundaries. Therefore, the reader should understand that any values or average residence information is limited to just Cherokee County.

Exemptions are divided into two groups: total exemptions and partial exemptions. Total exemptions are sometimes referred to as Constitutionally Exempt property. These are exemptions allowed to be 100% tax free. This would include property owned by government for example. Partial exemptions are those in which a part of a property's value is exempt from taxation while the remainder is taxed. Exemptions such as the homestead exemption are partial exemptions.

Deductions to market value take the form of three things. First, for all agriculture or timber land, a property owner may apply to have their property appraisal based on the productive value of the land. This creates a divergence from market value to productive value. The difference between these two values constitutes a loss in value commonly called productivity loss and must be deducted from market value to arrive at taxable value. For example, the market value of an acre may be \$2,500, but the productive value could be \$175. In this example, a loss of \$2,325 (2500-175) must be subtracted from overall market value.

Second, there is a deduction that is attributed to the 10% homestead cap. A homesteaded property may only increase in assessed value 10% per year (notwithstanding new construction). The market value however has no limit. Therefore, if the market value determined by the District exceeds the previous year's assessed value plus 10%, the overage is lost to the tax base. This loss is the 10% homestead cap loss.

Third, for all social security disabled and over 65 persons, a tax ceiling is allowed on homestead property. In simple terms, this tax ceiling establishes the most that taxpayer will pay in taxes for that property. Therefore, a qualifying taxpayer might have paid \$3,000, but because of the tax ceiling, they might only pay \$1,800. This results in a loss in taxes that could have been captured without the tax ceiling and this loss must be quantified and deducted from market value to arrive at a true net taxable value. This loss is labeled in the Exemption and Deduction tables as "Estimate of Loss to 11.26 & 11.261 Tax Limitations".

Finally, the reader should note that the City of New Summerfield rescinded its property tax in 2013. This effectively removed the District from appraising property in that unit for the purposes of municipal property taxes. As such, no data is shown for this jurisdiction beginning with 2013 in the data summaries.

Please contact the District if you have any questions regarding this report.

Cherokee County Appraisal District
All Data as of Date of Certification

| Certified Market Value¹ | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|
| <u>Jurisdiction</u> | <u>2014</u> | <u>2013</u> | <u>2012</u> | <u>2011</u> | <u>2010</u> |
| Alto ISD | \$320,691,445 | \$318,959,984 | \$320,429,654 | \$329,647,683 | \$348,287,010 |
| Bullard ISD* | \$409,577,248 | \$389,024,951 | \$369,765,260 | \$366,217,274 | \$346,871,323 |
| Carlisle ISD* | \$68,413,783 | \$66,753,859 | \$62,314,634 | \$60,195,506 | \$62,746,050 |
| Cherokee Co. Gen Fund | \$3,434,564,42 | \$3,431,928,79 | \$3,398,721,79 | \$3,395,123,66 | \$3,453,554,85 |
| Cherokee Co. Lateral Road Fund | \$3,434,564,42 | \$3,431,928,79 | \$3,398,721,79 | \$3,395,123,66 | \$3,453,554,85 |
| City of Alto | \$35,807,030 | \$35,189,809 | \$30,916,193 | \$34,244,152 | \$34,853,202 |
| City of Bullard* | \$33,732,640 | \$29,059,900 | \$25,252,910 | \$12,777,490 | \$12,376,210 |
| City of Jacksonville | \$602,229,319 | \$609,647,666 | \$611,680,524 | \$609,889,572 | \$610,814,623 |
| City of New Summerfield | | | \$21,840,530 | \$20,798,950 | \$20,316,190 |
| City of Rusk | \$134,795,150 | \$133,534,271 | \$133,384,876 | \$124,497,494 | \$125,711,567 |
| City of Troup* | \$4,844,653 | \$4,575,451 | \$4,627,181 | \$4,248,216 | \$4,216,534 |
| City of Wells | \$16,046,973 | \$15,936,181 | \$15,922,052 | \$15,603,127 | \$14,950,450 |
| Jacksonville ISD | \$1,424,872,20 | \$1,437,913,61 | \$1,432,030,18 | \$1,420,429,37 | \$1,416,620,89 |
| New Summerfield ISD | \$124,171,220 | \$123,337,330 | \$119,658,510 | \$118,899,110 | \$119,470,970 |
| Rusk ISD* | \$709,713,517 | \$726,864,035 | \$724,076,216 | \$714,922,222 | \$747,990,540 |
| Troup ISD* | \$219,117,625 | \$218,033,376 | \$217,040,497 | \$224,425,349 | \$235,169,960 |
| Wells ISD* | \$158,038,286 | \$150,903,898 | \$153,439,924 | \$160,412,871 | \$175,942,260 |

