

2014

ANNUAL REPORT
CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY



Wendy M. Grams, RPA, CCA
Central Appraisal District of Bandera County

From the Chief Appraiser:

It is my pleasure to report on our ongoing commitment to excellence. As an organization we are continually focused on better ways to serve the citizens of Bandera County. The purpose of the 2014 Annual Report of the Central Appraisal District of Bandera County is to highlight the results and some of the accomplishments for the 2014 appraisal year.

My staff and I are committed to providing timely and accurate appraisal services in a manner resulting in fair and equitable treatment for all of Bandera County's citizens and property taxpayers. I would like to thank the staff whose hard work and dedication resulted in the timely certification of our appraised values to the taxing units. The property taxes generated from these appraisals provide an essential source of revenue to support Bandera County, its public schools, the City of Bandera, and special taxing districts.

During this past year, public presentations were made at various community events, which were sponsored by the Bandera County Extension Service. The presentations included agriculture special valuation qualifications for bee production and the Ranch and Land Owners of Texas regarding water catchment systems. Presentations were also made to Bandera County Commissioners Court and to Bandera ISD Trustees. I was privileged to have been invited and gave a presentation on customer service at the Texas Association of Assessing Officers annual conference in San Antonio, with an attendance of 250 fellow tax assessors/collectors, Chief Appraisers and other property tax professionals.

Additions were made this year to staffing at the District office, with the hiring of a Deputy Chief Appraiser and a GIS Operator:

- Deputy Chief Appraiser Cynthia Reinhardt has been working in the property tax appraisal field for over 20 years. She has worked in Kerr, Kendall, Bexar, and Comal counties using her Bachelor of Science Degree in Animal Science from Texas A&M to grow and improve agriculture programs within the districts.
- GIS Operator David Hall has been providing GIS services for the oil and gas industry and appraisal districts since 2004. He has a Bachelor's Degree in Aerospace Engineering, a Master's Degree in Systems Engineering, and 27 years of experience as an aerospace engineer for the US Air Force.

The District is excited to have both Mrs. Reinhardt and Mr. Hall as part of our team! Their addition to our staffing brings the total number of licensed Registered Professional Appraisers (RPA) at the District to five, and three more are within one year of attaining that designation.

Looking Forward

With the start of 2015, I would like to thank our staff for their continuous expertise, professionalism, flexibility, and dedication. Our staff has remained focused on the District's mission to courteously and efficiently serve the citizens, property owners and taxing units of Bandera County by timely producing an accurate, complete and equitable appraisal roll, working to ensure that each taxpayer pays only their fair share of the property tax burden. We are committed to earning and keeping the public's trust and confidence in the work we perform, striving to provide quality services, while demonstrating a professional attitude.

As this report demonstrates, the Central Appraisal District of Bandera County continues to meet new challenges and to make every effort to improve our customer service and the mass appraisal system. The intent of this report is to highlight our performance and key achievements to illustrate to the public our efforts to serve the property owners of our great county.

Wendy M. Grams

Wendy M. Grams, RPA, CCA
Chief Appraiser

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FORWARD

The Texas Constitution sets out five basic rules for property taxation:

- Taxation must be equal and uniform.
- Generally, all property must be taxed on its current market value – the price it would sell for when both the buyer and seller seek the best price and neither is under pressure to buy or sell.
- Each property in a county must have a single appraised value.
- All property is taxable unless federal or state law exempts it from the tax.
- Property owners have a right to reasonable notice of increases in their appraised property value.

Appraisal districts are political subdivisions of the State responsible for appraising property within county boundaries. Taxing entities use those appraised values to set their ad valorem tax rates and levy property taxes. The governing bodies of taxing units, such as school boards, commissioners' court, city councils and special purpose district boards of directors, derive the tax rate by dividing the proposed tax levy by the taxable value of property, as provided by the appraisal district. Taxable value is property's appraised value minus all applicable exemptions, deductions and limitations. The tax rate is the level of taxation imposed by a taxing unit on taxable property within its boundaries. The local government's tax assessor applies the tax rate to the taxable value in its jurisdiction to compute the tax due on each property.

HOW DOES THE PROPERTY TAX SYSTEM WORK?

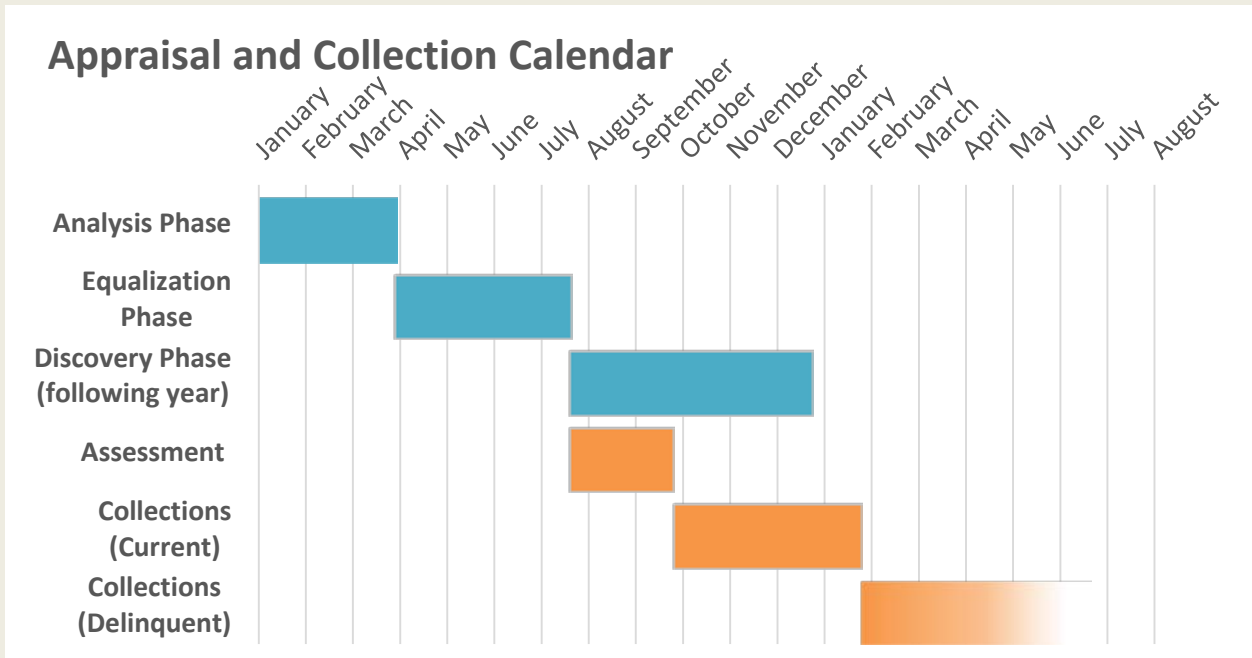
There are three main parts to the property tax system in Texas:

- 1) The appraisal district in each county set the value of property each year.
- 2) A citizen board, called the Appraisal Review Board (ARB), hears any disagreements between a property owner and the appraisal district about the property's value.

Local taxing units – city, county, schools and special districts – decide how much money they will spend by adopting a budget. The units then set tax rates that will raise the revenue necessary to fund their budgets. The adopted budgets and the tax rates set to fund the budgets determine the total amount of taxes that a person will pay.

APPRAISAL CALENDAR / APPRAISAL CYCLE

General Appraisal Calendar		
Month	Day	Important Dates in the Appraisal Process
JAN	1	Date that current year taxable values and exemptions are determined (except for some inventories appraised Sept. 1)
FEB	1	The date that the previous year's taxes become delinquent if unpaid.
APR	15	The last day for property owners to file renditions unless they file an extension.
APR	30	<p>Last day for property owners to file applications or certain reports with the Central Appraisal District including:</p> <ul style="list-style-type: none"> * Certain exemption applications * Notice to the Chief Appraiser that property is no longer entitled to an exemption that does not require an annual application. * Applications for special appraisal or notices to the Chief Appraiser that a property no longer qualifies for: 1-d or 1-d-1 agricultural appraisal, open space, recreational park and scenic land, and public access airport property. * Railroad rolling stock reports * Requests for separate listings of separately owned property (undivided interest properties). * Requests for proportionate taxation of a planned unit development.
May	1	Or as soon as possible after this date, the Chief Appraiser should mail Notices of Appraised Values to property owners / agents whose property qualifies under Sec. 25.19 of the Tax Code.
May	31	Last day to file a protest with the ARB for the current year (or 30 days after the notice was mailed, whichever is later).
JUL	25	Date that the Chief Appraiser should certify the appraisal roll to the taxing jurisdictions.
SEP	1	Alternate date for the appraisal of inventory if applied for by the property owner and granted by the Chief Appraiser.
<p><i>Note: When the deadline falls on a weekend or holiday, the Tax Code designates the deadline as the next regular business day.</i></p> <p>For other dates concerning tax assessment or collections, consult the Bandera County Tax Office.</p>		



ROLE OF THE APPRAISAL DISTRICT

A Board of Directors is appointed by the entities which participate in the district. This board is nominated and elected every two years and, because the appraisal district is considered a political subdivision, it must follow applicable laws such as the Open Meetings Act and the Public Information Act. Meetings are generally open to the public and information is generated by the appraisal district, which in most cases is also available to the public.

The Appraisal District Board of Directors for 2014:

- | | |
|---------------------------------------|-----------------------------------|
| Bo Mansfield – Board Chairman | Randy MacNaughton – Vice Chairman |
| Gary G. C. Johnston – Secretary | Dale Naumann - Member |
| Lee Haile – Member | Nick Palacios – Member |
| Gwenda Tschirhart – Non-Voting Member | |

The Central Appraisal District of Bandera County Mission Statement:

The mission of the Central Appraisal District of Bandera County is to courteously and efficiently serve the citizens, property owners and taxing units of Bandera County by timely producing an accurate, complete and equitable appraisal roll, working to ensure that each taxpayer pays only their fair share of the property tax burden. We are committed to earning and keeping the public’s trust and confidence in the work we perform, striving to provide quality services and demonstrating a professional attitude.

