

BURNET CENTRAL APPRAISAL DISTRICT

2014 ANNUAL REPORT

Burnet Central Appraisal District is a political subdivision of the State of Texas. The Texas State Constitution, Texas Property Tax Code and rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the District. The District is responsible for appraising all property in Burnet County for each taxing unit that imposes an ad valorem tax.

GOVERNANCE

Burnet Central Appraisal District is governed by a Board of Directors whose primary responsibilities under the Tax Code include the following:

- Establish the appraisal district office;
- Hire a chief appraiser;
- Adopt than annual operating budget;
- Appoint an Appraisal Review Board;
- Have prepared an annual financial audit conducted by an independent CPA;
- Approve contracts for necessary services;
- Adopt biennially Reappraisal Plan, and;
- Other statutory duties as provided by law.

To be eligible to serve on the Board of Directors, an individual must be a resident of the CAD and have resided in the CAD for at least two years immediately preceding the date of taking office. Members of the Board of Directors serve two-year terms beginning in January of even numbered years.

The Appraisal Review Board (ARB) members are appointed by the Board of Directors. To serve on the ARB, an individual must be a resident of the appraisal district and must have resided in the District for at least two years. The primary function of the ARB is to settle timely protested disputes between property owners and the District.

RESPONSIBILITIES

The District is responsible for discovering, listing, and appraising properties for ad valorem tax purposes. The District is required to appraise property at 100% of its market value as of January 1 of each year. Other duties include, but are not limited to, maintaining correct ownership of properties; administering qualifications for various types of exemptions such as homestead, over 65, religious or charitable organizations as well as special valuations such as agricultural productivity; compiling parcel maps; and all functions in the assessment and collections of taxes.

APPRAISAL OPERATIONS

The District appraises 51,199 parcels, including residential, commercial, vacant lots and rural land, business personal property, industrial, utility and mineral accounts.

The District discovers new properties and appraises all properties annually by field inspections of properties; use of aerial maps; deeds and other recorded instruments; building permits; septic tank permits; mobile home installations permits; advertisements; newspapers; and by public comments to name a few.

The following is the 2014 Certified Values for Burnet County which includes the number of parcels in the county, property types, exemptions as well as a breakdown of property by category.

2014 Certified Value Burnet County	
Number of Parcels	51,199
Market Value Land and Improvements	\$ 6,838,910,596
Market Value of Personal Property	\$ 292,361,723
Market Value Mineral Property	\$ 246,410
Total Market Value	\$ 7,131,518,729
Productivity Loss	\$ 1,982,929,133
Homestead Cap Loss	\$ 19,722,909
Exemptions	\$ 455,687,894
Taxable Value	\$ 4,673,178,581
Freeze Taxable Value	\$ 973,732,815
Adjusted Freeze Taxable Value	\$ 3,699,445,766

BURNET County

2014 CERTIFIED TOTALS

As of Certification

Property Count: 51,199

GBU - *BURNET COUNTY
Grand Totals

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Land		Value			
Homesite:		757,096,140			
Non Homesite:		927,688,484			
Ag Market:		2,030,017,250			
Timber Market:		0		Total Land	(+) 3,714,801,874
Improvement		Value			
Homesite:		2,074,205,484		Total Improvements	(+) 3,124,108,722
Non Homesite:		1,049,903,238			
Non Real		Count	Value		
Personal Property:		2,243	292,361,723	Total Non Real	(+) 292,808,133
Mineral Property:		94	246,410	Market Value	- 7,131,518,729
Autos:		0	0		
Ag		Non Exempt	Exempt		
Total Productivity Market:		2,028,302,099	1,715,151		
Ag Use:		45,372,754	37,542	Productivity Loss	(-) 1,982,929,345
Timber Use:		0	0	Appraised Value	- 5,148,589,384
Productivity Loss:		1,982,929,345	1,677,609	Homestead Cap	(-) 19,722,909
				Assessed Value	- 5,128,866,475
				Total Exemptions Amount	(-) 455,687,894
				(Breakdown on Next Page)	
				Net Taxable	- 4,673,178,581

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
DP	43,827,711	41,156,650	127,161.78	134,220.88	420		
OV65	950,165,715	931,948,370	2,809,198.79	2,897,808.95	4,637		
Total	993,993,426	973,105,020	2,936,360.57	3,032,029.83	5,057	Freeze Taxable	(-) 973,105,020
Tax Rate	0.353300						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	727,176	727,176	727,176	0	2		
OV65	5,093,589	4,982,258	4,354,463	627,795	29		
Total	5,820,765	5,709,434	5,081,639	627,795	31	Transfer Adjustment	(-) 627,795
						Freeze Adjusted Taxable	- 3,899,445,786

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 16,006,502.46 = 3,899,445,786 * (0.353300 / 100) + 2,936,360.57