* Cherokee County Portion Only

¹ May exclude value under protest at time of certification

Cherokee County Appraisal District
All Data as of Date of Certification

| Certified Taxable Value¹ | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|
| Jurisdiction | 2014 | 2013 | 2012 | 2011 | 2010 |
| Alto ISD | \$122,990,076 | \$118,467,826 | \$127,221,237 | \$137,191,635 | \$145,350,937 |
| Bullard ISD* | \$271,405,176 | \$249,205,819 | \$230,871,014 | \$229,411,101 | \$208,278,917 |
| Carlisle ISD* | \$27,993,221 | \$25,801,496 | \$24,569,783 | \$22,485,529 | \$23,812,054 |
| Cherokee County Gen Fund | \$2,208,444,076 | \$2,170,207,853 | \$2,173,039,083 | \$2,171,322,378 | \$2,152,360,178 |
| Cherokee County Lateral Road | \$2,146,571,666 | \$2,105,143,526 | \$2,112,548,594 | \$2,098,404,281 | \$2,080,453,484 |
| City of Alto | \$30,258,255 | \$30,112,023 | \$30,916,193 | \$29,109,774 | \$29,470,394 |
| City of Bullard* | \$23,956,389 | \$19,270,160 | \$15,446,680 | \$2,940,355 | \$2,425,449 |
| City of Jacksonville | \$539,559,134 | \$545,221,562 | \$545,625,885 | \$542,011,592 | \$537,476,729 |
| City of New Summerfield | | | \$15,407,742 | \$14,186,575 | \$13,770,655 |
| City of Rusk | \$110,813,472 | \$109,332,212 | \$108,439,553 | \$102,715,050 | \$102,872,482 |
| City of Troup* | \$4,245,318 | \$3,970,886 | \$4,018,268 | \$3,574,324 | \$3,537,774 |
| City of Wells | \$12,391,757 | \$12,196,250 | \$12,338,485 | \$12,121,976 | \$11,445,362 |
| Jacksonville ISD | \$977,953,105 | \$974,892,984 | \$965,485,711 | \$944,905,188 | \$926,021,378 |
| New Summerfield ISD | \$59,367,792 | \$55,100,552 | \$54,859,342 | \$54,187,407 | \$52,163,308 |
| Rusk ISD* | \$349,129,229 | \$354,764,096 | \$361,776,484 | \$351,188,445 | \$353,320,981 |
| Troup ISD* | \$125,702,555 | \$120,479,306 | \$120,146,972 | \$122,115,733 | \$133,328,408 |
| Wells ISD* | \$63,716,656 | \$54,440,851 | \$61,832,408 | \$69,325,215 | \$79,694,946 |