Finances

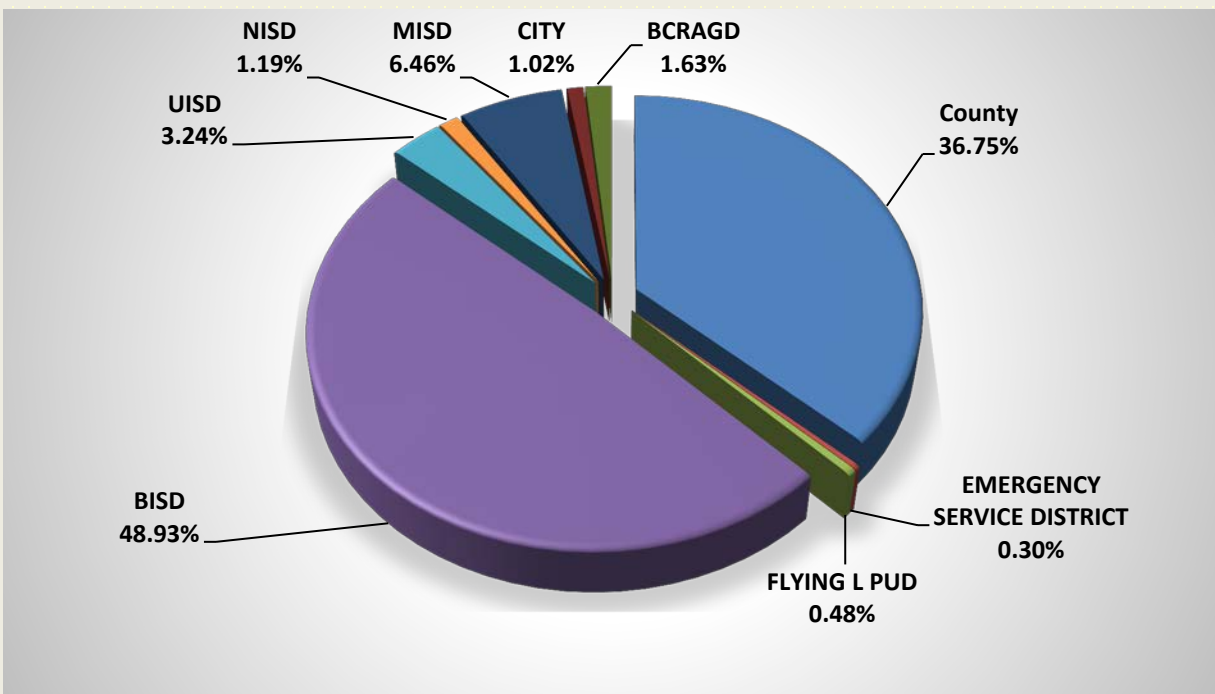
The financial results of the Central Appraisal District of Bandera County reflect the focus on conservative fiscal stewardship. The financial process of the District is presented in two other publications – the approved financial budget and the audited financial statements. The first publication shows what is planned and the second shows what actually happened.

The budget must be presented to the Board of Directors and the participating entities by June 15th of every year. The Board of Directors holds at least one public hearing by September to receive input on the proposed budget, which must be adopted by September 15th.

The budget outlines the goals, objectives, and programs to be accomplished, operating and maintenance expenditures by category, personnel breakdown with staffing levels and salary range, and a detailed schedule of capitalized equipment to be purchased. Following a public hearing, the Board of Directors is required to approve the budget by September 15th.

Financial Statements are audited annually by a Certified Public Accountant in accordance with generally accepted auditing standards. The Board of Directors reviews the budget with District administration for any revisions or recommendations. The Board of Directors also reviews the financial audit with the District's auditor to review any comments or recommendations made for the financial operations by the auditor's findings.

APPRAISAL DISTRICT FUNDING BY TAXING UNIT



Fiscal Year	<u>2012</u>	<u>2013</u>	<u>2014</u>
Financial Budget	\$623,912	\$690,191	\$696,132
Budget Change	\$34,825	\$66,279	\$5,941
% Change	5.91%	10.62%	0.86%

Budgeted Full Time Personnel	10	10	10
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Revenue Sources

Entity Allocations	<u>\$613,912</u>	<u>\$685,191</u>	<u>\$684,132</u>
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Total Revenues	<u>\$613,912</u>	<u>\$685,191</u>	<u>\$684,132</u>
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Entity Funding of the Central Appraisal District of Bandera County

County	\$224,583	\$250,437	\$251,442
BISD	\$304,988	\$338,210	\$334,767
MISD	\$38,277	\$43,852	\$44,209
UISD	\$19,345	\$22,063	\$22,175
NISD	\$7,127	\$7,948	\$8,123
CITY	\$6,159	\$6,989	\$6,944
BCRAGD	\$8,662	\$10,278	\$11,124
FLYING L PUD	\$3,035	\$3,289	\$3,268
EMERGENCY SERVICE DISTRICT	\$1,737	\$2,125	\$2,079
Total Entity Allocations	<u>\$613,912</u>	<u>\$685,191</u>	<u>\$684,132</u>

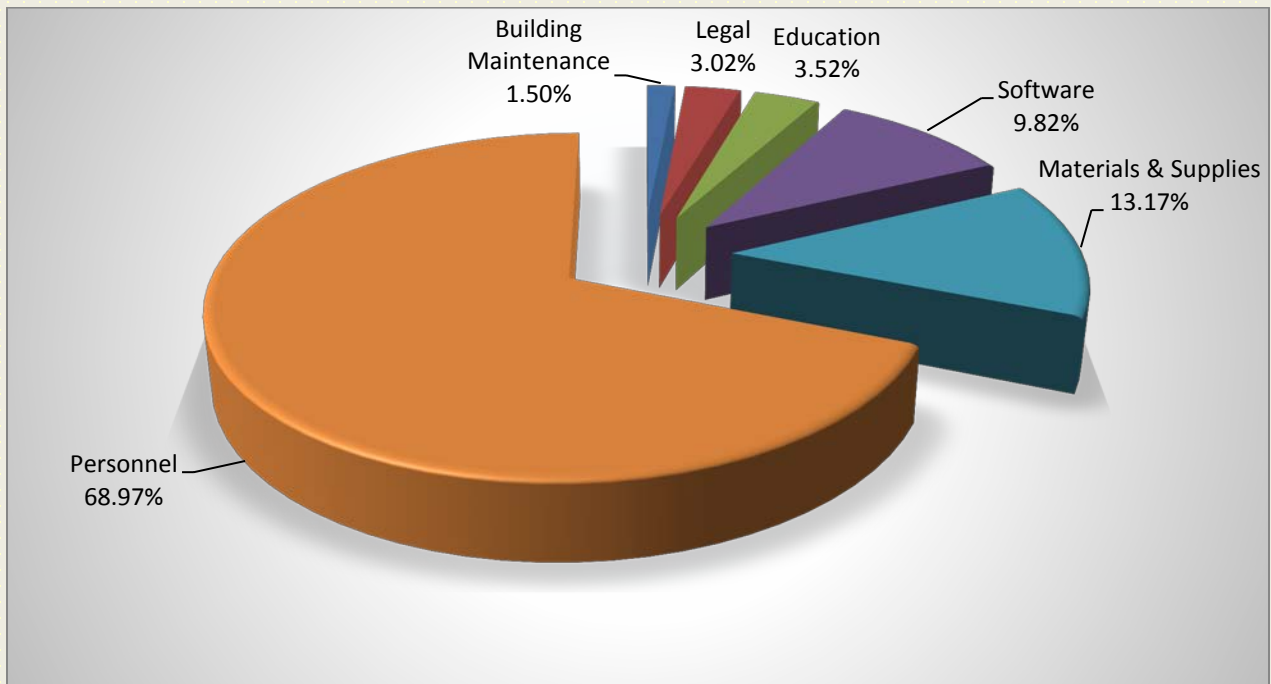
Expenditures

Payroll Expenditures	\$462,135	\$470,174	\$480,160
Supplies & Materials	\$11,200	\$14,700	\$19,000
Service Expenditures	\$146,577	\$189,542	\$192,972
Capital Expenditures	\$4,000	\$15,775	\$4,000

Total Expenditures	<u>\$623,912</u>	<u>\$690,191</u>	<u>\$696,132</u>
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Net Change in Fund Balance	<u>-\$10,000</u>	<u>-\$5,000</u>	<u>-\$12,000</u>
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APPRAISAL DISTRICT BUDGET BY CATEGORY



Bandera County Hill Country

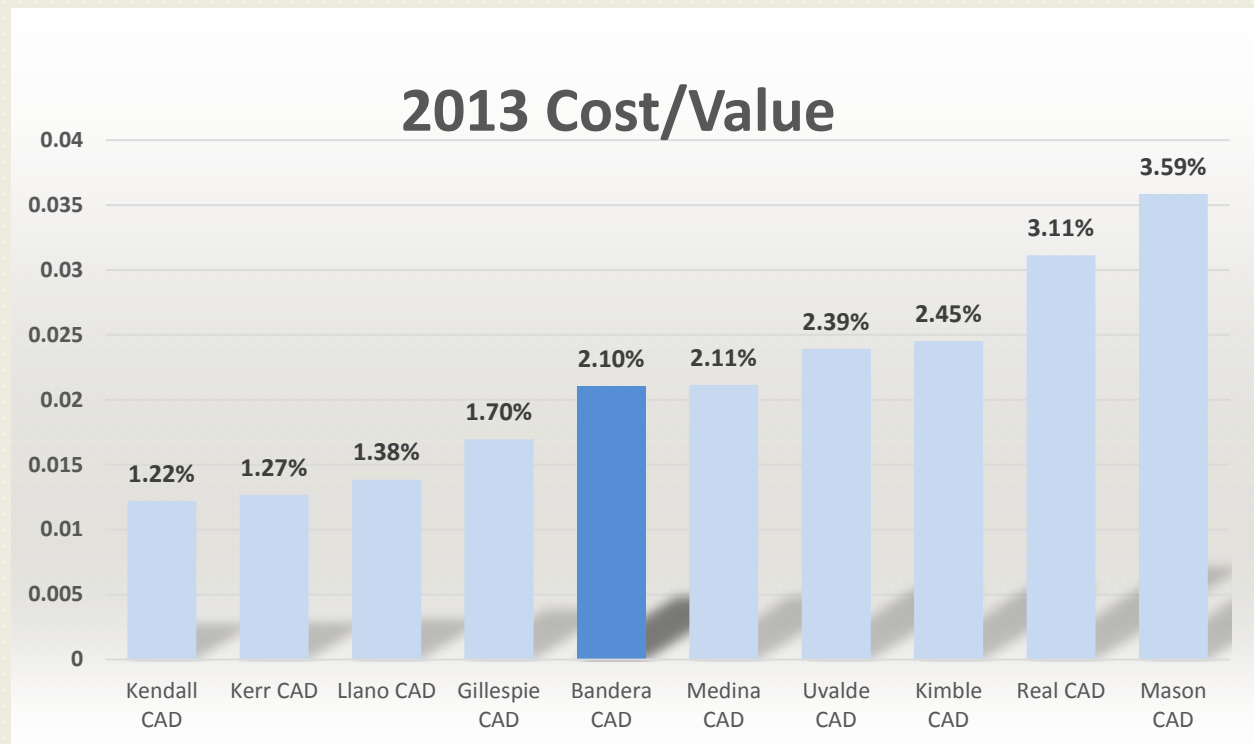
CENTRAL APPRAISAL DISTRICT COMPARATIVE

A helpful statistic for weighing the District's performance is made by comparing the budget to the County's total market value. This measures appraisal and operating efficiencies, based on how much it costs to produce a market value appraisal roll. This is a cost / budget percentage obtained by dividing the market value by the District's budget. The lower the result, the more cost-efficient the District is.

