



2023 ANNUAL REPORT

ARCHER COUNTY APPRAISAL DISTRICT

Kimbra York, Chief Appraiser

SCOPE OF WORK

The Archer County Appraisal District (ACAD) is a political subdivision of the State of Texas created effective January 1, 1980. The Constitution of the State of Texas and Texas Property Tax Code govern the legal statutory, and administrative requirements for the appraisal district.

MISSION

Our Mission is to provide uniform, fair, and equitable appraisals of all real and personal property located in Archer County. It is also our mission to provide information and assistance to the public in a professional and courteous manner.

ADMINISTRATION

The appraisal district is governed by a Board of Directors, elected by the taxing units within the boundaries of Archer County. Their primary responsibilities are to establish the appraisal district office and to appoint the Chief Appraiser. The Chief Appraiser is the chief executive administrator of the appraisal district.

TAXING UNITS

The appraisal district is responsible for local property tax appraisal and exemption administration for thirteen (13) taxing units in the county. They are Archer County, Archer City ISD, Holliday ISD, Windthorst ISD, Iowa Park CISD, Jacksboro ISD, Olney ISD, Hamilton Hospital District and the cities of Archer City, Holliday, Lakeside City, Megargel, and Windthorst. Property tax appraisal are estimates of market value prepared by the appraisal district by which each of the taxing units sets a tax rate and allocates the year's tax burden on the basis of each taxable property's appraisal.

WHAT IS AD VALOREM PROPERTY TAXES?

According to Section 11.01 of the Texas Property Code all real and tangible property that this state has jurisdiction to tax is taxable unless exempt by law. The definition of ad valorem is according to value, therefore the ACAD is bound by law to appraise every parcel of land, every residential improvement, every commercial improvement and any other type of property in Archer County at the current market value unless some part of the value is exempt by law.

SUMMARY OF ACTIVITIES OF THE ACAD

1/06/2023	Mailed business personal property renditions for 2023
4/17/2023	Deadline to file business personal property renditions
4/30/2023	Deadline to file Homestead Exemptions
	Deadline to file Application for Open space Agricultural Use Appraisal
4/19/2023	Mailed 25.19 appraisal notices from Pritchard & Abbott in Fort Worth
5/19/2023	Deadline to protest property values
6/08/2023	Mineral and Real Estate ARB was held
6/09/2023	Real Estate ARB was held
7/20/2023	Certified the roll to the taxing units

DEFINITION OF VALUE

According to the Uniform Standards of the Professional Appraisal Practices, the definition of market value is the most probable price which a property should bring in a competitive and open market under

all conditions requisite to a fair sale, the buyer and seller acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated
- Both parties are well informed or well advised, and acting in what they consider their own best interests
- A reasonable time is allowed for exposure in the open market
- Payment is made in terms of cash in U.S. dollars or times of financial arrangements comparable thereto and
- The price represents the normal consideration for the property sole unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

TAXABLE VALUE

Below is a breakout of the last 3 years of taxable values for each taxing unit located in Archer County.

Jurisdiction	2021	2022	2023
Archer County	\$802,046,100	\$ 1,006,906,444	\$ 1,228,759,101
City of Archer City	\$65,084,122	\$ 71,734,954	\$ 79,253,354
City of Holliday	\$73,972,896	\$ 88,962,598	\$ 103,150,556
City of Lakeside City	\$75,724,631	\$ 87,791,014	\$ 100,725,305
City of Megargel	\$5,803,497	\$ 6,544,376	\$ 7,409,480
City of Windthorst	\$19,736,819	\$ 22,297,793	\$ 25,261,005
Archer City ISD	\$395,250,103	\$ 373,601,223	\$ 417,644,746
Holliday ISD	\$386,088,840	\$ 430,347,176	\$ 504,145,318
Windthorst ISD	\$80,399,138	\$ 85,780,733	\$ 95,732,750
Iowa Park CISD	\$2,994,270	\$ 3,329,050	\$ 4,049,340
Jacksboro ISD	\$973,200	\$ 955,880	\$ 1,224,390
Olney ISD	\$144,503,757	\$ 142,839,427	\$ 143,736,555
Hamilton Hospital	\$24,046,200	\$ 118,808,720	\$ 117,392,730

PROPERTY TYPES:

Improvements:

There are 4113 residential parcels. There are 294 commercial parcels.

