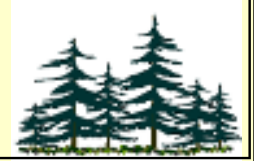


CCAD VALUATIONS



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CCAD Fails State Audit

Every two years the state comptroller's office conducts a value study to ensure that local appraisal districts are valuing property at market value. This study is known as the "Property Value Study" or "PVS".

In late 2015 the State determined that CCAD was not at market value in the New Summerfield School District. This caused CCAD to examine the State's study to determine its validity.

During this examination, CCAD obtained several sales of property in NSISD that it did not have prior. These sales indicated that CAD values were low on residential property.

Because of this, CCAD has aggressively updated residential values in NSISD and on Lake Striker in an effort to bring values up to market level by using sold property information not previously available to CCAD. Many of these changes are as much as 25%. However, owners with homesteads

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will see the 10% Cap kick in limiting their tax liability.

The state comptroller's office will again be studying NSISD in 2016 to check for compliance with market valuations. CCAD anticipates that it will pass the 2016 PVS.

NSISD property owners with questions about their values should contact CCAD for an informal conference with appraisal staff.

CCAD Joins the Greater Tyler Area Realtor's MLS

2016 marks a new year of market data accumulation for CCAD with its membership in the Greater Tyler Area Realtor's (GTAR) MLS. MLS stands for "multiple listing service".

An MLS system provides a clearing house of information for real estate professionals for property listings and sale information.

CCAD will be utilizing sold property market information provided by GTAR for properties that are located inside Cherokee County.

Market data is the life blood of the appraisal industry. With this data, CCAD is able to better perform its legal duty of uniform market level appraisals.

In the absence of MLS, CCAD is dependent upon buyers and sellers to disclose sale prices on their transactions. This method of reporting data usually results in no response, especially when the sales price is above the CCAD value. This is specifically what has happened in New Summerfield ISD as reported in the article above.

Buyers and sellers of properties where the sale was higher than tax value typically did not report their information to CCAD in NSISD leading to low valuations in the school district.

This year, CCAD has more data to work with than ever before and continues with its efforts to develop and maintain market level appraisal models for all of Cherokee County.

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...

MLS

A Multiple Listing Service (MLS) is a warehouse of data for real estate professionals that will show properties available for sale. It will also reflect the sale price if those properties sell. This assists realtors and appraisers in estimating market value and determining listing prices.

PVS

The Property Value Study (PVS) is a study done by the state comptroller's office every two years. It is a statistical approach to making sure CAD's are doing their job. The state does this as a check and balance for state funding of schools.

Level of Intensity

This term refers to productivity appraisals for ag, timber or wildlife production. State law provides that the local chief appraiser examine production practices in the area in order to determine

practical levels of production activities for ag, timber or wildlife appraisals such as: hay bales per acre or number of grazing acres per head.

If a CCAD employee uses a term you are not familiar with, please ask for an explanation.

Social Media and Taxpayer Assistance!!!

Many resources are available to taxpayers at the State Comptroller's website, as well as, CCAD's website and social media outlets.

CCAD has a YouTube Channel and Facebook page where you can find information and videos to assist you with productive lands. Also, the website has other resources such as online brochures explaining several facets of property tax exemptions and processes.

The State Comptroller's website contains a vast amount of information, including videos on presenting your case at the ARB!!

Many of these resources are also available at the CCAD office either on paper or accessible via public access computers!!!!

2016 Market Value Recap

Oil and Gas mineral values suffered a significant loss for the 2016 year. Mineral value estimates are down roughly \$40 million dollars countywide. This is a result of lower gas price and lower production on county leases.

Values in NSISD have been increased based on available market information. Frame exterior homes have changed roughly +7% while brick veneer homes have been modified by +25% for most classes of residential quality. Lake Striker lots were increased from +/- \$19,000 to \$25,000 for a 100ft lot with residential values also increasing by 25%.

Other areas of the county were mostly changed between 2% and 10% depending upon location and

quality type. Many properties were unchanged while others may have increased more.

With the additional information provided by MLS, CCAD continues to examine values in areas of the county where data has been scarce in years past. As time moves forward, CCAD will be adjusting models in response to this increase in market information.

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.

If you have questions or concerns about your value, contact CCAD for an informal meeting with staff appraisers !!!

