

BURNET CENTRAL APPRAISAL DISTRICT

2016 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 51,302 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 2016 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.

2016 Certified Value Burnet County	
Number of Parcels	51,302
Market Value Land and Improvements	\$ 7,614,575,242
Market Value of Personal Property	\$ 330,126,950
Market Value Mineral Property	\$ 246,410
Total Market Value	\$ 7,944,948,602
Productivity Loss	\$ 2,145,431,931
Homestead Cap Loss	\$ 31,330,227
Exemptions	\$ 571,980,369
Taxable Value	\$ 5,196,206,075
Freeze Taxable Value	\$ 1,120,389,772
Adjusted Freeze Taxable Value	\$ 4,074,547,681

BURNET County

2016 CERTIFIED TOTALS

As of Certification

Property Count: 51,302

GBU - *BURNET COUNTY
Grand Totals

7/21/2016 8:58:02AM

Land		Value			
Homesite:		815,748,041			
Non Homesite:		975,146,531			
Ag Market:		2,190,562,330			
Timber Market:		0		Total Land	(+) 3,981,456,902
Improvement		Value			
Homesite:		2,404,245,559			
Non Homesite:		1,228,872,781		Total Improvements	(+) 3,633,118,340
Non Real		Count	Value		
Personal Property:		2,482	330,126,950		
Mineral Property:		94	246,410		
Autos:		0	0	Total Non Real	(+) 330,373,360
				Market Value	- 7,944,948,602
Ag		Non Exempt	Exempt		
Total Productivity Market:		2,190,542,930	19,400		
Ag Use:		45,110,999	316	Productivity Loss	(-) 2,145,431,931
Timber Use:		0	0	Appraised Value	- 5,799,516,671
Productivity Loss:		2,145,431,931	19,084		
				Homestead Cap	(-) 31,330,227
				Assessed Value	- 5,768,186,444
				Total Exemptions Amount (Breakdown on Next Page)	(-) 571,980,369
				Net Taxable	- 5,196,206,075

Freeze	Assessed	Taxable	Actual Tax	Calling	Count		
DP	49,761,350	46,955,151	144,076.40	150,435.42	436		
OV65	1,099,142,360	1,073,434,621	3,170,912.56	3,256,568.75	4,978		
Total	1,148,903,710	1,120,389,772	3,314,988.96	3,407,004.17	5,414	Freeze Taxable	(-) 1,120,389,772
Tax Rate	0.360100						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	53,872	53,872	53,329	543	1		
OV65	9,325,478	9,305,978	8,037,899	1,268,079	40		
Total	9,379,350	9,359,850	8,091,228	1,268,622	41	Transfer Adjustment	(-) 1,268,622
						Freeze Adjusted Taxable	- 4,074,547,681

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 17,987,435.16 = 4,074,547,681 * (0.360100 / 100) + 3,314,988.96

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	447	0	0	0
DV1	195	0	1,805,763	1,805,763
DV1S	8	0	40,000	40,000
DV2	87	0	833,408	833,408
DV2S	7	0	52,500	52,500
DV3	93	0	904,055	904,055
DV3S	4	0	40,000	40,000
DV4	245	0	1,829,980	1,829,980
DV4S	43	0	383,162	383,162
DVHS	172	0	31,576,397	31,576,397
DVHSS	25	0	2,995,540	2,995,540
EX	12	0	4,065,776	4,065,776
EX-XD	3	0	4,297,111	4,297,111
EX-XG	14	0	42,904,545	42,904,545
EX-XI	5	0	1,845,178	1,845,178
EX-XJ	2	0	1,235,740	1,235,740
EX-XL	5	0	1,006,138	1,006,138
EX-XN	8	0	1,001,928	1,001,928
EX-XU	1	0	97,255	97,255
EX-XV	1,281	0	449,828,950	449,828,950
EX-XV (Prorated)	70	0	842,369	842,369
EX366	103	0	22,985	22,985
FR	14	14,691,578	0	14,691,578
HS	11,426	0	0	0
LVE	25	7,693,051	0	7,693,051
MASSS	1	0	221,441	221,441
OV65	5,328	0	0	0
OV65S	15	0	0	0
PC	5	1,452,444	0	1,452,444
PPV	13	198,271	0	198,271
SO	1	24,804	0	24,804
Totals		24,060,148	547,920,221	571,980,369

