

GONZALES CENTRAL APPRAISAL DISTRICT

2019 ANNUAL REPORT

Introduction

This report shall serve as the annual report for Gonzales Central Appraisal District (District). This report provides information concerning appraisal activities for the year including: general information about the District; District budget; taxing entities in the District and their market and taxable values; number and type of accounts appraised; appeals, arbitration, and litigation; and State review.

General Information

The District is a political subdivision of the State and was established in 1979 by the passage of Senate Bill 621. Prior to 1979 each taxing unit could have their own tax office and appraise properties using their own practices. A property owner could have a different value for his property from each taxing unit. Senate Bill 621 required each county to establish a Central Appraisal District. A Tax Code was written that established appraisal standards, appeal procedures, and a regular review of each Appraisal District by a State agency.

The District is governed by a Board of Directors (Directors) who are elected by the elected officials of the voting taxing entities. The Directors appoint the Chief Appraiser, who manages the administrative and appraisal operations of the District. The Directors set policy, approve the budget, review expenditures, appoint the Appraisal Review Board (ARB), the Agricultural Advisory Appraisal Board and the Tax Payer Liaison Officer (if required). The Directors also establish the Districts office, contract of necessary services, adopt the Biennial Reappraisal Plan, and designate the Districts depository. In 2018 the Board of Directors changed the District's name to Gonzales Central Appraisal District to reflect the intent of Senate Bill 621.

The District is required to be managed by a professional staff whose appraisers have received training prescribed by the State and overseen by the Texas Department of Licensing and Regulation (TDLR). All appraisers are registered with TDLR and must complete courses and exams to qualify as a Registered Professional Appraiser (RPA) within five years from their date of registration, and fulfill continuing education requirements to maintain this designation.

The District is required to identify and appraise all property within its boundaries, administer exemptions and special appraisals. The District appraises residential, commercial, and business personal property at market value as of January 1, using mass appraisal standards and techniques in compliance with the Texas Property Tax Code, the International Association of Assessing Officers, and the Uniform Standards of Professional Appraisal Practice. The District employs Pritchard & Abbott, Inc., to appraise minerals, industrials, utilities, and personal property.

Appraisal District Budget

The District's budget for 2019 was \$1,672,607, and it was adopted by the Directors on July 19, 2018. The 2019 budget was a 7.6760% increase from the 2018 budget.

Values per Entity

Gonzales County values are being heavily influenced by the Eagle Ford Shale oil and gas development. The following table shows the values of each taxing entity participating in the District.

ENTITY	2019 MARKET VALUE	2019 TAXABLE VALUE	2018 MARKET VALUE	2018 TAXABLE VALUE
GONZALES COUNTY	6,617,632,844	3,671,841,760	5,812,510,570	2,878,364,300
GONZALES ISD	3,272,356,573	1,690,605,509	3,022,854,700	1,440,424,010
NIXON-SMILEY CISD	1,924,654,691	1,066,192,721	1,538,762,680	694,057,920
WAELDER ISD	594,016,220	203,812,556	584,664,060	180,286,380
CITY OF GONZALES	573,925,418	474,314,524	638,591,840	439,878,450
CITY OF NIXON	84,135,001	76,795,751	77,282,540	69,789,360
CITY OF SMILEY	15,341,400	11,341,970	15,284,670	11,642,870
CITY OF WAELDER	47,664,380	41,041,560	44,541,130	38,266,070
CUERO ISD	204,140,340	167,413,910	183,918,300	147,153,880
SHINER ISD	264,815,460	184,640,670	201,427,940	129,076,470
MOULTON ISD	220,673,080	132,825,512	149,978,680	71,824,060
YOAKUM ISD	133,116,670	102,640,540	127,044,570	94,062,670
GONZALES COUNTY ESD#1	6,613,773,064	3,665,095,440	5,808,650,090	2,873,503,180
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GONZALES HEALTHCARE SYSTEMS	5,528,937,063	3,110,102,899	4,816,023,370	2,414,252,030
YOAKUM HOSPITAL DISTRICT	133,945,260	103,865,790	129,569,650	96,962,750
NIXON HOSPITAL DISTRICT	719,545,761	285,942,561	664,162,690	233,100,760
GONZALES COUNTY UWCD	5,105,291,424	2,577,919,120	4,530,048,720	2,007,324,260

Property Types Appraised

In 2019 the District had approximately 46,608 parcels. The number of parcels per major category is:

Residential	4,144
Commercial	689
Industrial	680
Mineral	20,559
Agricultural Land	8,791
Business Personal Property	724

Exemption Information

The District is responsible for the administration of all property tax exemptions granted. These exemptions include mandated homestead exemptions, optional homestead exemptions, over 65 exemptions, disability exemptions, disabled veteran exemptions, and 100% disabled exemptions. The most common exemption a property owner qualifies for is the Homestead Exemption (HS). In order to qualify for the HS Exemption the property owner must own and reside in the residence on January 1 and the owner or spouse claims no other HS exemption. In January the District mails HS exemption applications to property owners who may qualify for this exemption. The application must be completed and returned to the District by April 30. A property owner may file a late HS application if it is filed no later than one year after the taxes become delinquent. A property owner who turns 65 any time during the year qualifies for the Over 65 exemption and can apply for the exemption anytime during the year after they turn 65. The following list is the taxing entities in the District and the Homestead/ Over 65/ Disabled Persons exemptions they offer.