2013 Central Appraisal District Budget Cost As A Percentage Of Market Value

District	2013 Overall Value	2013 Budget	Cost/Value
Edwards CAD	\$6,753,346	\$386,735	5.73%
Mason CAD	\$5,989,839	\$214,804	3.59%
Real CAD	\$6,342,725	\$197,456	3.11%
Kimble CAD	\$7,236,296	\$177,350	2.45%
Uvalde CAD	\$30,677,794	\$733,646	2.39%
Medina CAD	\$47,377,451	\$1,001,795	2.11%
Bandera CAD	\$32,796,309	\$690,191	2.10%
Gillespie CAD	\$45,899,780	\$778,342	1.70%
Llano CAD	\$55,807,549	\$772,788	1.38%
Kerr CAD	\$69,915,076	\$885,425	1.27%
Kendall CAD	\$78,352,515	\$955,960	1.22%

**Numbers are from the Comptrollers Operations Report as of October 2013*



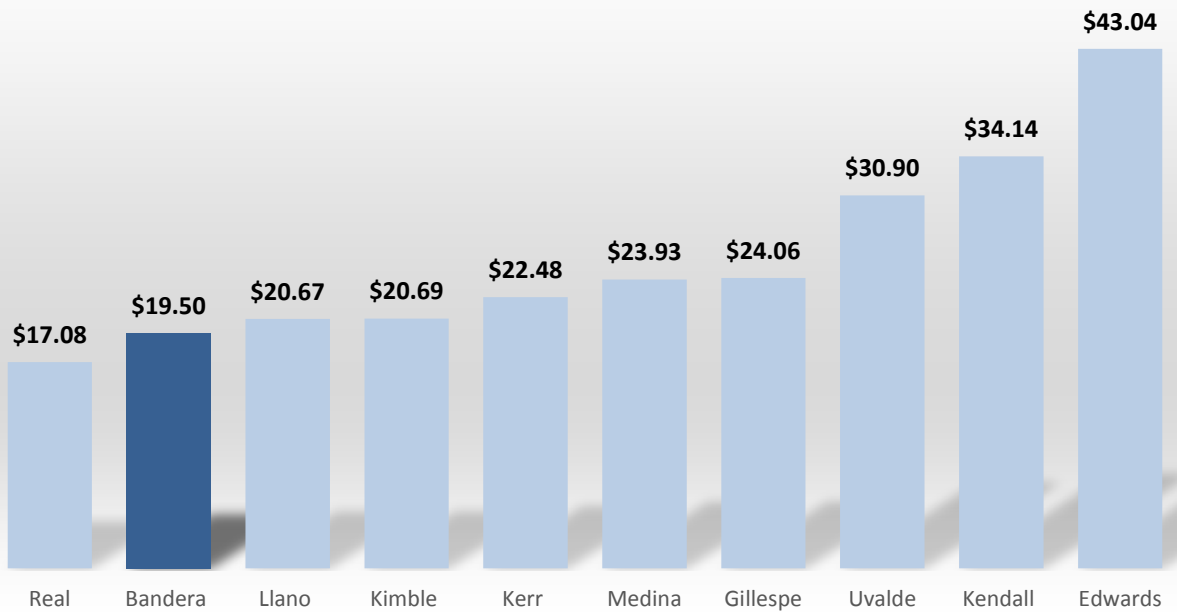
Another common unit of comparison is to compare the District's budget to the total number of property accounts (Business Personal Property and Mineral accounts included). The cost per parcel is obtained by dividing the total number of parcels by the District's budget.

**2013 Central Appraisal District
Budget Cost Per Real Parcel Comparison**

2013 Real			
District	Parcels	2013 Budget	Cost/real parcel
Kimble	8,572	\$177,350	\$20.69
Edwards	8,986	\$386,735	\$43.04
Real	11,562	\$197,456	\$17.08
Uvalde	23,740	\$733,646	\$30.90
Kendall	28,004	\$955,960	\$34.14
Gillespe	32,347	\$778,343	\$24.06
Bandera	35,390	\$690,191	\$19.50
Llano	37,391	\$772,788	\$20.67
Kerr	39,387	\$885,425	\$22.48
Medina	41,858	\$1,001,795	\$23.93

**Numbers are from the Comptrollers Operations Report as of October 2013*

2013 Budget Cost per Parcel



Governance

The Texas Property Tax Code governs the legal, statutory, and administrative requirements of appraisal districts. A Board of Directors, appointed by the taxing units, constitutes the District's governing body.

The Central Appraisal District of Bandera County is required to determine the market value of taxable property and the prescribed equalization. Appraisal districts are required to comply with the mass appraisal standards of the national Uniform Standards of Professional Appraisal Practices. An Appraisal Review Board hears disagreements between property owners and the appraisal district about the value and/or the taxability of property.

Appraisal districts do not set tax rates or the amount of taxes owed.

Appraisals established by the District allocate the year's property tax burden on the basis of each taxable property's January 1st market value.

State of Texas

The Texas Comptroller's Property Tax Assistance Division closely monitors appraisal districts for their accuracy in valuing property.

In 2010, Property Tax Assistance Division began alternating, every other year, between a Property Value Study (PVS) and a Methods and Assistance Program (MAP) review for each appraisal district.

Property Value Study

The PVS has 2 functions – to assess the median level of appraisal for each central appraisal district and to determine if the values are at or near market value, for school funding purposes. Each central appraisal district must have a compliance ratio between 95 – 105% comparing appraised value to market sales.

A PVS was conducted in 2012 with value results showing the district was within state standards. The District underwent a property value study review in 2014. The results of the study have not been published as of this report.

Methods and Assistance Program Review

MAP reviews appraisal district governance, taxpayer assistance, operating standards, and appraisal standards, procedures and methodology at least once every 2 years. The MAP review ensures that appraisal districts are compliant with International Association of Assessing Officers standards and Property Tax Assistance Division standards. The District is in the process of a MAP for the year 2015. The results of the 2015 review will not be published until December of 2015.

The MAP Review in 2013 resulted in the District passing all mandatory requirements and receiving a rating of "Exceeds" on all appraisal district activities.

Appraisal Results

The appraisal function for the District consists of Residential, Commercial, Business Personal Property, and Land appraisals. The District has eight registered appraisers, of which five have attained the Registered Professional Appraiser (RPA) state designation.

Fieldwork Reappraisal

Fieldwork includes inspections of properties that typically include remodels, repairs, demolitions, and new construction permits, as well as those properties flagged for a field inspection. New construction generally denotes a new improvement. Physical site visits typically occur on any building permit that affects value, as well as any property that was partially complete as of January 1st of the prior appraisal year. Fieldwork may also include a review of sold properties, as well as those properties under litigation.

In-House Reappraisal

Reappraisal statistics are based on those neighborhoods, market areas, and properties that have been targeted to be revalued. Neighborhoods and market areas considered for reappraisal are based primarily on ratio study analysis – comparing sale prices to appraised values. The reappraisal in some areas can be accomplished utilizing digital aerial photography, and statistical data. These tools are sometimes used in the valuation process in lieu of actual physical inspections for mass appraisal.

Replacement costs for improvements are updated using Marshall & Swift Valuation Service and in-house market studies. Cost tables are reviewed annually for necessary adjustments. Income and expense analysis, sales processing, and annual review of all sold properties in the Commercial file determine if there are areas requiring review.

Business Personal Property

Business Personal Property appraisers reappraise all businesses every year, as the legally required renditions are annual. Business Personal Property also values special inventory accounts, leased equipment companies, utilities, and all pipelines within Bandera County.

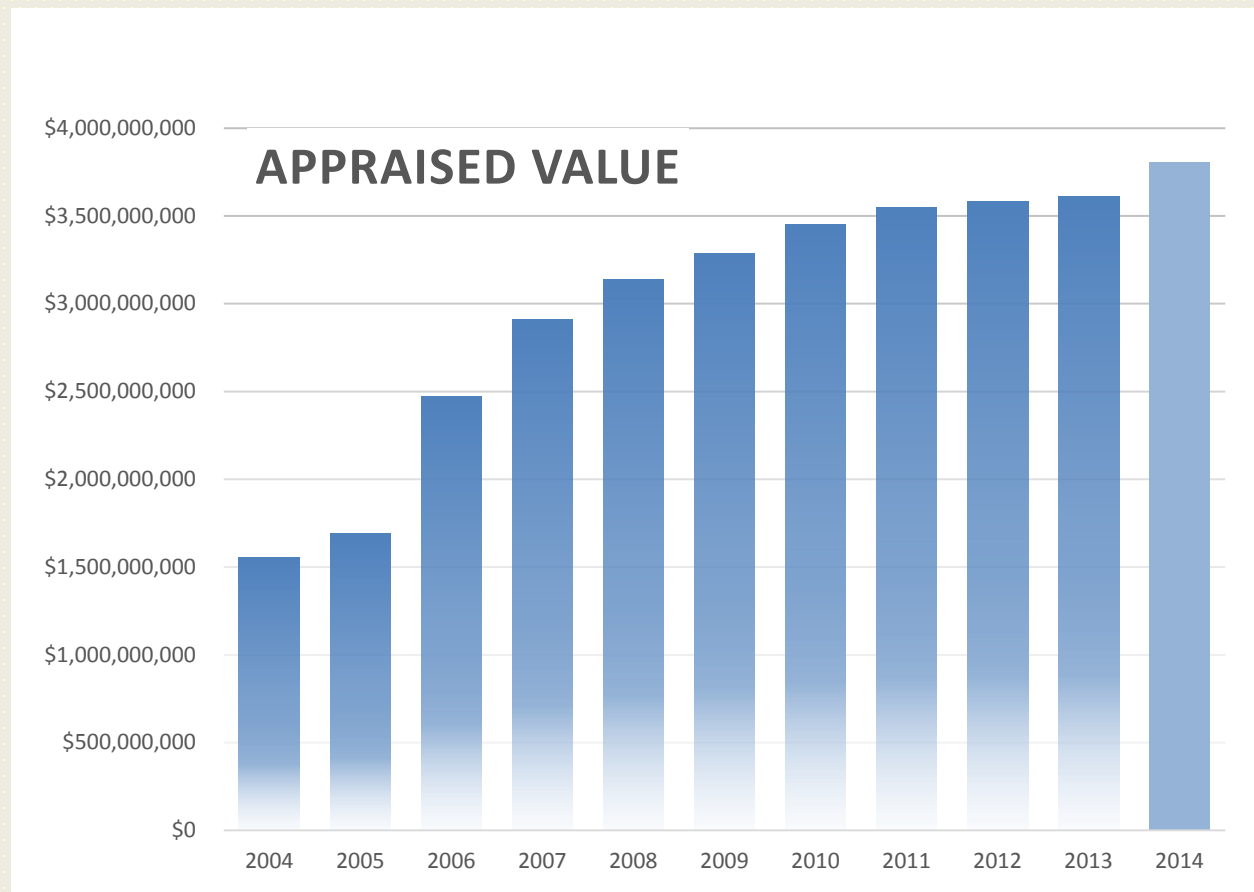
Maps & Records / Public Services

The GIS and Abstracting appraisers are responsible for updating all ownership changes annually. They also provide public assistance for inquiries and information requests. The Administrative specialist administers partial and total exemptions, and tax ceiling transfers.

Generally, all property is taxable at its market value. The appraisal assessment date is January 1 of each tax year and the District uses sales data from the previous year to determine the market value of properties as of the assessment date. The chart below demonstrates eleven consecutive years of appraisal roll growth.