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	16,609		\$75,171,100	\$3,153,290,812
B	MULTIFAMILY RESIDENCE	248		\$580,140	\$46,022,426
C1	VACANT LOTS AND LAND TRACTS	15,266		\$147,103	\$241,737,384
D1	QUALIFIED OPEN-SPACE LAND	8,138	557,224.9614	\$0	\$2,187,015,792
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	1,125		\$1,519,746	\$15,954,411
E	RURAL LAND, NON QUALIFIED OPEN SPA	6,655	32,642.4189	\$28,653,593	\$847,337,444
F1	COMMERCIAL REAL PROPERTY	1,674		\$11,057,123	\$483,128,166
F2	INDUSTRIAL AND MANUFACTURING REAL	143		\$708,608	\$42,882,357
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	44		\$0	\$933,066
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$65,794
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	20		\$0	\$41,656,004
J4	TELEPHONE COMPANY (INCLUDING CO-O	31		\$0	\$13,566,792
J5	RAILROAD	10		\$0	\$229,429
J6	PIPELAND COMPANY	5		\$0	\$7,200,887
J7	CABLE TELEVISION COMPANY	19		\$0	\$58,265
L1	COMMERCIAL PERSONAL PROPERTY	2,244		\$0	\$162,687,928
L2	INDUSTRIAL AND MANUFACTURING PERS	23		\$0	\$74,372,728
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1,179		\$1,016,407	\$30,970,032
M2	TANGIBLE OTHER PERSONAL, OTHER	1		\$0	\$8,938
O	RESIDENTIAL INVENTORY	1,086		\$1,178,626	\$28,010,555
S	SPECIAL INVENTORY TAX	36		\$0	\$12,258,081
X	TOTALLY EXEMPT PROPERTY	1,541		\$16,077,877	\$515,129,297
Totals			589,867.3803	\$136,110,323	\$7,904,761,094

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.

2016 protest information:

Total protests	2501
Settled with District	1994
Protests withdrawn	150
Hearings held	177
People who did not appear	180

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	2016 Tax Rate	2015 Tax Rate	2014 Tax Rate	2013 Tax Rate	2012 Tax Rate	2011 Tax Rate	Exemptions (subject to application and verification of eligibility)			
								Homestead	Over 65	Disability	DAV
Burnet County - General	GBU	0.3551	0.3601	0.3700	0.3533	0.3517	0.3332	0	0	0	5,000 - 12,000
Burnet County - Special	RSP	0.0418	0.0424	0.0440	0.0418	0.0417	0.0392	3,000	0	0	5,000 - 12,000
Burnet Consolidated Independent School District	SBU	1.3200	1.33	1.2625	1.2625	1.2625	1.27	25,000	10,000	10,000	5,000 - 12,000
Marble Falls Independent School District	SMA	1.2800	1.2800	1.2800	1.2800	1.2800	1.29	25,000	13,000	10,000	5,000 - 12,000
City of Bertram	CBE	0.4810	0.4810	0.4810	0.4810	0.4810	0.4810	0	0	0	5,000 - 12,000
City of Burnet	CBU	0.6265	0.6265	0.6265	0.6265	0.6265	0.6265	0	3,000	0	5,000 - 12,000
City of Cottonwood Shores	CCO	0.5438	0.5438	0.5438	0.5172	0.500	0.500	0	0	0	5,000 - 12,000
City of Granite Shoals	CGR	.5472	0.5207	0.5198	0.4970	0.4600	0.4620	5,000	0	0	5,000 - 12,000
City of Highland Haven	CHI	0.1110	0.1059	0.1125	0.1125	0.0944	0.095	0	0	0	5,000 - 12,000
City of Horseshoe Bay	CHB	0.2600	0.2500	0.2500	0.2500	0.250	0.2500	20% / 5,000	0	0	5,000 - 12,000
City of Marble Falls	CMA	0.6483	0.6483	0.6483	0.6483	0.6483	0.6435	.25% / 5,000	50,000	50,000	5,000 - 12,000
City of Meadowlakes	CME	0.3186	0.3206	0.3206	0.3206	0.3159	0.3045	0	0	0	5,000 - 12,000
Kingsland MUD	MKL	0.2200	0.2200	0.2200	0.2200	0.2200	0.2250	0	0	0	5,000 - 12,000
Central Texas Water Conservation District	WCD	0.0091	0.0091	0.0096	0.0098	0.0099	0.010	0	0	0	5,000 - 12,000
Burnet ESD #1	ESD1	0.0246	0.0231	0.0220	0.0220	0.0220	0.024	20% / 5,000	0	0	5,000 - 12,000
Burnet ESD #2	ESD2	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0	0	0	5,000 - 12,000
Burnet ESD #3	ESD3	0.0750	0.0855	0.0875	0.0875	0.0875	n/a	0	0	0	5,000 - 12,000
Burnet ESD #4	ESD4	0.1000	0.1000	0.1000	0.1000	0.094	0.0878	0	0	0	5,000 - 12,000
Burnet ESD #5	ESD5	0.0905	0.0910	0.0910	0.0910	0.0998	0.1000	0	0	0	5,000 - 12,000
Burnet ESD #6	ESD6	0.1000	0.07910	0.0835	0.08611	0.08611	n/a	0	0	0	5,000 - 12,000
Burnet ESD #7	ESD7	0.0965	0.0965	0.0965	0.0975	0.0975	0.10	0	0	0	5,000 - 12,000
Burnet ESD #8	ESD8	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0	0	0	5,000 - 12,000
Burnet ESD #9	ESD9	0.1000	0.1000	0.1000	n/a	n/a	n/a	0	0	0	5,000 - 12,000
Appraisal Only											
Lampasas ISD	SLA	1.4300	1.4300	1.4500	1.4500			25,000	10,000	10,000	5,000 - 12,000

LAW CHANGES

Texas Property Tax Law changes for 2016 is available on the Texas Comptrollers website at:

<http://comptroller.texas.gov/taxinfo/proptax/pdf/96-669.pdf>

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 2015. BCAD is scheduled for its next review in 2015.

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