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	445	0	0	0
DV1	199	0	1,890,446	1,890,446
DV1S	6	0	30,000	30,000
DV2	74	0	717,000	717,000
DV2S	7	0	52,500	52,500
DV3	77	0	750,055	750,055
DV3S	3	0	30,000	30,000
DV4	207	0	1,427,619	1,427,619
DV4S	35	0	330,822	330,822
DVHS	152	0	23,080,015	23,080,015
DVHSS	18	0	1,843,168	1,843,168
EX	8	0	1,737,594	1,737,594
EX-XA	1	0	1,802	1,802
EX-XD	3	0	4,175,512	4,175,512
EX-XG	17	0	1,725,451	1,725,451
EX-XI	5	0	1,830,270	1,830,270
EX-XJ	1	0	39,967	39,967
EX-XL	5	0	926,059	926,059
EX-XN	7	0	387,217	387,217
EX-XV	1,226	0	390,709,815	390,709,815
EX-XV (Prorated)	61	0	1,495,741	1,495,741
EX366	121	0	25,726	25,726
FR	11	14,383,871	0	14,383,871
HS	10,916	0	0	0
LVE	23	6,515,661	0	6,515,661
OV65	4,947	0	0	0
OV65S	15	0	0	0
PC	4	1,361,413	0	1,361,413
PPV	13	220,170	0	220,170
Totals		22,481,115	433,206,779	455,687,894

State Category Breakdown

State Code	Description	Count	Aces	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	16,292		\$43,107,757	\$2,823,883,839
B	MULTIFAMILY RESIDENCE	238		\$816,852	\$40,230,023
C1	VACANT LOTS AND LAND TRACTS	16,019		\$0	\$251,380,290
D1	QUALIFIED OPEN-SPACE LAND	7,791	557,258.6496	\$0	\$2,028,301,940
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	1,007		\$561,395	\$12,257,257
E	RURAL LAND, NON QUALIFIED OPEN SP	6,236	33,520.3807	\$19,257,828	\$732,775,971
F1	COMMERCIAL REAL PROPERTY	1,624		\$14,621,023	\$449,007,338
F2	INDUSTRIAL AND MANUFACTURING REA	137		\$592,839	\$39,135,955
G1	OIL AND GAS	85		\$0	\$238,646
G2	OTHER MINERALS	1		\$0	\$2,930
G3	OTHER SUB-SURFACE INTERESTS IN LA	1		\$0	\$2,930
J1	WATER SYSTEMS	25		\$0	\$471,001
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$65,178
J3	ELECTRIC COMPANY (INCLUDING CO-OP	18		\$0	\$38,852,150
J4	TELEPHONE COMPANY (INCLUDING CO-	31		\$0	\$13,989,436
J5	RAILROAD	10		\$0	\$236,346
J6	PIPELAND COMPANY	5		\$0	\$4,988,515
J7	CABLE TELEVISION COMPANY	19		\$0	\$58,265
L1	COMMERCIAL PERSONAL PROPERTY	1,977		\$0	\$152,362,997
L2	INDUSTRIAL AND MANUFACTURING PERS	25		\$0	\$64,874,356
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1,208		\$1,400,061	\$29,241,665
M2	TANGIBLE OTHER PERSONAL, OTHER	1		\$0	\$8,938
O	RESIDENTIAL INVENTORY	1,494		\$0	\$28,240,188
S	SPECIAL INVENTORY TAX	36		\$0	\$11,121,590
X	TOTALLY EXEMPT PROPERTY	1,466		\$1,871,091	\$409,790,985
Totals			590,779.0303	\$82,228,846	\$7,131,518,729

APPEAL AND PROTEST INFORMATION

The District mails annual Notices of Appraised Values to applicable property owners as pursuant to the Texas Property Tax Code.

A property owner has a right to protest an action by the District for each tax year by submitting a written protest by May 31 or 30 days after the Notice is mailed, whichever is later. Most disputes are resolved by meeting informally with an appraiser. If a property owner still disagrees, they may appear before the Appraisal Review Board (ARB) if a timely protest was filed.

The ARB schedules these appeals for protest hearings and notifies the protesting party of their scheduled hearing before the ARB. Property owners or their tax consultants appear before the ARB in person or by written affidavit as well as the appraisal district staff to present evidence concerning protested property accounts. The ARB makes independent rulings based on the evidence presented at the hearing.

2014 protest information:

Total protests	1895
Settled with District	1427
Protests withdrawn	153
Hearings held	257
People who did not appear	58

TAX RATES AND EXEMPTIONS

A complete listing of tax rate and exemptions, allowed for all taxing entities in Burnet County, is available on BCAD's website at:

[http://www.burnet-cad.org/index.php/Adopted Tax Rates](http://www.burnet-cad.org/index.php/Adopted_Tax_Rates)