Unit Name	Tax Year	Certified Taxable	Change from Prev. Yr.	Tax Rate	New Taxable Value	
Alto ISD	2013	\$118,276,206	-7.0%	\$1.313500	\$1,949,581	
	2014	\$122,990,076	4.0%	\$1.313500	\$1,797,790	
	2015	\$125,145,191	1.8%	\$1.313500	\$999,297	
Bullard ISD*	2013	\$249,205,819	7.9%	\$1.470000	\$11,124,680	
	<i>*Cherokee Co. Portion Only</i>	2014	\$271,405,176	8.9%	\$1.470000	\$13,162,760
	2015	\$272,595,229	0.4%	\$1.670000	\$9,404,271	
Carlisle ISD*	2013	\$25,801,496	5.0%	\$1.550000	\$159,504	
	<i>*Cherokee Co. Portion Only</i>	2014	\$27,993,221	8.5%	\$1.550000	\$127,886
	2015	\$35,801,512	27.9%	\$1.550000	\$92,096	
Cherokee County Gen Fund	2013	\$2,170,207,853	-0.1%	\$0.415000	\$29,634,126	
	2014	\$2,208,444,076	1.8%	\$0.415000	\$29,841,941	
	2015	\$2,328,624,420	5.4%	\$0.415000	\$30,547,889	
Cherokee Co Lateral Rd Fund	2013	\$2,105,143,526	-0.4%	\$0.175000	\$29,598,286	
	2014	\$2,146,571,666	2.0%	\$0.175000	\$29,804,725	
	2015	\$2,270,977,294	5.8%	\$0.175000	\$30,518,823	
City of Alto	2013	\$30,112,023	-2.6%	\$0.333700	\$184,390	
	2014	\$30,258,255	0.5%	\$0.343700	\$171,870	
	2015	\$31,516,969	4.2%	\$0.343700	\$449,600	
City of Bullard*	2013	\$19,270,160	24.8%	\$0.555749	\$-	
	<i>*Cherokee Co. Portion Only</i>	2014	\$23,956,389	24.3%	\$0.588137	\$-
	2015	\$25,250,940	5.4%	\$0.574571	\$1,756,160	
City of Jacksonville	2013	\$545,221,562	-0.1%	\$0.627600	\$3,128,961	
	2014	\$539,559,134	-1.0%	\$0.659600	\$1,195,000	
	2015	\$554,111,569	2.7%	\$0.659600	\$3,192,110	
City of Rusk	2013	\$109,332,212	0.8%	\$0.460000	\$975,500	
	2014	\$110,813,472	1.4%	\$0.460000	\$781,505	
	2015	\$112,531,833	1.6%	\$0.460000	\$394,300	
City of Troup*	2013	\$3,970,886	-1.2%	\$0.943158	\$-	
	<i>*Cherokee Co. Portion Only</i>	2014	\$4,245,318	6.9%	\$0.921544	\$-
	2015	\$3,753,361	-11.6%	\$0.915620	\$-	
City of Wells	2013	\$12,196,250	-1.2%	\$0.556100	\$40,670	
	2014	\$12,391,757	1.6%	\$0.547100	\$40,670	
	2015	\$12,466,224	0.6%	\$0.545500	\$49,210	
Jacksonville ISD	2013	\$974,892,984	1.0%	\$1.320000	\$7,671,612	
	2014	\$977,953,105	0.3%	\$1.395000	\$7,659,121	
	2015	\$976,396,982	-0.2%	\$1.395000	\$13,393,965	
New Summerfield ISD	2013	\$55,100,552	0.4%	\$1.170000	\$592,450	
	2014	\$59,367,792	7.7%	\$1.170000	\$552,130	
	2015	\$60,041,424	1.1%	\$1.459500	\$979,467	
Rusk ISD*	2013	\$354,764,096	-1.9%	\$1.152500	\$4,786,370	
	<i>*Cherokee Co. Portion Only</i>	2014	\$349,129,229	-1.6%	\$1.152500	\$5,197,295
	2015	\$352,240,126	0.9%	\$1.152500	\$2,626,517	
Troup ISD*	2013	\$120,479,306	0.3%	\$1.118000	\$2,456,950	
	<i>*Cherokee Co. Portion Only</i>	2014	\$125,702,555	4.3%	\$1.118000	\$541,586
	2015	\$138,900,795	10.5%	\$1.150000	\$800,030	
Wells ISD*	2013	\$54,440,851	-12.0%	\$1.170000	\$649,650	
	<i>*Cherokee Co. Portion Only</i>	2014	\$63,716,656	17.0%	\$1.170000	\$171,111
	2015	\$80,316,570	26.1%	\$1.170000	\$1,188,530	

2016 Timber Values

Timber appraisals last year were incorrect due to an error in data given to local appraisal districts by the State Comptroller's office in the Spring of 2015. This error resulted in lower values than what should have occurred. This error has compounded the change in value from 2015 to 2016 for local timber growers.

The "15 State/Ac" column shows the correct 2015 timber value/acre beside what was actually assessed last year. The last column shows this year's value/acre.

	'15 State/Ac	'15 CAD/Ac	'16 CAD/Ac
Pine I	\$346	\$302	\$399
Pine II	\$211	\$178	\$250
Pine III	\$155	\$134	\$197
Mixed I	\$295	\$273	\$265
Mixed II	\$193	\$176	\$170
Mixed III	\$113	\$103	\$101
Hard Wood I	\$166	\$151	\$104
Hard Wood II	\$92	\$81	\$44
Hard Wood III	\$61	\$54	\$25

2016 Productivity Audit

Nearly 4,000 productivity applications were mailed out this year. Most of those are the result of our ongoing audit and some were requested by owners or sent out to new owners.

Overall, roughly 97% of applications have been approved with only 3% (115) denied out right. However, there are an additional +/-500 accounts that have been denied due to no response. These are owners who have not responded to the application request, or those who have not responded to requests for more information. These properties have received two certified mailings, reminders and a notice of value. CCAD hopes that these owners will respond before the deadline to certify.

Additionally, 579 wildlife owners were sent the required annual report this year. Of those, 11% have been denied due to not filing an annual report or not responding to requests for more information. Again, CCAD hopes these owners will respond before the deadline as well.

Failure to respond will result in a large tax increase!!!

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

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.