Appraisal Roll History – Ten years of continued growth

Year	Total Appraisal Roll	Change from Prior Year	Percent Change
2004	\$1,554,567,578	\$55,070,534	3.67%
2005	\$1,693,226,942	\$138,659,364	8.92%
2006	\$2,473,090,096	\$779,863,154	46.06%
2007	\$2,912,162,006	\$439,071,910	17.75%
2008	\$3,137,741,806	\$225,579,800	7.75%
2009	\$3,289,112,696	\$151,370,890	4.82%
2010	\$3,451,237,270	\$162,124,574	4.93%
2011	\$3,546,440,722	\$95,203,452	2.76%
2012	\$3,582,617,166	\$36,176,444	1.02%
2013	\$3,610,400,120	\$27,782,954	0.78%
2014	\$3,808,182,926	\$197,782,806	5.48%



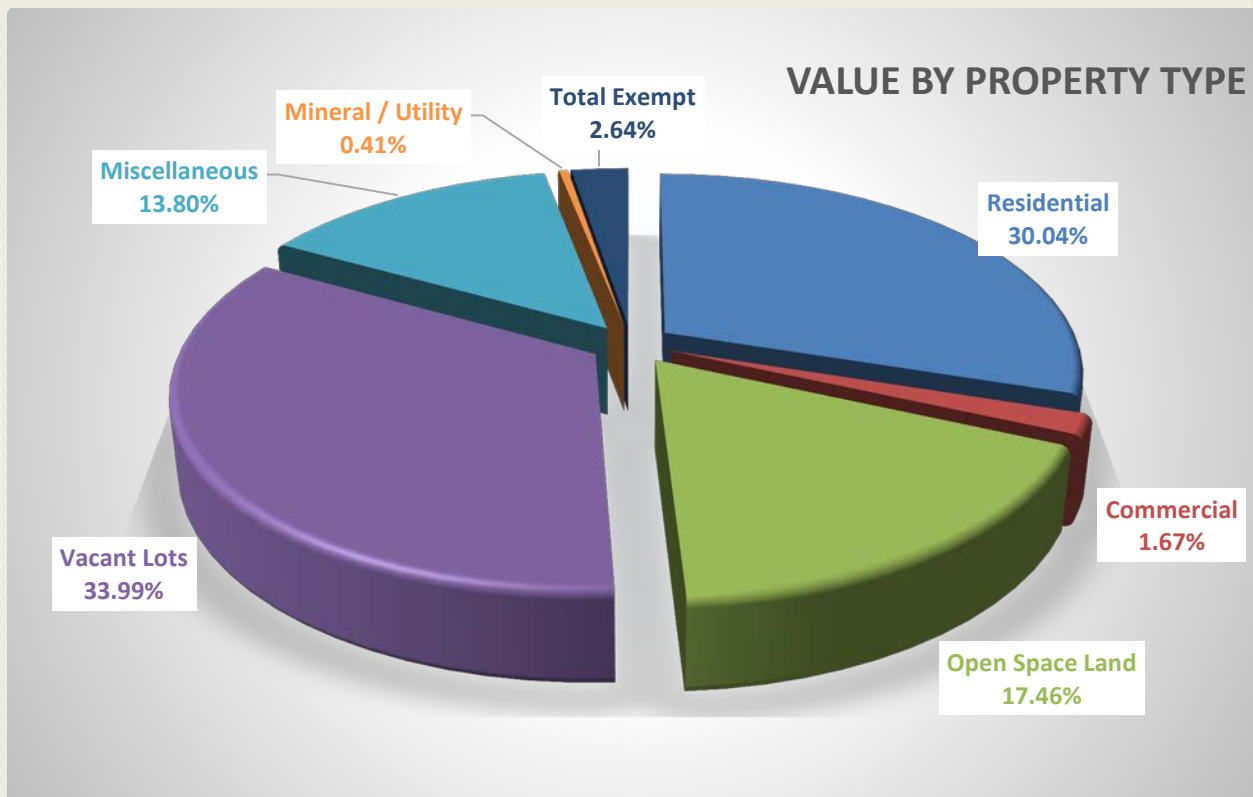
VALUES AS OF CERTIFICATION

ENTITY ID	ENTITY NAME	ENTITY CODE	GRAND TOTAL MARKET	NET TAXABLE
100	Central Appraisal District of Bandera County	CAD	\$3,808,182,926	\$1,937,252,330
102	Bandera County	BC	\$3,808,182,926	\$1,937,252,330
106	County Roads	CR	\$3,808,182,926	\$1,937,252,330
119	Special Roads	SPC	\$3,808,182,926	\$1,937,252,330
103	Bandera ISD	BS	\$2,423,442,710	\$1,491,284,314
104	Bandera City	BT	\$116,830,234	\$89,071,423
108	Flying L PUD	FR	\$48,039,122	\$42,055,814
48387	Utopia Vanderpool ESD #1	ESD	\$438,054,637	\$105,866,259
121	BCRAGD	SW	\$3,808,182,926	\$1,937,252,330
115	Medina ISD	MS	\$906,101,115	\$225,943,178
125	Utopia ISD	US	\$431,997,151	\$116,916,653
116	Northside ISD	NS	\$45,838,200	\$30,001,134

As of Certification 07/22/2014

VALUE DISTRIBUTIONS

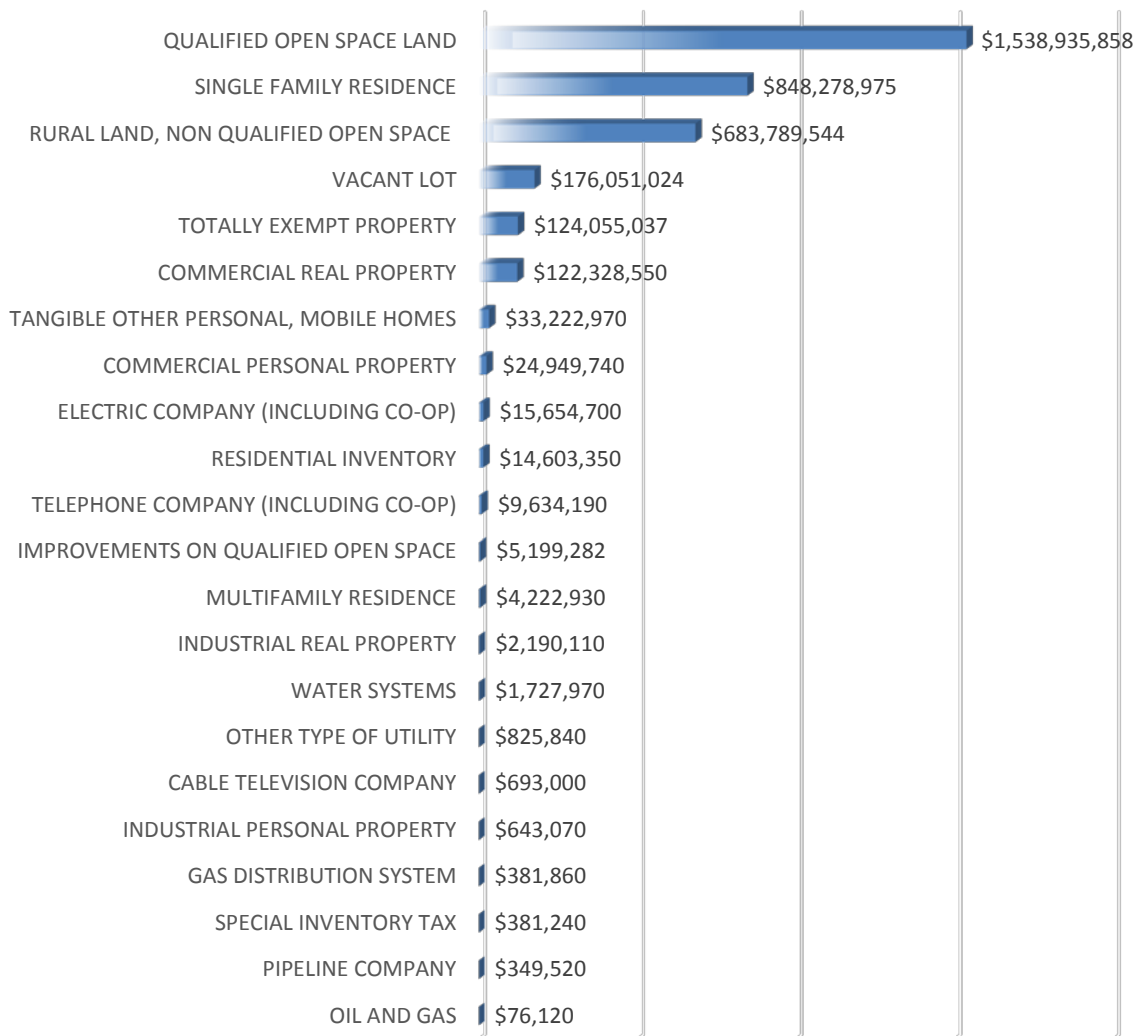
General Property Type	Count	Market
Residential	11,040	\$1,486,423,636
Commercial	614	\$134,025,777
Open Space Land	6419	\$1,673,109,301
Vacant Lots	12,492	\$165,393,538
Miscellaneous	5,072	\$188,012,916
Mineral / Utility	150	\$33,884,960
Total Exempt	970	\$127,332,798
Total Appraisal Roll	36,757	\$3,808,182,826



2014 STATE PROPERTY CATEGORIES

State Code	Description	Count	Market
A	SINGLE FAMILY RESIDENCE	7563	\$848,278,975
B	MULTIFAMILY RESIDENCE	20	\$4,222,930
C	VACANT LOT	12,492	\$176,051,024
D1	QUALIFIED OPEN SPACE LAND	6,412	\$1,538,935,858
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE	392	\$5,199,282
E	RURAL LAND, NON QUALIFIED OPEN SPACE	5,194	\$683,789,544
F1	COMMERCIAL REAL PROPERTY	611	\$122,328,550
F2	INDUSTRIAL REAL PROPERTY	3	\$2,190,110
G1	OIL AND GAS	9	\$76,120
J1	WATER SYSTEMS	27	\$1,727,970
J2	GAS DISTRIBUTION SYSTEM	3	\$381,860
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	34	\$15,654,700
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	58	\$9,634,190
J6	PIPELINE COMPANY	12	\$349,520
J7	CABLE TELEVISION COMPANY	6	\$693,000
J8	OTHER TYPE OF UTILITY	1	\$825,840
L1	COMMERCIAL PERSONAL PROPERTY	1,157	\$24,949,740
L2	INDUSTRIAL PERSONAL PROPERTY	4	\$643,070
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	1,118	\$33,222,970
O	RESIDENTIAL INVENTORY	428	\$14,603,350
S	SPECIAL INVENTORY TAX	5	\$381,240
X	TOTALLY EXEMPT PROPERTY	970	\$124,055,037
Total		36,757	\$3,808,182,926

