

2022

GLASSCOCK COUNTY APPRAISAL DISTRICT

Annual Report

IAAO Standard on Public Relations - 6.5 Annual Reports - Local, state, and provincial agencies should prepare annual reports summarizing activities and accomplishments and providing statistical information. These reports can be used to maintain an historical record of property and property tax data.



2022 Annual Report

The Texas Legislature created the Glasscock County Appraisal District in 1981. The Texas Property Tax Code, The Rules of the Texas Comptroller's Property Tax Assistance Division, and the State of Texas Constitution govern the appraisal district's operations. The appraisal district is a local government political subdivision of the state responsible for appraising property with county boundaries.

A Board of Directors governs the Glasscock County Appraisal District. Members of the Board of Directors are appointed by the taxing units within the boundaries of Glasscock County and must live within the district for two years before serving on the board.

The Chief Appraiser is appointed by the Board of Directors and is the chief administrator of the Appraisal District. The Appraisal District is responsible for local property tax appraisal and exemption administration while following the laws and guidelines established under the property tax system as laid forth by:

- ◆ The International Association of Assessing Officers (IAAO)
- ◆ The Property Tax Assistance Division of the Texas State Comptroller's Office (PTAD)
- ◆ The Uniform Standards of Professional Appraisal Practice (USPAP)

My professional staff and I are committed to providing timely and accurate appraisal services. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become Registered Professional Appraisers.

Our goal is to assist all taxpayers with the highest level of professionalism and integrity. Our hard work and dedication provide a timely certification of our appraised values to the taxing units. In addition, the property taxes generated from these appraisals offer an essential source of revenue to support Glasscock County, Glasscock County ISD, and Glasscock Groundwater Conservation District.

Thank you for taking the time to review the 2022 Annual Report, and I hope that it provided you with insight into the operations of the Glasscock County Appraisal District.

Sincerely,
Scott Smetana, RPA
Chief Appraiser
Email: info@glasscockcad.org
Phone: (432)354-2580

2022 Certified Values

Glasscock County	
Total Market Value	\$7,786,839,638
Total Taxable	\$7,549,343,676

Glasscock GCD	
Total Market Value	\$8,049,023,739
Total Taxable	\$8,035,723,347

Glasscock ISD	
Total Market Value	\$7,786,839,638
Total M& O Taxable Value	\$7,313,086,505
Total I&S Taxable Value	\$7,764,086,465
Value Lost-Chapter 313	\$473,753,133

The District maintains approximately 95,183 parcels with property types of residential, commercial, business, minerals, utilities, and pipelines.

Exemption Data

The District has various exemptions for which taxpayers may qualify, such as the standard residential homestead exemption and the over-65 residential homestead exemption. You may only apply for residence homestead on one property in a tax year. A homestead may include up to 20 acres of land you use in your home's residential use (occupancy). To qualify for a homestead exemption, you must own and reside in your home on January 1 of the tax year. The age 65 or older or disability exemption for school taxes includes a school tax limitation or ceiling. Some taxing units, such as counties and cities, have exemptions and tax ceiling limits. The filing of these applications is between January 1 and April 30. You may file a late homestead exemption if you file no later than one year after the date taxes become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if you move out of the county. This can transfer to the new county in which you reside.

Glasscock County						
Homestead Amount	Over-65 Amount	Over-65 Surv Spouse Amount	Disabled Person Amount	Disabled Surv Spouse Amount	Local Of %	FRZN TX Ceiling
					20 %	No

Glasscock GCD						
Homestead Amount	Over-65 Amount	Over-65 Surv Spouse Amount	Disabled Person Amount	Disabled Surv Spouse Amount	Local Of %	FRZN TX Ceiling
					20 %	No

Glasscock ISD						
Homestead Amount	Over-65 Amount	Over-65 Surv Spouse Amount	Disabled Person Amount	Disabled Surv Spouse Amount	Local Of %	FRZN TX Ceiling
\$35,000	\$10,000	\$10,000	\$10,000	\$10,000	20 %	Yes

Note: A person can receive an Over-65 or Disabled Person Exemption, but not both.

Disabilities	Percentage	Amount
DV1	Disability of 10 % to 29 %	\$5,000
DV2	Disability of 30% to 49%	\$7,500
DV3	Disability of 50% to 69%	\$10,000
DV4	Disability of 70% or more	\$12,000
DVHS	100 % or unemployable	Exempt

Note: A 100% disabled veteran who qualifies for the \$12,000 exemption under Property Tax Code Section 11.22 may apply the \$12,000 exemption to another property they own other than their residence homestead.

