



CALDWELL COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT 2016

Caldwell County Appraisal District Mission Statement

We are required by State Law to provide property tax appraisals that are equal, uniform, and at market value. The State Comptroller Tax Division monitors and conducts reviews of our appraisal standards to make sure we adhere to State Law. What this means for the average property owner is that any increase or decrease in the valuation of a property is part of our effort to adhere to State Law. This will be accomplished by maintaining the highest standards in appraisal practices and lay by developing personnel who are professional and knowledgeable and operate under the stands of:

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

The Appraisal District does not set tax rates. These tax rates are set by each of the individual taxing entities of Caldwell County. Lists of these entities are available upon request or can be found on our website.

Appraisal District Overview

The Caldwell County Appraisal District is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirement of the appraisal district. Members of the Board of Directors are elected by the taxing units within the boundaries of Caldwell County and must live within the district two years prior to serving on the board. The Chief Appraiser is appointed by the Board of Directors and is the chief administrator of the appraisal district. The appraisal District is responsible for local property tax appraisal and exemption administration. The local taxing units such as your County, Schools, Cities, Emergency Service District and Groundwater Conservation District set a tax rate from your property tax appraisal issued by the Appraisal District.

Governance

The Appraisal District operations are governed by the Board of Directors whose members are elected by the voting taxing units every two years. The Board's primary responsibilities are:

- Appoint the Chief Appraiser
- Adopt the Districts annual operating budget
- Contract for necessary services; Complying with the competitive bidding requirement established by law.
- Appoint the Appraisal Review Board
- Adopt a Biennially written plan for the periodic reappraisal of all property within the appraisal district office
- Make general policies on the appraisal district's operation

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 and there are no legal limits to the number of terms a board member can serve.

County Statistics

Caldwell County is located 40 miles South of Austin and is greatly affected by the Austin metro area market values.

The district maintains appraisal values on approximately:

Property Types	Property Count	Market Value
Residential, Commercial, Business, and MH on land	20,082	\$2,528,351,271
Manufactured Homes (MH) on separate personal	2,323	\$45,977,440
Business Personal Property	2,067	\$286,273,494
Minerals, Utilities, and Pipeline	16,180	\$125,351,598

School Districts

The Lockhart school district is located completely inside Caldwell county. The Luling and Prairie Lea schools are located in Caldwell county and Guadalupe county. The Gonzales and Waelder schools are located in Caldwell county and Gonzales county. The San Marcos, Hays, and ACC schools are located in Caldwell county and Hays county.

Valuation Data

Caldwell County is on a three year rotation for an onsite inspection for real property.

After analysis the overall market for rural acreage values increased an average of 7.68% from 2015 to 2016. Some rural areas saw a higher change. During our market analysis of rural acreage, we modified our rural land zones to better reflect current land market areas throughout the county. This change was reflected in our schedules that are 19 rural land market land zones. Total all real property Net Taxable value increased +6.35% from 2015 to 2016. There were several areas that may not have seen these changes and some areas may have seen a small decrease. Our Utility Package values are \$10,000 for the full water, septic, & sewer package. We updated our methods and adjustments for Lot Inventory to reflect 3 stages of a subdivision's development. Various market values may have been changed based on category types to reflect sale prices. Some residential neighborhoods increased from +1% to +7% based on sales analysis. The 2016 mineral values decreased some from 2015 due to market change in oil prices.

Exemption Data: The district has various exemptions that taxpayers may qualify for.

Homestead and Over 65 residential exemption. You may only apply for residence homestead exemption on one property in a tax year. A homestead may include up to 20 acres of land you actually use in the residential use (occupancy) of your home. To qualify for a homestead exemption, you must own and reside in your home on January 1 of the tax year. The age 65 or older or disability exemption for school taxes includes a school tax limitation or ceiling. Some taxing units such as county and cities have exemptions and tax ceilings limits. The filing of this application is between January 1 and April 30. You may file a late homestead exemption if you file it no later than one year after the date taxes become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if you move out of the county; this can transfer to the new county you reside in. There are other exemptions available. The State changed the mandatory homestead exemption amount from \$15,000 to \$25,000 for school districts for 2016. Please check our website or call our office.