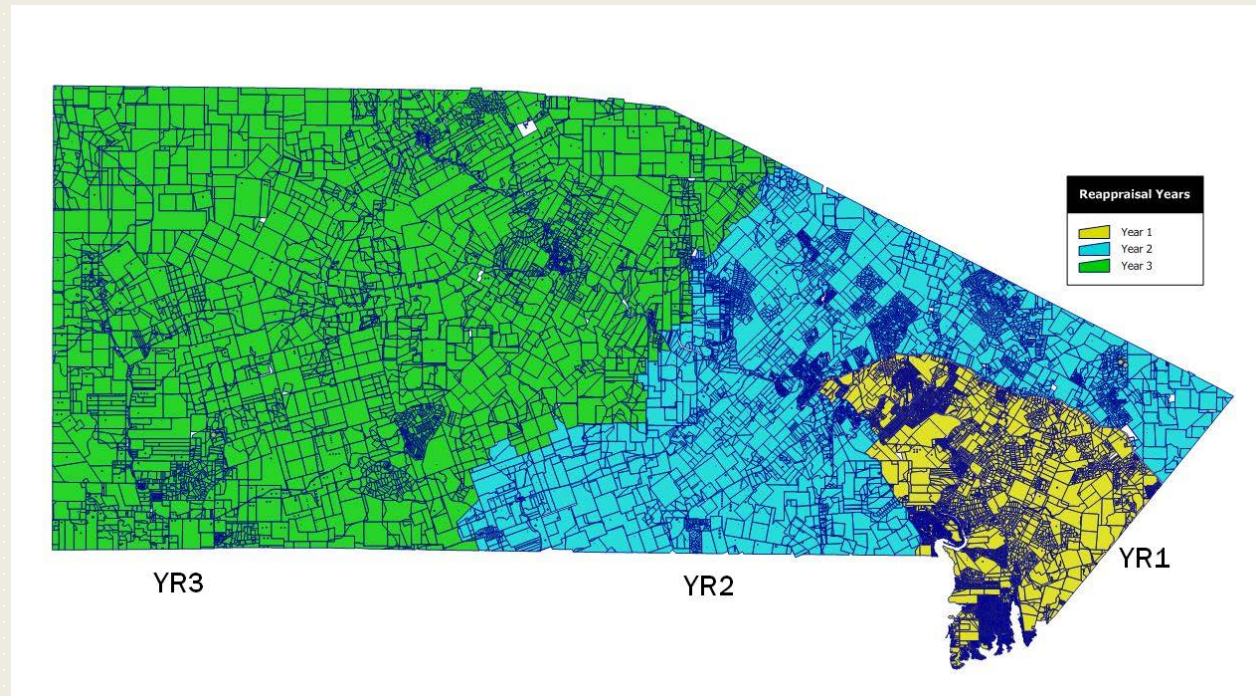
VALUE DISTRIBUTION BY PROPERTY CATEGORY



Bandera County Hill Country

Appraisal Work Load

Bandera County is divided into three reappraisal areas. In addition to the appraisal workload figures below, District staff also inspect properties within that particular reappraisal year. The reappraisal year is indicated by YR1, YR2 and YR3. The District's reappraisal efforts were concentrated on the reappraisal year YR2 from August 2013 through July of 2014. More information regarding reappraisals can be found in the District's biennial reappraisal plan.



Appraisal Workload	2012	2013	2014
Permits	280	331	278
New Construction	597	537	544
Field Inspection Area	YR3	YR1	Yr2
Ownership Transfers	1010	830	1,546
Sales Transactions	455	514	479
Personal Property Renditions Processed	749	918	971
Exemptions Processed	549	593	661
Ag/WLM Applications Processed	181	197	183

PROPERTY APPEALS

In accordance with the Texas Property Tax Code, Section 41.44, a property owner and /or authorized tax agent may file an appeal with the Appraisal Review Board (ARB) having authority to hear the matter protested. The District schedules these appeals for protest hearings and notifies the protesting party of their hearing date before the ARB.

Appraisal Review Board (ARB)

The ARB is empowered to hear all of the protests of value and any issues that affect the tax liability of the property and to equalize values. The protest process begins around May 1st and typically concludes around July 25th of each year.

ARB members do not work for appraisal districts, but rather arbitrate between the property owners and the District in disputes over appraised values. The ARB is a quasi-judicial body appointed by the appraisal district Board of Directors. Legislative changes have given the task of training the ARB to the Texas Comptroller of Public Accounts Property Tax Assistance Division. The required training is offered on an annual basis to both new and returning ARB members.

After the hearing process, the ARB approves and submits a certified assessment roll to the Chief Appraiser to provide to the nine taxing entities of Bandera County.

Taxpayer Appeal Results

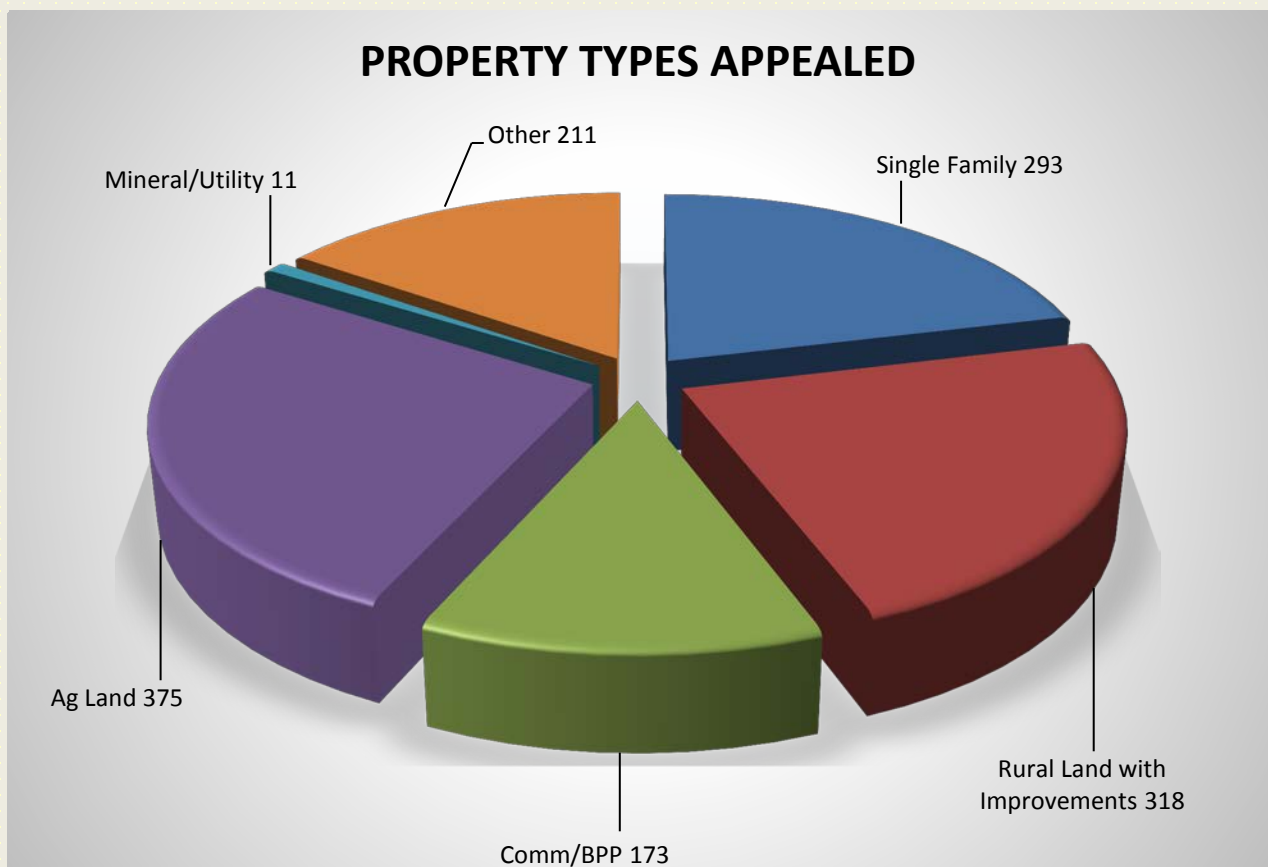
The District keeps statistics on the appeal process, tracking protests received, heard or resolved and on the number of days the ARB actually met.

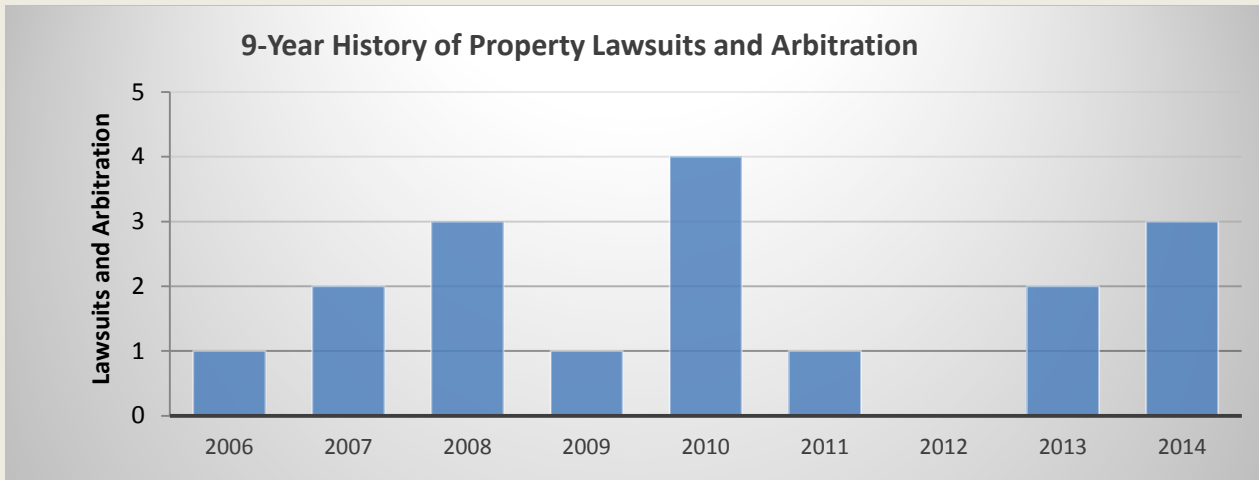
Taxpayers have the right to appeal their property's valuation. The ARB considers all evidence presented by the property owner and the District at formal hearings. They then rule on the value of the property in question.

Taxpayers that file an appeal are first given an opportunity to meet "Informally" with an appraiser. The majority of protests filed are resolved at an informal level. If the property owner is unable to reach a value agreement with the appraiser they are then able to carry their protest to the Appraisal Review Board for a "Formal" hearing.

Once the ARB has made their final decision, the property owner may still protest further, by using arbitration or by hearing at District Court. More information regarding arbitration procedures and filing at District Court is available at the District office.

Appraisal Year Totals	2012	2013	2014
Notices Mailed	8,272	8,375	14,921
Protests Filed	1,121	1,119	1,381
Protests Settled Informally	700	452	410
Number of Days ARB Met	13	15	12
Protests Scheduled for ARB	479	544	529
Protests Heard by ARB	211	134	86
Protests Changed by ARB	111	75	32
Protests No Shows to ARB	110	109	105
Protests Withdrawn	35	49	61





Bandera County Hill Country

Exemptions

Non-profit organizations that are eligible for property tax exemptions include, but are not limited to, certain charitable organizations, youth development organizations, religious organizations, non-profit private schools, charitable hospitals, cemeteries and veterans' organizations.