* Cherokee County Portion Only

**Net Taxable Value after Estimating Loss of Value to Sec. 11.26 or 11.261 Tax Limitations

¹ May exclude value under protest at time of certification

Cherokee County Appraisal District

All Data as of Date of Certification

| Average Single Family Residence Market Value | | | | | |
|---|-------------|-------------|-------------|-------------|-------------|
| <u>Jurisdiction</u> | <u>2014</u> | <u>2013</u> | <u>2012</u> | <u>2011</u> | <u>2010</u> |
| Alto ISD | \$65,412 | \$65,129 | \$71,231 | \$69,940 | \$70,055 |
| Bullard ISD* | \$162,710 | \$156,375 | \$158,130 | \$155,838 | \$153,124 |
| Carlisle ISD* | \$98,474 | \$93,744 | \$93,958 | \$91,289 | \$88,612 |
| Cherokee County Gen Fund | \$89,773 | \$87,756 | \$88,554 | \$87,346 | \$86,501 |
| Cherokee County Lateral Road Fund | \$89,773 | \$87,756 | \$88,554 | \$87,346 | \$86,501 |
| City of Alto | \$48,927 | \$48,772 | \$50,589 | \$50,470 | \$51,896 |
| City of Bullard* | \$130,196 | \$123,091 | \$123,202 | \$129,595 | \$104,123 |
| City of Jacksonville | \$81,525 | \$81,355 | \$81,619 | \$81,446 | \$83,672 |
| City of New Summerfield | | | \$54,475 | \$52,893 | \$51,936 |
| City of Rusk | \$73,185 | \$72,665 | \$71,188 | \$67,475 | \$68,403 |
| City of Troup* | \$56,501 | \$55,389 | \$58,098 | \$60,820 | \$62,225 |
| City of Wells | \$33,651 | \$33,905 | \$33,827 | \$33,074 | \$32,712 |
| Jacksonville ISD | \$89,095 | \$87,894 | \$88,683 | \$88,054 | \$87,681 |
| New Summerfield ISD | \$55,307 | \$56,891 | \$58,636 | \$57,760 | \$56,665 |
| Rusk ISD* | \$76,446 | \$72,180 | \$72,837 | \$72,184 | \$71,688 |
| Troup ISD* | \$112,417 | \$109,266 | \$106,009 | \$105,482 | \$104,412 |
| Wells ISD* | \$51,760 | \$50,722 | \$50,293 | \$49,965 | \$47,900 |

* Cherokee County Portion Only

Cherokee County Appraisal District
All Data as of Date of Certification

| Average Single Family Residence Taxable Value | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|
| <u>Jurisdiction</u> | <u>2014</u> | <u>2013</u> | <u>2012</u> | <u>2011</u> | <u>2010</u> |
| Alto ISD | \$51,087 | \$50,897 | \$56,231 | \$54,940 | \$55,055 |
| Bullard ISD* | \$147,781 | \$140,994 | \$143,130 | \$138,130 | \$133,254 |
| Carlisle ISD* | \$64,483 | \$60,406 | \$59,552 | \$56,540 | \$53,325 |
| Cherokee County Gen Fund | \$89,415 | \$87,263 | \$87,853 | \$86,130 | \$86,501 |
| Cherokee County Lateral Road Fund | \$87,841 | \$85,683 | \$86,208 | \$84,464 | \$83,501 |
| City of Alto | \$48,164 | \$48,080 | \$50,589 | \$49,468 | \$50,354 |
| City of Bullard* | \$130,196 | \$123,091 | \$121,771 | \$125,328 | \$99,025 |
| City of Jacksonville | \$81,427 | \$81,199 | \$81,390 | \$80,855 | \$82,948 |
| City of New Summerfield | | | \$54,475 | \$52,764 | \$51,826 |
| City of Rusk | \$73,052 | \$72,603 | \$71,188 | \$67,329 | \$68,024 |
| City of Troup* | \$56,501 | \$55,389 | \$58,098 | \$60,462 | \$62,225 |
| City of Wells | \$33,651 | \$33,905 | \$33,827 | \$32,934 | \$32,630 |
| Jacksonville ISD | \$74,306 | \$72,960 | \$73,683 | \$72,152 | \$72,681 |
| New Summerfield ISD | \$41,002 | \$42,304 | \$43,636 | \$42,760 | \$41,591 |
| Rusk ISD* | \$58,911 | \$57,621 | \$57,775 | \$56,772 | \$55,438 |
| Troup ISD* | \$97,691 | \$94,124 | \$91,009 | \$90,090 | \$88,755 |
| Wells ISD* | \$37,443 | \$36,340 | \$35,697 | \$35,242 | \$33,195 |