Code	Category Name	Description
A	Real Property: Single-family Residential	Houses, condominiums, and mobile homes are located on the land owned by the occupant.
B	Real Property: Multifamily Residential	Residential structures containing two or more dwelling units belonging to one owner. Includes apartments but no motels or hotels.
C1	Real Property: Vacant Lots and Tracts	Unimproved land parcels are usually located within or adjacent to cities with no minimum or maximum size requirement.
C2	Real Property: Colonial Lots and Tracts	Properties may not be sold under Chapter 232 of the Texas Local Government Code.
D1	Real Property: Qualified Agricultural Land	All acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1-d or 1-d-1.
D2	Real Property: Non-Qualified Land	Acreage that is not qualified for productivity valuation and is rural.
E	Real Property: Rural Land Not Qualified for Open-space	Improvements associated with land reported as Category D property, including all houses, barns, sheds, silos, garages, other enhancements related to farming or ranching, and land separated from a larger tract for residential purposes.
F1	Real Property Commercial	Land and improvements devoted to sales, entertainment, or services to the public. This does not include utility property, which is included in Category J.
F2	Real Property: Industrial	Land and improvements are devoted to developing, manufacturing, fabrication, processing, or storing a product, except for utility properties in Category J.
G	Oil, Gas, and Other Minerals	Producing and non-producing wells, all other minerals, mineral interests, and equipment used to bring the oil and gas to the surface, not including surface rights.

H1	Tangible Personal Property: Personal Vehicles, Not used for Business Purposes	Privately owned automobiles, motorcycles, and light trucks are not used to produce income.
H2	Tangible Personal Property: Goods in Transit	Personal property stored under a contract of bailment by a public warehouse operator and identified by Tax Code Section 11.253.
J	Real and Personal Property: Utilities	All real and tangible personal property of railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TX companies, and other utility companies.
L1	Personal Property: Commercial	Commercial businesses use all tangible personal property to produce income, including fixtures, equipment, and inventory.
L2	Personal Property: Industrial	An industrial business uses all tangible personal property to produce income, including fixtures, equipment, and inventory.
M	Mobile Homes and Other Tangible Personal Property	Taxable personal property is not included in other categories, such as mobile homes on land owned by someone else. It also may consist of privately owned aircraft, boats, travel trailers, motor homes, and mobile homes on rented or leased land.
N	Intangible Personal Property	All taxable intangible property not otherwise classified.
O	Real Property: Residential Inventory	Residential real property inventory is held for sale and appraised as provided by Tax Code Section 23.12.
S	Special Inventory	Specific property inventories of businesses that provide items for sale to the public. State law requires the appraisal district to appraise these inventory items based on the business's total annual sales in the prior tax year. Category S properties include dealers' motor vehicle inventory, dealer's heavy equipment inventory, dealer's vessel and outboard motor inventory, and retail manufactured housing inventory.
X	Exempt Property	Exempt Property must have the qualification found in the law, mainly the Tax Code.

The Property Value Study

The State Comptroller's Office conducts the property value study to estimate the taxable property value in each school district and measure the appraisal districts' performance. If the appraisal district is within a 5% margin of error, the State Comptroller will certify the local value to the Commissioner of Education. In addition, the study findings are used in the school funding formula for state aid.

2020 Property Value Study Summary

Category	Number of Ratios **	2020 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
A. Single-Family Residences	0	3,709,486	*	*	*	*	*
B. Multi-Family Residences	0	0	*	*	*	*	*
C. Vacant Lots	0	124,917	*	*	*	*	*
C2. Colonial lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	5,089,323	*	*	*	*	*
E. Rural non-qualified	0	38,782,688	*	*	*	*	*
F1. Commercial Real	0	8,432,202	*	*	*	*	*
F2. Industrial Real	0	934,368,779	*	*	*	*	*
G. Oil, Gas, Minerals	32	3,003,319,780	1.00	.54	100.03	100.03	1.00
J. Utilities	3	584,510,634	0.94	8.51	68.25	97.00	1.07
L1. Commercial Personal	0	26,247,141	*	*	*	*	*
L2. Industrial Personal	0	144,173,040	*	*	*	*	*
M. Other Personal	0	1,890,468	*	*	*	*	*
O. Residential Inventory	0	0	*	*	*	*	*

Category	Number of Ratios **	2020 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
S. Special Inventory	0	0	*	*	*	*	*
Overall	35	4,763,193,487	1.00	1.56	94.56	99.72	1.01

* Not Calculated - Need a minimum of 5 ratios from (A) categories representing at least 25% of total CAD category value or (B) 5 ISDs or half the ISDs in the CAD, whichever is less.

Legislative Changes

Please refer to the Legislative Changes tab.