Property owners with mineral property or business personal property worth less than \$500 are exempt from property taxes. No exemption application is required.

The general homestead exemption is for owner occupied residential properties. The exemption removes a portion of your value from taxation, providing a lower tax amount for the homestead property.

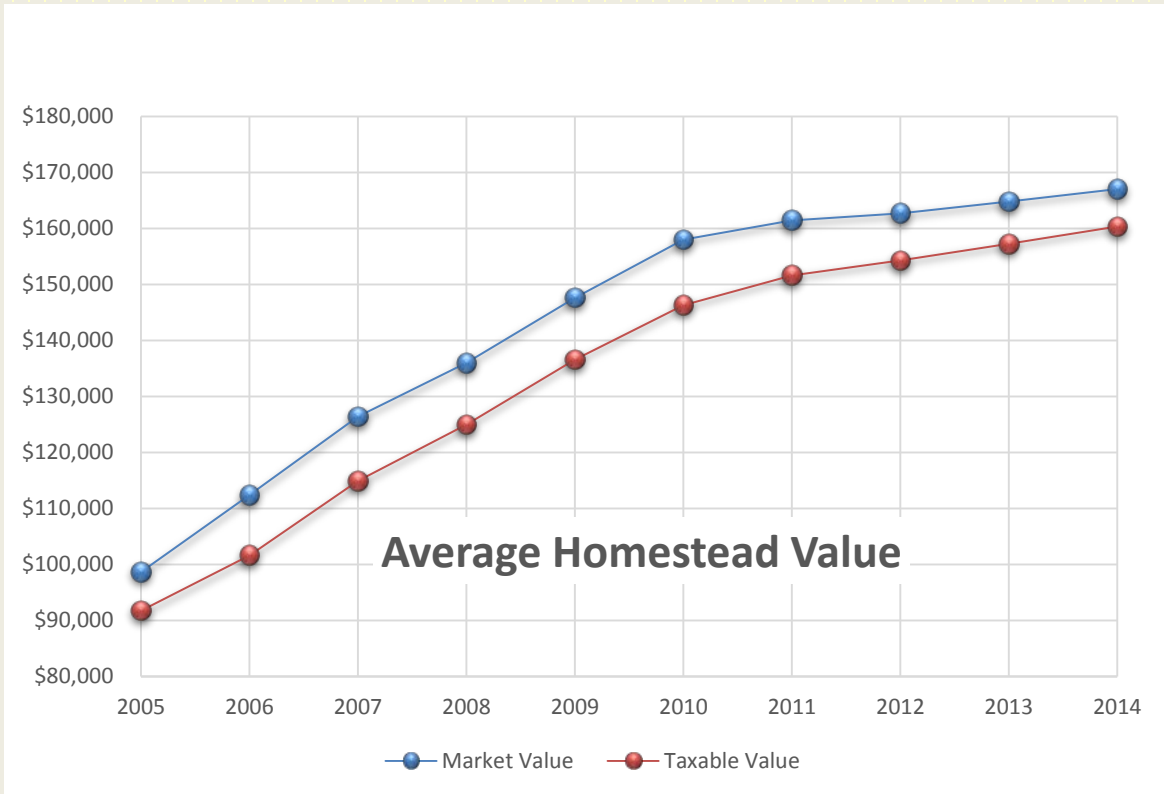
If you qualify for the Over 65 exemption, there is a property tax "Ceiling" that automatically limits School taxes to the amount you paid in the year that you first qualified for the Over 65 exemption.

100% Disabled veterans are eligible for 100% exemptions for their residence homestead. Documentation from the Department of Veterans Affairs must be submitted indicating 1) 100 percent disability compensation due to a service connected disability; and 2) a rating of 100 percent disabled or a determination of individual unemployability from the VA.

Exemption by Entity Name	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
BANDERA COUNTY		\$5,000		\$10,000		\$3,000
BANDERA CITY		\$5,000	\$10,000	\$6,000		
BANDERA ISD	\$15,000		\$10,000	\$6,000	\$10,000	
MEDINA ISD	\$15,000		\$10,000	\$10,000	\$10,000	
UTOPIA ISD	\$15,000		\$10,000		\$10,000	
NORTHSIDE ISD	\$15,000		\$10,000	\$13,330	\$10,000	\$13,330

The chart below demonstrates the average homestead market value and the average homestead taxable value in Bandera County.

Tax Year	Average Homestead Market Value	Average Homestead Taxable Value
2005	\$ 98,653	\$ 91,741
2006	\$ 112,378	\$ 101,618
2007	\$ 126,429	\$ 114,911
2008	\$ 135,983	\$ 124,981
2009	\$ 147,619	\$ 136,596
2010	\$ 157,970	\$ 146,295
2011	\$ 161,442	\$ 151,607
2012	\$ 162,695	\$ 154,276
2013	\$ 164,790	\$ 157,233
2014	\$ 166,997	\$ 160,320



PROPERTY TAXES AT WORK

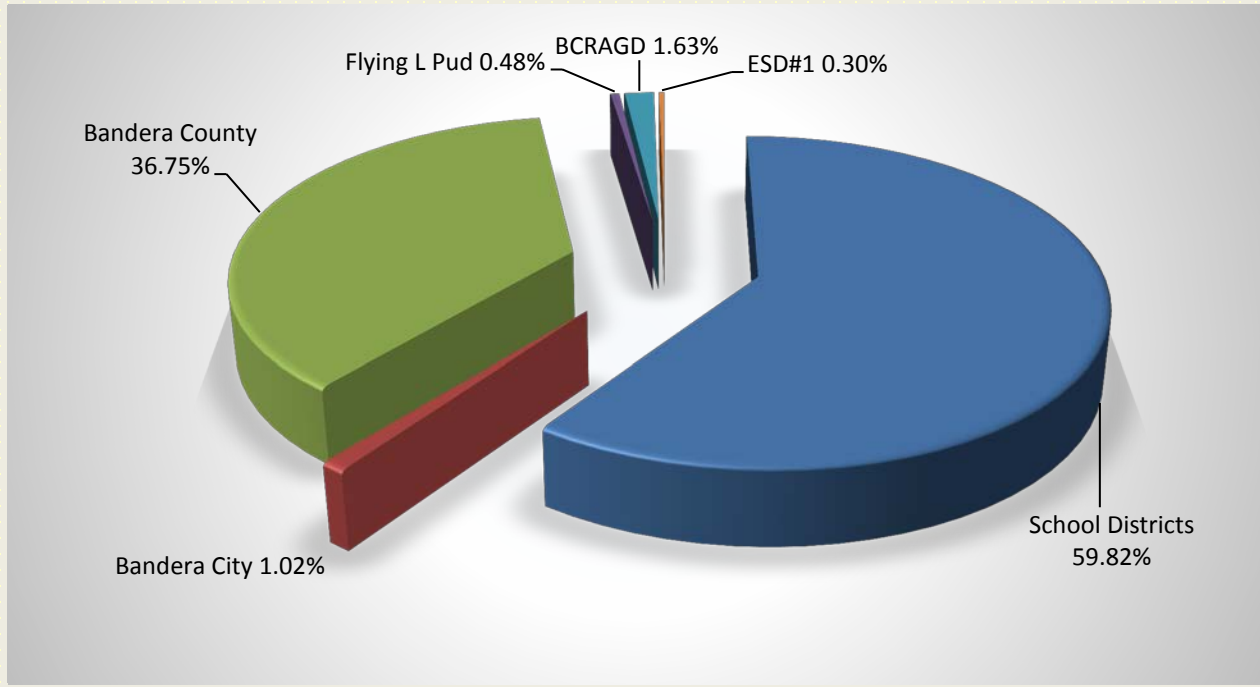
Property taxes are local taxes that are assessed locally, collected locally, and used locally. You pay your property taxes to the local tax collector. The tax collector distributes the funds to schools, cities and other local governments. Local governments spend the funds on schools, roads, hospitals, police departments, fire departments and other programs.



In Bandera County property taxes support 11 local government agencies which include the county, 1 county road, 1 special road, 4 school districts, 1 city, 1 public utility district, 1 ground water and river authority and 1 emergency district.

Entity ID	Entity Code	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
102	010	BANDERA COUNTY	0.5193	0.046	0.5653
106	010	COUNTY ROAD	0.0216	0.00	0.0216
119	010	SPECIAL ROAD	0.09	0.00	0.09
103	010-902-02	BANDERA ISD	1.04	0.13	1.17
115	010-901-02	MEDINA ISD*	1.04	0.00	1.04
125	232-904-02	UTOPIA ISD*	1.04	0.00	1.04
116	015-915-02	NORTHSIDE ISD*	1.04	0.3355	1.3755
104	010-101-03	CITY OF BANDERA	0.387549	0.00	0.387549
108	010-201-14	FLYING L PUD	0.38	0.00	0.38
121	010-201-27	BCRAGD	0.029839	0.00	0.029839
48387	232-201-40	ESD#1	0.10	0.00	0.10

The 2014 tax levy for all taxing units in Bandera County is \$32,796,309.



Top Ten 2014 Ad Valorem Taxpayers in Bandera County

	Taxpayer Name*	Taxable Value	% of Total County Taxable Value
1	Bandera Electric Coop Inc.	\$12,982,880	0.67%
2	Rancho Madrona LP	\$7,103,330	0.37%
3	Caza Ranches LLC	\$4,732,910	0.24%
4	Pearland Health Development Properties LP	\$4,466,940	0.23%
5	Enterprise Texas Pipeline LP	\$4,335,890	0.22%
6	Southwestern Bell Telephone Co	\$4,019,480	0.21%
7	Southerland Communities High Gate Ranch LTD	\$3,994,900	0.21%
8	Flying L Guest Ranch LTD	\$3,950,280	0.20%
9	LCRA Transmission Services	\$3,740,000	0.19%
10	Hendricks-Madrona Springs Ranch LTD	\$3,693,370	0.19%
	Total	\$53,019,980	2.74%
	<i>* Sum of all properties/accounts for the principal taxpayer at 2014 certification</i>		

ADDENDA



Medina River

Standards Rule 6-9

Each written appraisal review report must contain a signed certification that is similar in content to the following form:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report, and I have no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have (or have not) made a personal inspection of the properties that are the subject of this report. (If more than one person signs the report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)
- No one provided significant mass appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant mass appraisal assistance must be stated.)

Comment: The above certification is not intended to disturb an elected or appointed assessors work plans or oaths of office. A signed certification is an integral part of the appraisal report. An appraiser, who signs any part of the mass appraisal report, including a letter of transmittal, must also sign this certification.

In an assignment that includes only assignment results developed by the personal property appraiser(s), any appraiser(s) who signs a certification accepts full responsibility for all elements of the certification, for the assignment results, and for the contents of the appraisal report. In an assignment that includes real property assignment results not developed by the personal property appraiser(s), any personal property appraiser(s) who signs a certification accepts full responsibility for the personal property elements of the certification, for the personal property assignment results, and for the personal property contents of the appraisal report.