* Cherokee County Portion Only

Cherokee County Appraisal District

All Data as of Date of Certification

Total Market Value by Category

| <u>Category</u> | <u>Cherokee Co.</u> | <u>% of Total Value</u> |
|---|------------------------|-------------------------|
| Market Value of Residential Single Family | \$892,016,677 | 25.94% |
| Market Value of Multi Family | \$21,805,760 | 0.63% |
| Market Value of Vacant Lots Under 5 acres | \$55,281,098 | 1.61% |
| Market Value of Qualified Productive Lands | \$1,032,422,000 | 30.02% |
| Market Value of Vacant Non-Productive Tracts Over 5 Acres | \$18,055,260 | 0.53% |
| Market Value of Farm & Ranch & Residential Over 5 Acres | \$516,218,454 | 15.01% |
| Market Value of Commercial Real Property | \$165,177,079 | 4.80% |
| Market Value of Industrial Real Property | \$36,830,280 | 1.07% |
| Market Value of Minerals | \$119,893,961 | 3.49% |
| Market Value of Water Systems | \$610,690 | 0.02% |
| Market Value of Gas Distribution Systems | \$1,628,050 | 0.05% |
| Market Value of Electric Companies | \$62,944,890 | 1.83% |
| Market Value of Telephone Companies | \$12,483,860 | 0.36% |
| Market Value of Railroad | \$16,182,730 | 0.47% |
| Market Value of Pipeline Companies | \$122,148,290 | 3.55% |
| Market Value of Cable Television Companies | \$3,548,820 | 0.10% |
| Market Value of Other Utilities | \$0 | 0.00% |
| Market Value of Commercial Business Personal Property | \$90,815,140 | 2.64% |
| Market Value of Industrial Business Personal Property | \$127,105,900 | 3.70% |
| Market Value of Mobile Homes titled as Personal Property | \$20,144,340 | 0.59% |
| Market Value of Inventory Real Property | \$3,068,140 | 0.09% |
| Market Value of Special Inventory Property | \$4,520,580 | 0.13% |
| Market Value of Constitutionally Exempt Property | \$115,645,330 | 3.36% |
| Total Market Value | \$3,438,547,329 | 100.00% |

Cherokee County Appraisal District

All Data as of Date of Certification

Exemptions and Deductions to Market Value

| <u>Exemption or Deduction Type</u> | <u>Alto ISD</u> | <u>Bullard ISD*</u> | <u>Carlisle ISD*</u> | <u>Jacksonville ISD</u> |
|------------------------------------|-----------------|---------------------|----------------------|-------------------------|
| Abatements | \$0 | \$0 | \$0 | \$0 |
| Disabled Persons-Local | \$0 | \$0 | \$230,664 | \$0 |
| Disabled Persons-Local (Survivor) | \$0 | \$0 | \$0 | \$0 |
| Disabled Persons-State | \$514,389 | \$470,724 | \$141,589 | \$2,651,630 |
| Disabled Persons-State (Survivor) | \$20,000 | \$20,000 | \$0 | \$32,460 |
| Disabled Veteran I | \$6,090 | \$12,460 | \$0 | \$66,340 |
| Disabled Veteran I (Survivor) | \$0 | \$10,000 | \$0 | \$15,698 |
| Disabled Veteran II | \$7,690 | \$15,000 | \$0 | \$57,784 |
| Disabled Veteran II (Survivor) | \$0 | \$1,510 | \$0 | \$15,000 |
| Disabled Veteran III | \$0 | \$32,000 | \$0 | \$102,000 |
| Disabled Veteran III (Survivor) | \$0 | \$4,750 | \$0 | \$20,000 |
| Disabled Veteran IV | \$161,820 | \$242,750 | \$18,780 | \$1,030,198 |
| Disabled Veteran IV (Survivor) | \$36,000 | \$12,000 | \$12,000 | \$339,970 |
| 100% Disabled Veteran | \$569,550 | \$1,275,470 | \$212,940 | \$4,957,708 |
| 100% Disabled Veteran (Survivor) | \$0 | \$454,820 | \$0 | \$562,337 |
| Constitutional Exemptions | \$6,583,049 | \$14,832,745 | \$877,201 | \$59,722,089 |
| Sec 11.146 Exempt Property | \$91,282 | \$33,485 | \$17,621 | \$71,919 |
| Homestead Exemption - Local | \$0 | \$0 | \$2,847,400 | \$0 |
| Homestead Exemption - State | \$11,156,970 | \$13,954,253 | \$2,274,540 | \$75,570,282 |
| Over 65 Exemption - Local | \$0 | \$0 | \$1,136,142 | \$8,352,502 |
| Over 65 Exemption - Local | \$0 | \$0 | \$0 | \$219,690 |
| Over 65 Exemption - State | \$2,805,906 | \$3,003,105 | \$640,290 | \$17,998,543 |
| Over 65 Exemption - State | \$20,000 | \$30,000 | \$0 | \$513,893 |
| Freeport Exemption | \$0 | \$0 | \$0 | \$0 |
| Pollution Control | \$0 | \$0 | \$0 | \$232,959 |
| Estimate of Loss to 11.26 & | \$6,400,000 | \$8,945,000 | \$682,000 | \$61,000,000 |
| Loss to Homestead 10% Cap | \$342,933 | \$894,520 | \$104,305 | \$1,482,898 |
| Loss to Productive Value | \$168,985,690 | \$93,927,480 | \$31,225,090 | \$211,963,200 |