Entity	Entity Code	2014 Tax Rate	2013 Tax Rate	2012 Tax Rate	2011 Tax Rate	2010 Tax Rate	2009 Tax Rate	Exemptions (subject to application and verification of eligibility)			
								Homestead	Over 65	Disability	DAV
Burnet County - General	GBU	0.37	0.3533	0.3517	0.3332	0.3303	0.3267	0	0	0	5,000 - 12,000
Burnet County - Special	RSP	0.044	0.0418	0.0417	0.0392	0.0389	0.036	3,000	0	0	5,000 - 12,000
Burnet Consolidated Independent School District	SBU	1.2625	1.2625	1.2625	1.27	1.265	1.25	15,000	10,000	10,000	5,000 - 12,000
Marble Falls Independent School District	SMA	1.28	1.28	1.28	1.29	1.29	1.285	15,000	13,000	10,000	5,000 - 12,000
City of Bertram	CBE	0.481	0.481	0.481	0.481	0.4565	0.4565	0	0	0	5,000 - 12,000
City of Burnet	CBU	0.6265	0.6265	0.6265	0.6265	0.6265	0.5852	0	3,000	0	5,000 - 12,000
City of Cottonwood Shores	CCO	0.5438	0.5172	0.5	0.5	0.5	0.4999	0	0	0	5,000 - 12,000
City of Granite Shoals	CGR	0.5198	0.497	0.46	0.462	0.448	0.43	5,000	0	0	5,000 - 12,000
City of Highland Haven	CHI	0.1125	0.1125	0.0944	0.095	0.0718	0.068	0	0	0	5,000 - 12,000
City of Horseshoe Bay	CHB	0.25	0.25	0.25	0.25	0.25	0.33	20% / 5,000	0	0	5,000 - 12,000
City of Marble Falls	CMA	0.6483	0.6483	0.6483	0.6435	0.6435	0.6134	.25% / 5,000	50,000	50,000	5,000 - 12,000
City of Meadowlakes	CME	0.3206	0.3206	0.3159	0.3045	0.299	0.299	0	0	0	5,000 - 12,000
Kingsland MUD	MKL	0.22	0.22	0.22	0.225	0.23	0.24	0	0	0	5,000 - 12,000
Central Texas Water Conservation District	WCD	0.0096	0.0098	0.0099	0.01	0.0108	0.0131	0	0	0	5,000 - 12,000
Burnet ESD #1	ESD1	0.022	0.022	0.022	0.024	0.028	0.028	20% / 5,000	0	0	5,000 - 12,000
Burnet ESD #2	ESD2	0.1	0.1	0.1	0.1	0.1	0.1	0	0	0	5,000 - 12,000
Burnet ESD #3	ESD3	0.0875	0.0875	0.0875	n/a	n/a	n/a	0	0	0	5,000 - 12,000
Burnet ESD #4	ESD4	0.1	0.1	0.094	0.0878	0.0826	0.081	0	0	0	5,000 - 12,000
Burnet ESD #5	ESD5	0.091	0.091	0.0998	0.1	0.1	0.1	0	0	0	5,000 - 12,000
Burnet ESD #6	ESD6	0.0835	0.08611	0.08611	n/a	n/a	n/a	0	0	0	5,000 - 12,000
Burnet ESD #7	ESD7	0.0965	0.0975	0.0975	0.1	0.096	0.1	0	0	0	5,000 - 12,000
Burnet ESD #8	ESD8	0.1	0.1	0.1	0.1	0.1	n/a	0	0	0	5,000 - 12,000
Burnet ESD #9	ESD9	0.1	n/a	n/a	n/a	n/a	n/a	0	0	0	5,000 - 12,000
Appraisal Only											
Lampasas ISD	SLA	1.45	1.45	1.46				15,000	10,000	10,000	5,000 - 12,000

PROPERTY VALUE STUDY

Once every two years the Texas Comptroller’s Office conducts a study to determine the uniformity of and median level of appraisals by the District within each major category of property. The most current study is available on the Texas Comptrollers website at:

<http://www.comptroller.texas.gov/propertytax/administration/pvs/findings/2014f/027index.html>

METHODS AND ASSISTANCE PROGRAM (MAP)

Once every two years the Texas Comptroller’s Office conducts a review of the governance, taxpayer assistance operating procedures and the appraisal standards, procedures and methodology of each appraisal district. BCAD successfully completed the 2014. BCAD is scheduled for its next review in 2016.

2014 Results

Mandatory Requirements	PASS/FAIL
1. Does the appraisal district have up-to-date appraisal maps?	PASS
2. Is the implementation of the appraisal district’s most recent reappraisal plan current?	PASS
3. Does the appraisal district comply with its written procedures for appraisal?	PASS
4. Are values reproducible using the appraisal district’s written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	MEETS ALL
Taxpayer Assistance	MEETS ALL
Operating Procedures	MEETS ALL
Appraisal Standards, Procedures and Methodology	MEETS ALL

Review Areas	Total Questions in Review Area (excluding Not Applicable questions and Not Evaluated questions)	Total “Yes” Points	Total Score (Total “Yes” Questions/Total Questions) x 100
Governance	3	3	100
Taxpayer Assistance	12	12	100
Operating Procedures	9	9	100
Appraisal Standards, Procedures and Methodology	18	18	100