When a signing appraiser(s) has relied on work done by others who do not sign the certification, the signing appraiser is responsible for the decision to rely on their work. The signing appraiser(s) is required to have a reasonable basis for believing that those individuals performing the work are competent and that their work is credible.

The names of individuals providing significant mass appraisal assistance who do not sign a certification must be stated in the certification. It is not required that the description of their assistance be contained in the certification, but disclosure of their assistance is required in accordance with SR 6-8(j).

District Personnel

<u>TITLE</u>	<u>NAME</u>	<u>TDLR#</u>
CHIEF APPRAISER, RPA, CCA	WENDY GRAMS	70669
DEPUTY CHIEF APPRAISER, RPA	CYNTHIA REINHARDT	68943
SENIOR APPRAISER, RPA	RUSSELL HAZELETT	72947
ABTRACTOR, RPA	MARIA GARCIA	71381
FIELD APPRAISER, RPA	DALE CARMAN	72626
FIELD APPRAISER	MELISSA CHECKOVAGE	73966
FIELD APPRAISER	MARYLYNN FRANCIS	74001
GIS OPERATOR	DAVID HALL	73621
ADMINISTRATIVE SPECIALIST	DEBBIE CLARK	
ADMINISTRATIVE COORDINATOR	SHARON ROBINSON	

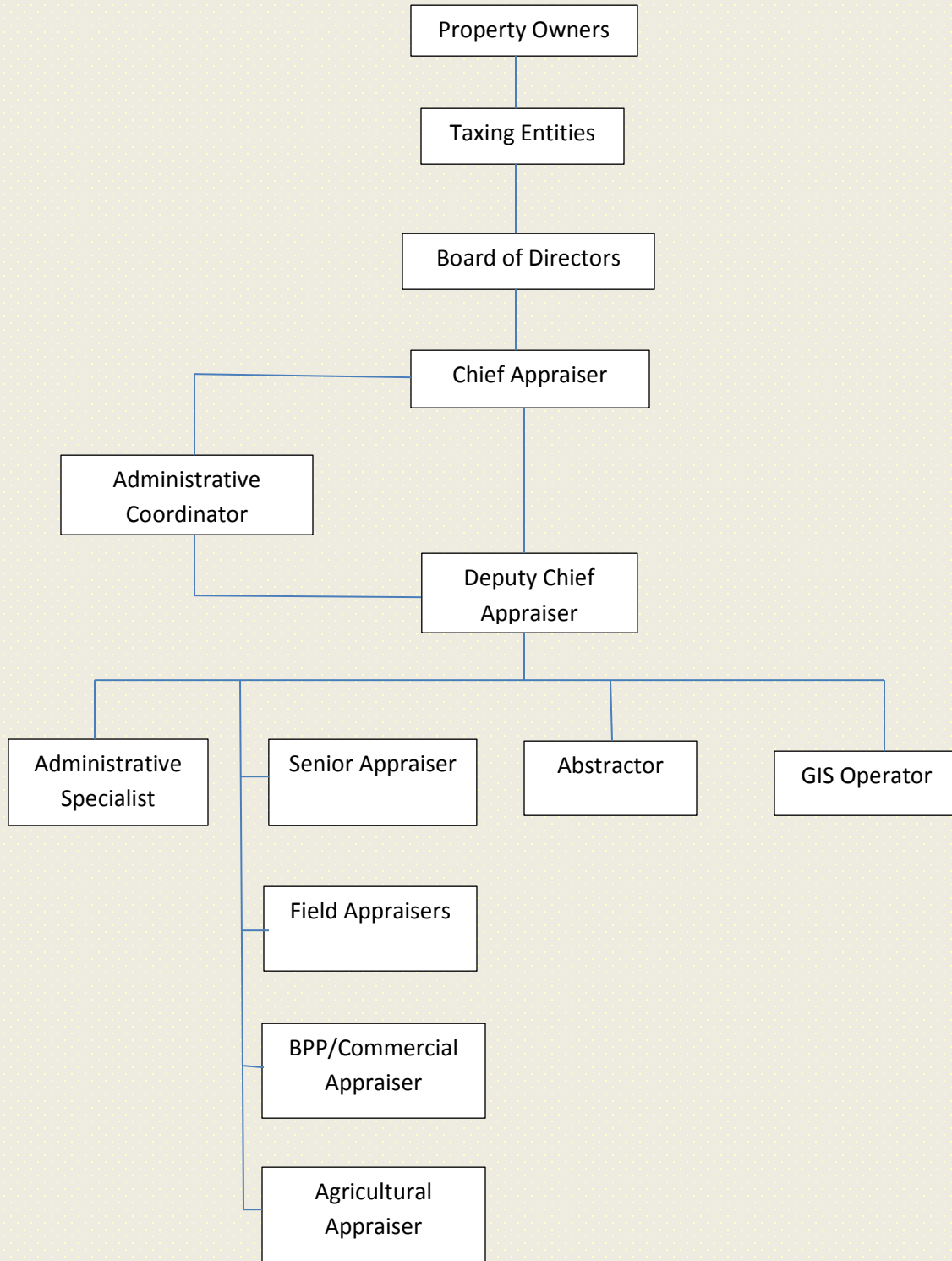
Wendy M. Grams

Wendy M. Grams, RPA, CCA

Chief Appraiser

Central Appraisal District of Bandera County

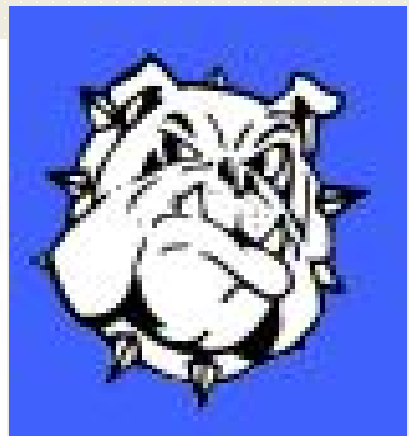
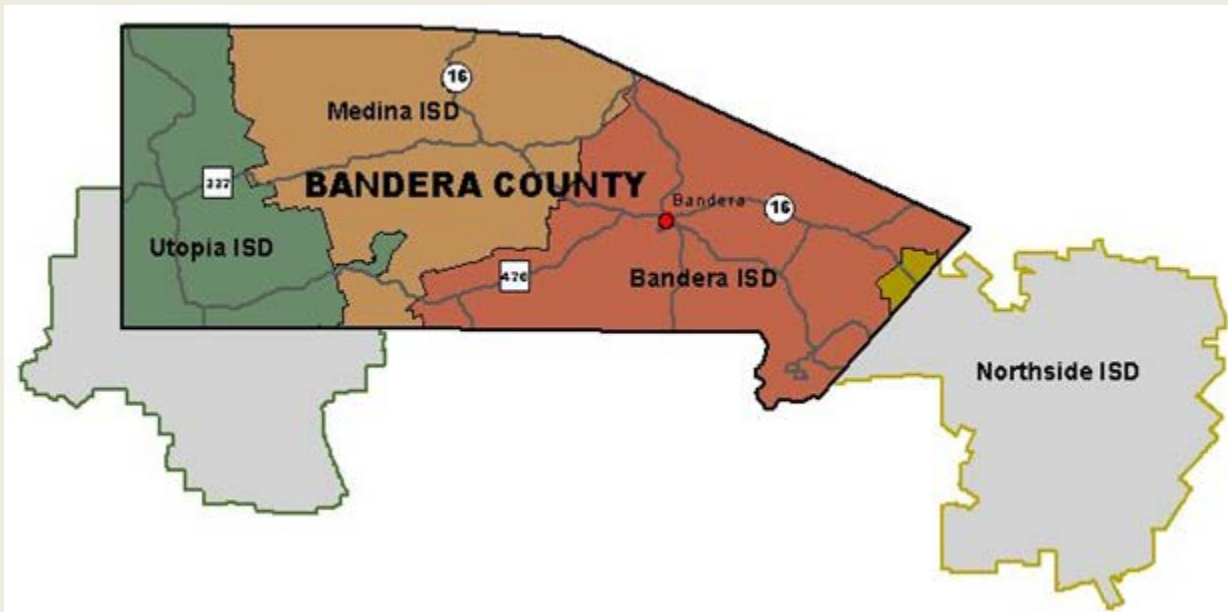
Organizational Chart



Property Valuation Study

The State of Texas Comptroller's office, conducts a biennial **Property Value Study (PVS)** for each school district for state funding purposes. This study determines if the property values within a school district are at or near market value. This is done for equitable school funding. The state sends more money to those districts that are less able to raise money locally because of insufficient taxable property. Each appraisal district must have a ratio between 95% - 105%. When local values are more than 5% below state values, the school district could receive fewer state dollars because the funding formulas will use state values to calculate funding. Through a Comptroller appeals process, a school district can contest the State values. In any case, the differences in the State Comptroller and appraisal district values can be critical for school districts and the appraisal districts that serve them. Each central appraisal district reports the appraised values based on the Comptroller's Property Tax Assistance Division property classification codes by school district.

It is the overall goal of the Central Appraisal District of Bandera County to be Property Value Study compliant.



BANDERA ISD

2014 CERTIFIED VALUES

State Code	Description	Count	Market Value
A	SINGLE FAMILY RESIDENCE	6,988	\$815,686,098
B	MULTIFAMILY RESIDNCE	19	\$4,144,260
C1	VACANT LOTS AND LAND TRACTS	11,961	\$154,315,157
D1	QUALIFIED OPEN-SPACE LAND	2,709	\$694,195,995
D2	IMPROVEMENTS ON OPEN SPACE LAND	209	\$3,633,775
E	RURAL LAND, NON QUALIFIED OPEN SPACE	3,124	\$442,835,157
F1	COMMERCIAL REAL PROPERTY	540	\$113,691,766
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	3	\$2,113,820
G1	OIL AND GAS	3	\$2,380
J1	WATER SYSTEMS	25	\$1,830,150
J2	GAS DISTRIBUTION SYSTEM	3	\$257,020
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	27	\$12,746,610
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	46	\$7,963,510
J6	PIPELINE COMPANY	9	\$3,133,710
J7	CABLE TELEVISION COMPANY	2	\$335,730
J8	OTHER TYPE OF UTILITY	1	\$825,840
L1	COMMERCIAL PERSONAL PROPERTY	1,004	\$21,644,005
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	4	\$596,340
M1	TANGIBLE OTHER PERSONAL, MOBILE HOME	973	\$28,584,898
O	RESIDENTIAL INVENTORY	423	\$9,890,500
S	SPECIAL INVENTORY TAX	5	\$99,100
X	TOTALLY EXEMPT PROPERTY	873	\$104,916,889
	Total Market Value		\$2,423,442,710
	Productivity Loss	-	\$684,942,593
	Total Exemption Amount	-	\$238,150,852
	Homestead Cap	-	\$9,064,951
	Net Taxable		\$1,491,284,314
	Freeze Taxable	-	\$273,839,106
	Freeze Adjusted Taxable		\$1,217,445,208