Entity	2019 Tax Rate	2018 Tax Rate	Local Homestead Exemption
City of Gonzales	0.33800	0.30500	None
City of Nixon	0.39290	0.40180	None
City of Smiley	0.38270	0.36000	\$15,000/OV65/DP
City of Waelder	0.22440	0.22440	None

Gonzales County ESD#1	0.10000	0.05060	None
Gonzales County ES Fire D#1	0.02590	0.02990	None
Gonzales County	0.38090	0.47840	None
Gonzales County Underground Water	0.00540	0.00660	None
Gonzales Healthcare	0.30940	0.36000	None
Nixon Hospital District	0.01590	0.01940	None
Yoakum Hospital District	0.18300	0.20040	None
Gonzales ISD	1.14000	1.18000	\$25,000/OV65/DP
Nixon - Smiley CISD	1.15000	1.17000	20%/\$25,000/OV65/DP
Waelder ISD	1.07280	1.15620	\$25,000/OV65/DP
Moulton ISD	1.21990	0.99000	20%/\$25,000/OV65/DP
Cuero ISD	1.39663	1.61000	\$25,000/OV65/DP
Shiner ISD	1.04010	1.11010	\$25,000/OV65/DP
Yoakum ISD	1.41000	1.48000	\$25,000/OV65/DP

Appeals, Arbitration and Litigation

During 2019 there were no appeals filed by taxing entities or taxpayers with regard to the certified appraisal rolls for any of the taxing entities. There is one lawsuit still in litigation, Kelly Cooper Roberts GCAD Value \$509,380. There were five lawsuits filed: Krishna Gonzales (La Quinta) GCAD Value \$4,566,590; Winbin Ventures (Microtel) GCAD Value \$2,734,510; Sleep Inn GCAD Value \$2,920,230; Holiday Inn GCAD Value \$6,700,520; Wal Mart GCAD Value \$8,200,140. There were two lawsuits settled: Rhea Hospitality (Best Western) GCAD Value \$1,468,710, Agreed Judgment of \$1,282,002; Armaan Adventures (Texas Lodge) GCAD \$1,334,530, Agreed Judgment \$721,902. There were two requests for Binding Arbitration filed in 2018 that were settled in 2019: AutoZone, GCAD Value \$584,710, PO Value \$495,000, Arbitrator Value \$584,710; SER Cattle Co., GCAD Value \$1,476,190, PO Value \$ \$1,330,000, Arbitrator Value \$1,390,000. There were two requests for Binding Arbitration filed: Armaan Adventures

(Texas Lodge), GCAD Value \$1,608,310, PO Value \$400,000; Rhea Hospitality (Best Western), GCAD Value \$1,794,360, PO Value \$800,000.

There were 1,738 protests filed by property owners or agents. The ARB heard 208 protests, and granted \$2,149,390 in value reduction through the protest hearings.

Legislative Changes

The Texas Legislature did meet in 2019.

Some notable changes to the Texas Property Tax Code included;

Rollbacks for Agricultural Land changed to three years instead of five with the interest rate at 5% instead of 7%.

ARB- The one term sit out period for a member who had served six years for counties smaller than 120,000 in population is repealed. An ARB member can now serve as long as they agree to serve.

Repealing of Tax Code Section 42.23 (i), which would have authorized a court to give preference to appraisal district employees as long as they are State Licensed or certified over the Tax payer expert.

Change to Heir property, TPTC Sec 5.061 and 11.43

State Review

The Comptroller's office performs the Property Value Study (PVS) and the Methods and Assistance Program (MAP) as their yearly review of the District on a rotating basis.

The PVS estimates each school district's taxable property value through the effectiveness of the District's appraisals. The Districts values must be within five percent of the States values in order for the Comptroller to certify local value to the Commissioner of Education for school funding. All school districts in the District's boundaries received local value for 2018. The results for the 2018 PVS for Gonzales County were: median level of appraisal 0.99; Coefficient of Dispersion 13.12; and Price-Related Differential 0.98.

The MAP study for the District was conducted in 2019. The District passed all of the Mandatory Requirements and met all of the Appraisal District Activities requirements.

For additional information visit our website at www.gonzalescad.org or call our office at 830-672-2879. We are located at 1709 E. Sarah DeWitt, Unit B, Gonzales, Texas, 78629. Our hours are 8:00 am to 5:00 pm, Monday thru Friday.