

CROSBY CENTRAL APPRAISAL DISTRICT



Annual Appraisal Report 2024

Purpose

This report serves as the official Annual Appraisal Report for the year 2024 for the Crosby Central Appraisal District, located at 109 W Aspen St. Crosbyton, Texas. This report has been prepared in compliance with the International Association of Assessing Officers (IAAO) Standard on Public Relations, Section 6.5.1: Local Annual Report. This report briefly summarizes the District's appraisal activities for the year 2024, including property types and parcel numbers, exemption types and value loss, market and taxable values, and appraisal notices and appeals summaries.

General Information

Governance

The appraisal district is a political subdivision of the state that was created through legislation passed by the 66th Legislature. The District is governed by a board of eight directors who are responsible for setting policies, approving the annual budget, and hiring the Chief Appraiser. Additionally, the Board of Directors is responsible for appointing members of the Agricultural Appraisal Advisory Board (AAAB). The Chief Appraiser is responsible for hiring personnel and managing the District's administrative and appraisal operations.

Ad Valorem Tax System

The property assessment system is a complex and technical profession vital to the financial health of local government. The District's principle task is to discover, list, appraise all taxable property within its jurisdiction, and administer exemptions. The Texas Property Tax Code requires appraisal districts to appraise all real and business personal property at its fair market value as of January 1st each year. The District determines the market value of a property using mass appraisal standards and techniques which comply with the Uniform Standards of Professional Appraisal Practices (USPAP). The same appraisal methods and techniques are used in appraising the same or similar kinds of property. The District maintains an appraisal roll identifying taxable property within the territorial boundaries of Crosby County, which collectively creates the tax base which is utilized by taxing jurisdictions to collect the revenue necessary for daily operations and public services.

Appraiser Requirements

Appraisers employed by the District are subject to the requirements set by the Property Taxation Professional Certification Act (Act) which was passed by the 68th Legislature. Appraisers are required to register with the Texas Department of Licensing and Regulation (TDLR) prior to performing appraisal assignments. The Act requires appraisers to successfully complete a series of educational courses and exams which must be completed within a five-year period. Upon completion of all required coursework and examinations, appraisers will earn designation as a Registered Professional Appraiser (RPA). Once an appraiser has been certified as an RPA they must recertify on a biennial basis. Each recertification period must include no less than thirty hours of continuing education credits (CE), which must include 2 hours of ethics, 3.5 hours of USPAP, and a law and rules update course set by the state legislature. During the 2024 appraisal year the District employed 1 appraiser with an RPA and 2 appraisers working towards RPA certification.

Budget Summary

The District's annual budget is approved by the Board of Directors and funded by the various taxing jurisdictions of Crosby County. The District's budget for 2024 was approved on October 3, 2023 and totaled \$385,000.

Number of Accounts

The number of property accounts in 2024 as of the certification date was 9,131. Property accounts are categorized as real property, business personal property or utilities and minerals. A summary of the number of accounts within each category can be found in the table below.

Category	Accounts
Real Property: <i>Residential, Multi-Family, Commercial Properties, Vacant Lots, & Rural Tracts</i>	7134
Personal Property: <i>Mobile Homes, Tangible Business Personal, Industrial Properties, Personal Leased, & Business Vehicles</i>	237
Utilities & Minerals: <i>Telephone, Gas, Cable, Other Utility Companies, & Oil and Gas</i>	1760
Total Accounts	9,131

The table below provides the number of parcels by taxing jurisdiction.

Taxing Units	Total Parcel
Crosby County	9131
Crosbyton CISD	3203
Ralls ISD	3540
Lorenzo ISD	2976
City of Crosbyton	1192
City of Lorenzo	751
City of Ralls	1332
Crosby County Hospital District	9130
High Plains Water District	7190

* As of July 22, 2024, Certified Grand Totals

Appraisal Activities

In accordance with the 2023-2024 Reappraisal Plan, the Appraisal District began mass appraisal activities in October of 2023. Mass appraisal consists of the periodic reinspection of all properties over a three-year cycle. The District performed its mass appraisal objectives through physical inspection. A detailed report of all 2024 appraisal activities is available in the 2024 Mass Appraisal Summary Report.

Upon completion of the mass appraisal process, other yearly appraisal activities are assigned. These activities typically include the discovery of new construction, demolitions, improvement additions, and repairs/remodels. New construction is primarily identified through new development plats and building permits. During mass appraisal, sales data is collected, screened and analyzed through ratio studies, which measure appraisal accuracy and level of appraisal (equal and uniform).

Upon completion of the final value review, the following statistics were compiled. Overall, market value county-wide decreased a total of 8.8 %. This decrease was predominantly due to an 11.8 million reduction in value on industrial real property. The overall increase on the average homestead was 3.6 %. This is contributed to the current market conditions affecting the real estate industry.

Appeals

Appraisal notices were mailed to property owners and agents on May 3, 2024, and totaled 2,331.

The appraisal notices, which consisted of Mineral, Utility and Industrial properties, were mailed on May 11, 2024, which was 426 notices.

The District published/distributed a number of news releases through various media sources. The local newspaper provided coverage for some of the news releases. As required by law, the District purchased several newspaper advertisements in order to inform the public of the appraisal notice mail outs and of the rights, responsibilities, and remedies of a property owner.