* Cherokee County Portion Only

Cherokee County Appraisal District

All Data as of Date of Certification

Exemptions and Deductions to Market Value

| <u>Exemption or Deduction</u> <u>Type</u> | <u>New Summerfield</u> <u>ISD</u> | <u>Rusk ISD*</u> | <u>Troup</u> <u>ISD*</u> | <u>Wells</u> <u>ISD*</u> |
|--|--------------------------------------|------------------|-----------------------------|-----------------------------|
| Abatements | \$0 | \$0 | \$0 | \$0 |
| Disabled Persons-Local | \$0 | \$0 | \$0 | \$0 |
| Disabled Persons-Local (Survivor) | \$0 | \$0 | \$0 | \$0 |
| Disabled Persons-State | \$113,430 | \$1,291,570 | \$235,890 | \$246,640 |
| Disabled Persons-State (Survivor) | \$10,000 | \$27,050 | \$0 | \$22,590 |
| Disabled Veteran I | \$0 | \$46,450 | \$0 | \$10,000 |
| Disabled Veteran I (Survivor) | \$0 | \$5,000 | \$0 | \$0 |
| Disabled Veteran II | \$15,000 | \$57,000 | \$9,785 | \$13,440 |
| Disabled Veteran II (Survivor) | \$0 | \$22,500 | \$0 | \$0 |
| Disabled Veteran III | \$0 | \$22,000 | \$60,000 | \$27,600 |
| Disabled Veteran III (Survivor) | \$0 | \$0 | \$8,860 | \$0 |
| Disabled Veteran IV | \$102,110 | \$365,341 | \$78,630 | \$88,540 |
| Disabled Veteran IV (Survivor) | \$12,000 | \$256,050 | \$48,000 | \$36,000 |
| 100% Disabled Veteran | \$54,695 | \$1,042,310 | \$805,850 | \$292,400 |
| 100% Disabled Veteran (Survivor) | \$0 | \$26,630 | \$114,580 | \$0 |
| Constitutional Exemptions | \$4,800,748 | \$24,952,002 | \$804,160 | \$2,699,030 |
| Sec 11.146 Exempt Property | \$1,760 | \$124,004 | \$91,304 | \$36,002 |
| Homestead Exemption - Local | \$0 | \$0 | \$0 | \$0 |
| Homestead Exemption - State | \$4,714,613 | \$34,298,884 | \$7,852,920 | \$5,384,320 |
| Over 65 Exemption - Local | \$0 | \$4,872,057 | \$895,694 | \$0 |
| Over 65 Exemption - Local | \$0 | \$81,250 | \$15,000 | \$0 |
| Over 65 Exemption - State | \$973,280 | \$8,550,134 | \$1,926,460 | \$1,213,687 |
| Over 65 Exemption - State | \$20,000 | \$130,000 | \$37,830 | \$10,000 |
| Freeport Exemption | \$0 | \$0 | \$64,562 | \$0 |
| Pollution Control | \$0 | \$2,311,414 | \$0 | \$0 |
| Estimate of Loss to 11.26 & | \$2,175,000 | \$20,000,000 | \$6,950,000 | \$1,500,000 |
| Loss to Homestead 10% Cap | \$160,862 | \$601,802 | \$197,745 | \$20,421 |
| Loss to Productive Value | \$51,649,930 | \$261,500,840 | \$73,277,800 | \$82,720,960 |