Collections Department

Caldwell County appraisal district contracts with 16 of our local taxing entities to create a consolidated tax collection office. Caldwell CAD has an average Collection Rate of 96%. We work with our Taxpayers to maximize the collections for the entities. The district offers a plan that taxpayers may pay monthly payments that we place in escrow for the following year's taxes. We also offer a Partial Payment Plan on Delinquent taxes. The Caldwell CAD has an official payment option using your debit or credit card by phone or internet.

Property Appeal Process

The Appraisal Review Board (ARB) consists of five members appointed by the Board of Directors. Members of the ARB serve two-year staggered terms and are limited by law to serving three consecutive two-year terms. To be eligible to serve on the ARB, an individual must be a resident of the district and must have resided in the district for at least two years. Board members are also required to attend annual training classes to be eligible to serve in any given year.

The Appraisal Review Board responsibilities are:

- Determining protests initiated by property owners
- Determining challenges initiated by taxing units
- Correcting clerical errors in the appraisal records and the appraisal rolls
- Acting on motions to correct appraisal rolls under Section 25.25 of the Property Tax Code
- Determining whether exemptions and special appraisals are improperly granted and;
- Taking other actions or making other determinations authorized by the Property Tax Code

AGRICULTURAL 1-D-1 OPEN SPACE AND WILDLIFE MANAGEMENT

Qualified open-space land does not become ineligible for the special appraisal when a drought is declared by the Governor. We will work with our Farmers and Ranchers during the drought. We are currently requesting updated applications on each property as warranted. This will happen if the ownership changes or if the use changes. Other reason may apply.

The Agricultural Advisory Board is a three member board appointed by the Chief Appraiser with the advice and consent of the Board of Directors. The responsibility of the Agricultural Advisory Board is to advise the Chief Appraiser on the valuation and use of land that may be designated for open-space agricultural valuation within the district's boundaries and to assist in determining typical practices and standards used in various farming operations.

PTAD REVIEWS

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a Property Value Study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller’s website.

The Property Value Study is conducted by the State Comptroller’s Office to estimate the taxable property value in each school district to measure the performance of Appraisal Districts. If the Appraisal District is within a 5% percent margin the State Comptroller will certify the local value to the Commissioner of Education. The findings of the study are used in the school funding formula for state aid. Caldwell CAD has received local value for Caldwell and all other entities.

Caldwell County	2016 CERTIFIED TOTALS	As of Certification
Property Count: 43,820	CAD - Caldwell Appraisal District Grand Totals	7/22/2016 10:45:27AM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	7,299		\$14,673,080	\$652,691,187
B	MULTIFAMILY RESIDENCE	220		\$287,430	\$40,705,597
C1	VACANT LOTS AND LAND TRACTS	1,873		\$8,670	\$31,815,088
D1	QUALIFIED OPEN-SPACE LAND	4,780	289,282.3312	\$0	\$910,597,774
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	1,570		\$5,648,890	\$33,419,422
E	RURAL LAND, NON QUALIFIED OPEN SPA	7,379	36,103.7985	\$16,096,030	\$630,323,628
F1	COMMERCIAL REAL PROPERTY	1,022		\$5,114,200	\$177,103,971
F2	INDUSTRIAL AND MANUFACTURING REAL	40		\$8,140	\$17,087,790
G1	OIL AND GAS	11,401		\$0	\$69,113,526
J2	GAS DISTRIBUTION SYSTEM	9		\$0	\$1,564,570
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	72		\$0	\$75,727,420
J4	TELEPHONE COMPANY (INCLUDING CO-O	41		\$0	\$5,437,110
J5	RAILROAD	17		\$0	\$15,225,380
J6	PIPELAND COMPANY	114		\$0	\$13,582,220
J9	RAILROAD ROLLING STOCK	2		\$0	\$4,409,900
L1	COMMERCIAL PERSONAL PROPERTY	1,339		\$0	\$80,781,940
L2	INDUSTRIAL AND MANUFACTURING PERS	369		\$0	\$105,639,700
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1,777		\$3,168,270	\$33,803,520
M2	TANGIBLE OTHER PERSONAL, OTHER	1		\$0	\$0
N	INTANGIBLE PROPERTY AND/OR UNCERT	1		\$0	\$0
O	RESIDENTIAL INVENTORY	322		\$2,762,720	\$7,521,850
S	SPECIAL INVENTORY TAX	20		\$0	\$4,352,540
X	TOTALLY EXEMPT PROPERTY	8,318		\$11,216,570	\$176,499,490
	Totals		325,386.1297	\$58,984,000	\$3,087,419,623