Land:

There are 4113 residential lots, 1184 vacant lots, 294 commercial lots and 4179 agricultural parcels in Archer County.

Other:

There are 1017 business personal property accounts. There are 315 Utility and Pipeline parcels. There are 5986 mineral accounts. There are 2328 exempt parcels.

EXEMPTIONS:

The ACAD also determines eligibility for various types of property tax exemptions for residential homesteads, over 65 homesteads, disabled homesteads, and disabled veterans.

Home Owners are only eligible to receive a homestead exemption on one (1) home per year and the home must be the primary residence. Homestead Exemptions received between January 1st and December 31th are considered for the year but you can file a Homestead Exemption up to two (2) years later. A homeowner must provide a valid Texas license with a physical address that matches the physical address of the home where the homeowner is requesting the Homestead Exemption.

ARCHER COUNTY EXEMPTIONS AMOUNTS

HOMESTEAD		
Archer County	Homestead	\$3,000 FM/LR
	65 or Older	\$5,000
	Disabled Person	\$5,000
Archer City ISD	Homestead	\$40,000
Holliday ISD	65 or Older	\$50,000
Windthorst ISD	Disabled Person*	\$50,000
Iowa Park CISD		
Jacksboro ISD		
Olney ISD		
City of Holliday	65 or Older	\$20,000
City of Windthorst	Homestead	\$5,000
	65 or Older	\$5,000
	Disabled Person*	\$5,000
DISABLED VETERAN		
Disability Rating	10% to 29%	\$5,000
	30% to 49%	\$7,500
	50% to 69%	\$10,000
	70% to 100%	\$12,000
65 or older		\$12,000
Totally blind in 1 or both eyes		\$12,000
Lost use of 1 or more limbs		\$12,000
100% DISABLED VETERAN		
Qualified Disabled Veteran	Homestead	100% Exempt
Spouse of Qualified DV	Must be same property	100% Exempt
100% Disabled Veteran	Homestead of Veteran	

APPEAL INFORMATION

Appraisal notices are mailed on or around April 15th of each year. Each taxpayer has the right to appeal the appraised value of their property to the Appraisal Review Board if an agreement cannot be reached between the taxpayer and the appraisal district.

NEW CONSTRUCTION

62 new homes were added to the appraisal roll.
8 new mobile homes were added to the appraisal roll.

RATIO STUDY ANALYSIS

Ratio studies are performed on sold properties throughout the year to determine the market value of the properties. If sales are consistently higher or consistently lower than the current valuation on the property, a closer look is needed to determine if the market value has changed.

CONCLUSION OF 2023 MASS APPRAISAL PERFORMED

2023 is the 1st year of the new Reappraisal Plan and we have gone back to working a full ISD. The improvements worked were Holliday ISD. Due to the 2022 PVS performed by the Comptroller's office, Holliday ISD's values being determined as invalid for the 2nd Year, an intense on the ground appraisal was conducted. With an overabundance of sales in Archer County, and working ratio studies, it was determined that the PSF schedules were below market value and needed to be adjusted again for 2023. After the adjustment was made, the means on all the market areas improved.

Archer City ISD had 20 residential properties sell in the district with a mean of 71%. It was determined that the sales indicated that the residential properties were being appraised below market value and a change was needed. The increase was tested and the mean improved to 1.00%.

Holliday ISD had 29 residential properties sell in the district with a mean of 76%. It was determined that the sales indicated that the residential properties were being appraised below market value and a change was needed. The increase was tested and the mean improved to 99%.

Ratio studies on all school districts (Olney ISD, Iowa Park CISD, Jacksboro ISD, Windthorst ISD) and all other towns (Windthorst, Megargel,) were performed and any change other than the straight schedule change was not indicated.