* Cherokee County Portion Only

Cherokee County Appraisal District

All Data as of Date of Certification

Exemptions and Deductions to Market Value

| <u>Exemption or Deduction Type</u> | <u>City of Alto</u> | <u>City of Bullard*</u> | <u>City of Jacksonville</u> | <u>City of Rusk</u> |
|------------------------------------|---------------------|-------------------------|-----------------------------|---------------------|
| Abatements | \$0 | \$0 | \$0 | \$893,085 |
| Disabled Persons-Local | \$0 | \$0 | \$0 | \$629,758 |
| Disabled Persons-Local (Survivor) | \$0 | \$0 | \$0 | \$12,000 |
| Disabled Persons-State | \$0 | \$0 | \$0 | \$0 |
| Disabled Persons-State (Survivor) | \$0 | \$0 | \$0 | \$0 |
| Disabled Veteran I | \$5,000 | \$0 | \$25,620 | \$10,000 |
| Disabled Veteran I (Survivor) | \$0 | \$0 | \$10,000 | \$0 |
| Disabled Veteran II | \$7,500 | \$0 | \$7,500 | \$7,500 |
| Disabled Veteran II (Survivor) | \$0 | \$0 | \$7,500 | \$15,000 |
| Disabled Veteran III | \$0 | \$0 | \$10,000 | \$12,000 |
| Disabled Veteran III (Survivor) | \$0 | \$0 | \$0 | \$0 |
| Disabled Veteran IV | \$56,218 | \$0 | \$232,410 | \$84,401 |
| Disabled Veteran IV (Survivor) | \$36,000 | \$0 | \$180,000 | \$96,000 |
| 100% Disabled Veteran | \$101,518 | \$0 | \$1,452,540 | \$196,920 |
| 100% Disabled Veteran (Survivor) | \$0 | \$0 | \$210,190 | \$0 |
| Constitutional Exemptions | \$3,892,782 | \$8,591,161 | \$37,354,148 | \$12,973,733 |
| Sec 11.146 Exempt Property | \$2,980 | \$0 | \$10,746 | \$4,140 |
| Homestead Exemption - Local | \$0 | \$0 | \$0 | \$0 |
| Homestead Exemption - State | \$0 | \$0 | \$0 | \$0 |
| Over 65 Exemption - Local | \$395,000 | \$9,000 | \$5,069,820 | \$3,349,500 |
| Over 65 Exemption - Local | \$0 | \$0 | \$120,000 | \$72,000 |
| Over 65 Exemption - State | \$0 | \$0 | \$0 | \$0 |
| Over 65 Exemption - State | \$0 | \$0 | \$0 | \$0 |
| Freeport Exemption | \$0 | \$0 | \$0 | \$0 |
| Pollution Control | \$0 | \$0 | \$227,339 | \$0 |
| Estimate of Loss to 11.26 & | \$0 | \$24,500 | \$13,650,000 | \$3,600,000 |
| Loss to Homestead 10% Cap | \$152,619 | \$0 | \$236,668 | \$100,974 |
| Loss to Productive Value | \$899,158 | \$1,151,590 | \$3,865,704 | \$1,924,667 |

* Cherokee County Portion Only

Cherokee County Appraisal District

All Data as of Date of Certification

Exemptions and Deductions to Market Value

| <u>Exemption or Deduction Type</u> | <u>City of Troup*</u> | <u>City of Wells</u> |
|--|---------------------------|----------------------|
| Abatements | \$0 | \$0 |
| Disabled Persons-Local | \$0 | \$0 |
| Disabled Persons-Local (Survivor) | \$0 | \$0 |
| Disabled Persons-State | \$0 | \$0 |
| Disabled Persons-State (Survivor) | \$0 | \$0 |
| Disabled Veteran I | \$0 | \$0 |
| Disabled Veteran I (Survivor) | \$0 | \$0 |
| Disabled Veteran II | \$0 | \$7,500 |
| Disabled Veteran II (Survivor) | \$0 | \$0 |
| Disabled Veteran III | \$0 | \$7,600 |
| Disabled Veteran III (Survivor) | \$0 | \$0 |
| Disabled Veteran IV | \$0 | \$12,710 |
| Disabled Veteran IV (Survivor) | \$0 | \$30,970 |
| 100% Disabled Veteran | \$0 | \$64,050 |
| 100% Disabled Veteran (Survivor) | \$0 | \$0 |
| Constitutional Exemptions | \$25,030 | \$2,185,160 |
| Sec 11.146 Exempt Property | \$10,425 | \$1,490 |
| Homestead Exemption - Local | \$0 | \$0 |
| Homestead Exemption - State | \$0 | \$0 |
| Over 65 Exemption - Local | \$35,000 | \$0 |
| Over 65 Exemption - Local (Survivor) | \$5,000 | \$0 |
| Over 65 Exemption - State | \$0 | \$0 |
| Over 65 Exemption - State (Survivor) | \$0 | \$0 |
| Freeport Exemption | \$0 | \$0 |
| Pollution Control | \$0 | \$0 |
| Estimate of Loss to 11.26 & 11.261 Tax Limitations | \$0 | \$0 |
| Loss to Homestead 10% Cap | \$0 | \$0 |
| Loss to Productive Value | \$523,880 | \$1,345,736 |