Top Ten 2014 Ad Valorem Taxpayers in Bandera ISD			
	Taxpayer Name*	Taxable Value	% of Total BIRD Net Taxable Value
1	Bandera Electric Coop Inc.	\$10,615,940	0.71%
2	Caza Ranches LLC	\$4,732,910	0.32%
3	Pearland Health Development Properties LP	\$4,466,940	0.30%
4	Flying L Guest Ranch TLD	\$3,950,280	0.26%
5	Southwestern Bell Telephone Co	\$3,946,550	0.26%
6	LCRA Transmission Services	\$3,740,000	0.25%
7	Hendricks-Madrona Springs Ranch LTD	\$3,693,370	0.23%
8	MHC TT INC	\$3,381,775	0.23%
9	Alkek & Williams Land LTD	\$3,355,910	0.22%
10	Hicks Family Partnership LTD	\$3,302,970	0.22%
	Total	\$45,186,645	3.03%
	<i>* Sum of all properties/accounts for the principal taxpayer at 2014 certification</i>		

MEDINA ISD

2014 CERTIFIED VALUES

State Code	Description	Count	Market Value
A	SINGLE FAMILY RESIDENCE	356	\$21,091,092
B	MULTIFAMILY RESIDNCE	1	\$160,590
C1	VACANT LOTS AND LAND TRACTS	370	\$7,969,059
D1	QUALIFIED OPEN-SPACE LAND	2,368	\$659,365,538
D2	IMPROVEMENTS ON OPEN SPACE LAND	121	\$1,797,011
E	RURAL LAND, NON QUALIFIED OPEN SPACE	1,122	\$178,212,685
F1	COMMERCIAL REAL PROPERTY	54	\$10,078,021
G1	OIL AND GAS	6	\$96,820
J1	WATER SYSTEMS	1	\$16,270
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	3	\$1,403,940
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	7	\$1,963,790
J6	PIPELINE COMPANY	1	\$1,172,150
J7	CABLE TELEVISION COMPANY	2	\$45,440
L1	COMMERCIAL PERSONAL PROPERTY	94	\$2,337,680
M1	TANGIBLE OTHER PERSONAL, MOBILE HOME	96	\$2,996,910
O	RESIDENTIAL INVENTORY	5	\$79,210
X	TOTALLY EXEMPT PROPERTY	67	\$14,314,909
	Total Market Value		\$906,101,115
	Productivity Loss	-	\$650,353,648
	Total Exemption Amount	-	\$28,529,636
	Homestead Cap	-	\$1,274,653
	Net Taxable		\$225,943,178
	Freeze Taxable	-	\$40,574,471
	Freeze Adjusted Taxable		\$185,368,707

Top Ten 2014 Ad Valorem Taxpayers in Medina ISD			
	Taxpayer Name*	Taxable Value	% of Total Medina ISD Net Taxable Value
1	MTC Holdings LTD	\$2,952,670	1.31%
2	Yax	\$2,624,640	1.16%
3	Roney	\$2,062,360	0.91%
4	Headwaters INC	\$1,978,920	0.88%
5	Kiker	\$1,820,220	0.81%
6	River Rock RD LTD	\$1,747,990	0.77%
7	Rattlesnake Springs LLC	\$1,736,730	0.77%
8	JW RE Holdings LP	\$1,700,140	0.75%
9	Butt	\$1,451,270	0.64%
10	Duperreault	\$1,439,270	0.64%
	Total	\$19,514,210	8.64%
	<i>* Sum of all properties/accounts for the principal taxpayer at 2014 certification in Bandera County</i>		

NORTHSIDE ISD

2014 CERTIFIED VALUES

State Code	Description	Count	Market Value
A	SINGLE FAMILY RESIDENCE	143	\$20,401,498
C1	VACANT LOTS AND LAND TRACTS	158	\$3,045,082
D1	QUALIFIED OPEN-SPACE LAND	37	\$12,222,590
D2	IMPROVEMENTS ON OPEN SPACE LAND	1	\$15,920
E	RURAL LAND, NON QUALIFIED OPEN SPACE	57	\$9,497,310
F1	COMMERCIAL REAL PROPERTY	2	\$20,230
J1	WATER SYSTEMS	1	\$76,450
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	1	\$69,780
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1	\$25,010
L1	COMMERCIAL PERSONAL PROPERTY	5	\$90,000
M1	TANGIBLE OTHER PERSONAL, MOBILE HOME	7	\$284,890
X	TOTALLY EXEMPT PROPERTY	3	\$89,440
	Total Market Value		\$45,838,200
	Productivity Lost	-	\$12,095,910
	Total Exemption Amount	-	\$3,578,466
	Homestead Cap	-	\$162,690
	Net Taxable		\$30,001,134
	Freeze Taxable	-	\$5,532,947
	Freeze Adjusted Taxable		\$24,468,187

Top Ten 2014 Ad Valorem Taxpayers in Northside ISD

	Taxpayer Name*	Taxable Value	% of Total NISD Net Taxable Value
1	Klauss	\$790,640	2.64%
2	Beverly	\$660,070	2.20%
3	Attal	\$619,100	2.06%
4	Koteras	\$476,630	1.59%
5	Lay	\$475,150	1.58%
6	Wojdacz	\$459,550	1.53%
7	Savchenko	\$434,000	1.45%
8	McKay	\$425,430	1.42%
9	Greco	\$383,880	1.28%
10	Ontiveros	\$354,400	1.18%
	Total	\$5,078,850	16.93%
	<i>* Sum of all properties/accounts for the principal taxpayer at 2014 certification in Bandera County</i>		

UTOPIA ISD

2014 CERTIFIED VALUES

State Code	Description	Count	Market Value
A	SINGLE FAMILY RESIDENCE	81	\$7,357,010
C1	VACANT LOTS AND LAND TRACTS	2	\$26,790
D1	QUALIFIED OPEN-SPACE LAND	1,298	\$307,264,099
D2	IMPROVEMENTS ON OPEN SPACE LAND	61	\$716,334
E	RURAL LAND, NON QUALIFIED OPEN SPACE	892	\$96,737,568
F1	COMMERCIAL REAL PROPERTY	12	\$7,555,630
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	3	\$893,220
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	4	\$858,810
J6	PIPELINE COMPANY	2	\$77,090
J7	CABLE TELEVISION COMPANY	1	\$3,290
L1	COMMERCIAL PERSONAL PROPERTY	44	\$1,229,720
M1	TANGIBLE OTHER PERSONAL, MOBILE HOME	41	\$1,349,330
X	TOTALLY EXEMPT PROPERTY	31	\$7,928,260
	Total Market Value		\$431,997,151
	Productivity Loss	-	\$301,403,191
	Total Exemption Amount	-	\$13,392,975
	Homestead Cap	-	\$284,332
	Net Taxable		\$116,916,653
	Freeze Taxable	-	\$19,730,823
	Freeze Adjusted Taxable		\$97,185,830

Top Ten 2014 Ad Valorem Taxpayers in Utopia ISD

	Taxpayer Name*	Taxable Value	% of Total Utopia ISD Net Taxable Value
1	Rancho Madrona LP	\$7,103,330	6.08%
2	Great Spring Waters of America	\$1,681,250	1.44%
3	Snow Creek Ranch LLC	\$1,439,610	1.23%
4	Albritton	\$1,252,020	1.07%
5	Davis Partners	\$982,380	0.84%
6	CS Lazy C LTD	\$957,170	0.82%
7	Aylesworth	\$933,920	0.80%
8	Bandera Electric COOP Inc	\$893,220	0.76%
9	Mill Springs Ranch LLC	\$809,120	0.69%
10	Bowman Trust	\$753,120	0.64%
	Total	\$15,996,020	13.68%
	* Sum of all properties/accounts for the principal taxpayer at 2014 certification in Bandera County		

CITY OF BANDERA

2014 CERTIFIED VALUES

State Code	Description	Count	Market Value
A	SINGLE FAMILY RESIDENCE	403	\$38,563,040
B	MULTIFAMILY RESIDNCE	7	\$2,346,100
C1	VACANT LOTS AND LAND TRACTS	125	\$2,722,153
D1	QUALIFIED OPEN-SPACE LAND	2	\$259,640
E	RURAL LAND, NON QUALIFIED OPEN SPACE	15	\$1,085,970
F1	COMMERCIAL REAL PROPERTY	190	\$38,596,331
J2	GAS DISTRIBUTION SYSTEM	1	\$142,080
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	1	\$471,330
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	5	\$1,341,660
J7	CABLE TELEVISION COMPANY	1	\$216,630
L1	COMMERCIAL PERSONAL PROPERTY	308	\$7,253,620
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	1	\$14,260
M1	TANGIBLE OTHER PERSONAL, MOBILE HOME	10	\$180,310
X	TOTALLY EXEMPT PROPERTY	148	\$23,637,110
	Total Market Value		\$116,830,234
	Productivity Loss	-	\$258,230
	Total Exemption Amount	-	\$27,214,689
	Homestead Cap	-	\$285,892
	Net Taxable		\$89,071,423
	Freeze Taxable	-	\$8,179,583
	Freeze Adjusted Taxable		\$80,891,840

Top Ten 2014 Ad Valorem Taxpayers in City of Bandera			
	Taxpayer Name*	Taxable Value	% of Total City Net Taxable Value
1	Bandera Western Oaks Apartments LP	\$1,750,350	1.96%
2	Boyle Properties	\$1,293,800	1.45%
3	Super S Foods	\$1,232,990	1.38%
4	Bandera Nursing Home	\$1,015,510	1.14%
5	Bandera Bank	\$933,250	1.05%
6	GB Laguna Development LTD	\$\$815,390	0.92%
7	Bandera Mansion LLC	\$802,650	0.90%
8	MKE Properties LP	\$786,390	0.88%
9	Clark	\$768,737	0.86%
10	River Oak Inn & Restaurant	\$753,100	0.85%
	Total	\$10,175,480	11.42%
	<i>* Sum of all properties/accounts for the principal taxpayer at 2014 certification</i>		

VISIT OR CONTACT US:

Office Location:

Central Appraisal District of Bandera County
1206 Main Street
Bandera, TX 78003

Mailing Address:

P.O. Box 1119
Bandera, TX 78003

Customer Inquiries and Assistance:

Phone: (830)796-3039
Fax: (830)460-3672
Email: appraisaldistrictinfo@indian-creek.net
Website: www.banderaproptax.org

Business Hours:

Monday - Friday
8:00 am – 5:00 pm

REFERENCES:

International Association of Assessing Officers, Standard of Public Relations pg. 8, 6.5
Annual Reports

Texas Comptroller of Public Accounts, <http://www.window.state.tx.us/taxinfo/proptax/>

Texas Property Tax Code, <http://www.window.state.tx.us/taxinfo/proptax/96-297-13.pdf>

True Automation, CAMA Provider, <http://www.trueautomation.com/>

Bandera County Tax Office, <http://www.banderacounty.org/departments/tax.htm>

Central Appraisal District of Bandera County, <http://www.banderaproptax.org/index.php>

D.I.S. Data, http://www.oginfo.com/website/parcel_data/state/TEXAS/