The Caldwell CAD serves the following taxing units.

Entity	2015-07-22	2015-07-22	2016-07-22	2016-07-22
	Total Market	Net Taxable	Total Market	Net Taxable
Caldwell CAD	\$2,942,646,929	\$1,926,348,920	\$3,087,419,623	\$2,000,809,360
Caldwell County	\$2,941,387,389	\$1,894,175,654	\$3,087,419,623	\$1,968,616,105
Farm to Market	\$2,937,475,715	\$1,878,707,810	\$3,082,565,533	\$1,952,061,921
Lockhart I.S.D.	\$1,882,985,231	\$1,084,441,819	\$1,989,805,347	\$1,137,398,984
Luling I.S.D.	\$538,529,092	\$362,386,052	\$541,877,527	\$352,693,480
Prairie Lea I.S.D.	\$150,936,503	\$92,265,978	\$177,909,741	\$113,741,441
Gonzales I.S.D. ***	\$57,809,330	\$23,879,894	\$62,669,770	\$25,397,941
Hays I.S.D. ***	\$43,837,100	\$26,265,446	\$47,437,480	\$29,089,293
San Marcos I.S.D. ***	\$204,425,559	\$126,898,692	\$202,327,940	\$123,981,075
Waelder I.S.D. ***	\$60,494,040	\$16,789,353	\$62,205,590	\$19,981,760
ACC College ***	\$43,994,680	\$25,786,299	\$48,657,170	\$29,311,063
Lockhart City	\$660,425,644	\$518,844,157	\$690,281,032	\$545,043,660
Luling City	\$234,341,282	\$200,865,351	\$261,273,692	\$217,576,468
Martindale City	\$60,079,735	\$53,591,923	\$60,590,358	\$54,674,274
Mustang Ridge City ***	\$30,857,040	\$22,111,732	\$35,462,360	\$24,443,070
Niederwald City ***	\$6,454,700	\$5,558,769	\$6,785,600	\$5,808,068
San Marcos City ***	\$27,619,500	\$19,317,870	\$23,258,500	\$14,975,770
Uhland City ***	\$12,920,300	\$11,536,907	\$13,362,020	\$12,026,779
Gonzales U.G. Water ***	\$248,429,058	\$97,379,105	\$260,544,455	\$104,662,739
Plum Creek Conservation ***	\$1,598,316,876	\$1,027,661,170	\$1,666,970,885	\$1,059,644,396
Plum Creek U.G. ***	\$1,598,316,876	\$1,042,050,818	\$1,666,993,885	\$1,074,671,436
Caldwell-Hays ESD #1 ***	\$460,956,481	\$285,254,252	\$491,729,682	\$299,444,775
Caldwell ESD #2	\$164,604,579	\$90,219,329	\$174,489,492	\$93,926,927
Caldwell ESD #3	\$151,542,719	\$102,845,798	\$153,094,730	\$104,501,842
Caldwell ESD #4	\$155,883,741	\$75,496,179	\$162,107,873	\$76,752,960

Caldwell County MUD 1	\$8,002,260	\$300,880	\$8,461,740	\$1,268,120
Caldwell Valley MUD 1	\$2,252,620	\$100,000	\$2,344,360	\$79,920
Cotton Center MUD 2	\$2,354,880	\$181,200	\$2,345,030	\$179,560

*** These entities have a portion of their area located inside Caldwell County.