As a result of the appraisal notice mail-out, the District received and processed approximately 42 protests. The ARB held hearings for 2 days during the months of June and July, and finalized all of the 42 protest cases. The ARB was able to process, determine and finalize protest cases by July 11, 2023. Consequently, 100% of the appraisal roll was approved on July 2, 2024, by the ARB. The Chief Appraiser certified the appraisal roll to the taxing entities on July 22, 2024, and met the required deadline set by TPTC.

Exemptions and Agricultural Appraisal Value Loss

The District is responsible for administering exemption services to property owners. An exemption reduces the taxable value of a property, which in turn decreases the property owner's tax burden. Cumulatively, the total loss for Crosby County due to all exemptions and total exempt properties is \$210,906,320 of market value. The table below summarizes the exemptions available to property owners through Crosby County and the county's total taxable value loss due to each exemption.

State Mandated & Local Optional

	Homestead	Over-65	Disabled	DV	DV 100%
Crosby County Value Loss	0	0	0	36 373,440	17 1,849,702

Cities

Crosbyton Value Loss	0	0	0	7 67,870	5 414,906
Ralls Value Loss	0	167 501,000	10 30,000	11 125,500	5 566,419
Lorenzo Value Loss	0	0	0	7 66,000	2 327,538

Schools

Crosbyton CISD Value Loss	483 31,509,071	82 769,482	1 5,431	9 78,120	2 52,050
Ralls ISD Value Loss	430 29,840,397	52 486,393	1 10,000	5 58,000	2 322,080
Lorenzo ISD Value Loss	268 19,053,142	35 337,520	1 10,000	8 64,294	3 147,893

Special District

Hospital Value Loss	0	0	0	36 373,440	17 1,849,702
Water Value Loss	0	0	0	34 351,440	16 1,819,618

*As of July 22, 2024 Grand Totals

The Texas Property Tax Code (TPTC) allows property owners to request a special agricultural appraisal. Properties qualifying for this appraisal are assigned a market value and a special agricultural-use value. The special agricultural-use value is lower than market value and the property is assessed at its special agricultural-use value thereby decreasing a property owner's tax burden. Special agricultural-use value is based on the capacity of the property to produce agricultural goods, defined as productivity value. In Crosby County a total of 564,220 acres have qualified for productivity value, with a total value loss of \$562,256,820 from a total market value of \$642,894,650. The taxing entities may recapture the value difference for the previous five years through a process called a "rollback". A "rollback" is initiated when a property with productivity value ceases agricultural use and a "change of use" occurs.

Market and Taxable Value

The 2024 Market Value Distribution by Property Category information below illustrates that the top three property categories are Commercial Properties, Rural/Ag Land, and Single & Multi Family Residences. These three categories represent 70% of the District's market value.

Single & Multi Family Residences - 20%

Commercial Properties - 26%

Mineral Properties - 11%

Vacant Properties - 0.35%

Ag/Rural Properties - 24%

Utilities - 4%

Exempt Properties - 9%

Business Personal Property - 6%

Special Inventory Properties - 0.39%

2024 Total Market Taxable \$ 625,099,576

*As of July 22, 2024 (Crosby County Grand Totals)

The graph below provides a 4-year comparison of the District's overall market and taxable value.

As of July 22, 2024



The table below summarizes the 2024 market and taxable values for each taxing entity which were certified on 7/22/2024.

Total Value by Taxing Entity		
Taxing Entity	Market	Taxable
Crosby County	1,201,005,697	425,619,415
Crosbyton CISD	505,339,159	167,063,005
Lorenzo ISD	351,541,577	160,363,744
Ralls ISD	338,531,926	122,795,149
City of Crosbyton	66,130,965	51,568,097
City of Lorenzo	47,299,671	38,659,064
City of Ralls	71,777,376	60,207,260
Crosby County Hospital District	1,200,960,947	438,335,925
High Plains Water District	909,509,348	494,780,825

Property Tax Division

Section 403.302 of the Texas Government Code requires the Comptroller to conduct a study to determine the degree of uniformity and the median level of appraisals by the appraisal district within each major category of property, as required by Section 5.10 of the Texas Property Tax Code. The study is performed every other year, and if the locally appraised values for a particular school district are within the statistical margin of error of the state value, the Comptroller's Property Tax Assistance Division (PTAD) will certify the school district's local tax roll value to the Commissioner of Education. A 5% margin of error is used to establish the upper and lower value limit for each school district. If the local value falls outside the acceptable range, the Property Tax Assistance Division will certify the state value, unless the school district is eligible for a grace period, which is a period when local value is used even though it is determined to be invalid. The Crosby County Appraisal District had a property value study conducted in 2023, with final results being published on the Comptroller's website at: <https://comptroller.texas.gov/taxes/property-tax/pus/2023f/index.php>.

The Property Value Study conducted on Ralls ISD found values to be invalid. However, local value was certified because the school district is in year two of the grace period. PTAD will perform a Property Value Study on Ralls ISD, Crosbyton ISD and Lorenzo ISD in 2024. The preliminary results should be available January 2025.

Section 5.102 of the Texas Property Tax Code requires the Comptroller of Public Accounts to review county appraisal district governance, taxpayer assistance, operating standards, procedures and methodology at least once every two years. This review is known as the Methods and Assistance Program (MAP) Review, with the District's most recent review being completed in 2023. The ratings for the District's 2023 review were "PASS" for all of the mandatory requirements, and "MEETS ALL" for governance, taxpayer assistance, operating procedures, and appraisal standards, procedures and methodology. A copy of the final report may be found at: <https://comptroller.texas.gov/taxes/property-tax/map/2023/index.php>