* Cherokee County Portion Only

Cherokee County Appraisal District

All Data as of Date of Certification

Exemptions and Deductions to Market Value

| Exemption or Deduction Type | Cherokee County | Cherokee |
|--|------------------------|-----------------|
| Abatements | \$0 | \$0 |
| Disabled Persons-Local | \$7,629,477 | \$7,989,497 |
| Disabled Persons-Local (Survivor) | \$168,000 | \$180,000 |
| Disabled Persons-State | \$0 | \$0 |
| Disabled Persons-State (Survivor) | \$0 | \$0 |
| Disabled Veteran I | \$165,580 | \$156,060 |
| Disabled Veteran I (Survivor) | \$35,000 | \$35,000 |
| Disabled Veteran II | \$198,469 | \$198,469 |
| Disabled Veteran II (Survivor) | \$39,010 | \$39,010 |
| Disabled Veteran III | \$243,600 | \$243,600 |
| Disabled Veteran III (Survivor) | \$34,750 | \$34,750 |
| Disabled Veteran IV | \$2,227,322 | \$2,174,799 |
| Disabled Veteran IV (Survivor) | \$853,920 | \$815,354 |
| 100% Disabled Veteran | \$11,881,195 | \$10,745,014 |
| 100% Disabled Veteran (Survivor) | \$1,413,367 | \$1,299,367 |
| Constitutional Exemptions | \$115,271,170 | \$115,271,170 |
| Sec 11.146 Exempt Property | \$374,480 | \$374,480 |
| Homestead Exemption - Local | \$0 | \$0 |
| Homestead Exemption - State | \$0 | \$17,310,740 |
| Over 65 Exemption - Local | \$47,294,020 | \$48,091,494 |
| Over 65 Exemption - Local (Survivor) | \$931,144 | \$980,110 |
| Over 65 Exemption - State | \$0 | \$0 |
| Over 65 Exemption - State (Survivor) | \$0 | \$0 |
| Freeport Exemption | \$0 | \$0 |
| Pollution Control | \$2,544,373 | \$2,544,373 |
| Estimate of Loss to 11.26 & 11.261 Tax Limitations | \$55,800,000 | \$100,500,000 |
| Loss to Homestead 10% Cap | \$3,805,486 | \$3,805,486 |
| Loss to Productive Value | \$975,250,990 | \$975,250,990 |

Cherokee County Appraisal District

Inquiry and Formal Protest Data

Inquiries

| | 2010 | 2011 | 2012 | 2013 | 2014 |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|
| No Change | | 230 | 202 | 356 | 306 |
| Change | | 368 | 297 | 604 | 414 |
| Pending | | 0 | 0 | 0 | 0 |
| Total | | 598 | 499 | 960 | 720 |
| % Inquiries to Notices Mailed | | 2.29% | 2.97% | 4.32% | 4.35% |

Protests Filed

| | | | | | |
|-------------------------------------|------------|------------|------------|------------|------------|
| Pending Protests | 0 | 0 | 2 | 0 | |
| Cancelled/No Show | 302 | 265 | 218 | 229 | 346 |
| Settled | 170 | 389 | 331 | 355 | 230 |
| ARB Decision | 80 | 21 | 62 | 16 | 158 |
| Pending Arbitration | 0 | 0 | 0 | 0 | |
| Total | 552 | 675 | 613 | 600 | 734 |
| % Formal Protests to Notices Mailed | 2.93 | 2.58% | 3.65% | 2.69% | 4.43% |

| | | | | | |
|-------------------------|---------------|---------------|---------------|---------------|---------------|
| # Notices Mailed | 18,863 | 26,146 | 16,801 | 22,247 | 16,553 |
|-------------------------|---------------|---------------|---------------|---------------|---------------|