

2020 Kaufman CAD Annual Report

Introduction

The Kaufman Central Appraisal District (KCAD) is a political subdivision of the state formed by the Texas Legislature in 1979. The operation of the Appraisal District is governed by the Constitution of the State of Texas, the Texas Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance Division.

Mission

The mission of Kaufman Central Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of the district for ad valorem tax purposes. The effective date for appraisal of real property is January 1st. A Personal property owner can elect to have their business personal property appraised as of September 1st. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. This will be done by administering the laws under the property tax system and operating under the standards of:

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

Administration Report

The financial records of Kaufman CAD reflect a focus on producing highest quality services and records while also maintaining a conservative budget. The District is always mindful of the dollars spent on creating and maintaining the appraisal roll. The District's annual finances can be reviewed and monitored in two different publications – the adopted budget and the audited financial statements. The first publication shows what is planned and the second shows what actually happened. The financial statement audit report and a budget history are made available on the District's website at www.kaufman-cad.org.

In addition, each agenda packet for the board of director's meetings includes monthly financial reports and quarterly investment reports.

The board of directors considers and adopts an annual budget by September 15th of each year. The budget may not be adopted until written notice is given to the taxing entities and the board has conducted a public hearing on the proposed budget.

The chief appraiser prepares the budget and presents it to the board, taxing entities and other interested parties as a preliminary budget at a budget workshop.

Additional budget workshops can be held until the proposed budget is ready for delivery to the taxing entities and the board of directors, not later than June 15. The proposed budget requires the District administration to review the goals, objectives, and programs to be accomplished. This review aids in determining forecasted operating and maintenance expenditures by category. It includes personnel breakdown with staffing levels and salary ranges.

Financial Statements

Each quarter the board of directors reviews and approves monthly financial reports and investment reports as required by the Public Funds Investment Act (PFIA). As required, the financial statements are audited annually by a firm of independent certified public accountants (CPA) in accordance with generally accepted auditing standards. The Board receives the financial audit from the firm in an open meeting. The auditor presents the findings and provides recommendations in relation to the financial operations.

Budget Analysis

	Fiscal Year		
	2018	2019	2020
Adopted Budget	\$ 2,100,850	\$ 2,459,950	\$ 2,770,300
Increase (Decrease)	\$ -2,800	\$ 359,100	\$ 310,350
% Increase (Decrease)	0%	17%	13%
Merit/COLA Increases	2%	3%	3%
Budgeted Personnel	21	21	24
Entity refunds	3.08%	0%	0%

Expenditures:

Personnel	\$ 1,471,900	\$ 1,724,300	\$ 1,977,800
Operations-			

Contractual services	\$ 121,500	\$ 122,500	\$ 187,300
Materials and supplies	\$ 76,600	\$ 108,600	\$ 123,500
Operating expenses	\$ 430,850	\$ 584,550	\$ 401,700
Capital	\$ 0.00	\$ 0.00	\$ 0.00
Budget reserves	\$ 0.00	\$ 0.00	\$ 80,000
Reserves	\$ 1,089,075	\$ 1,189,913	\$ 1,096,120

Entity Funding of District:

County	\$ 235,235	\$ 545,648	\$ 610,386
Cities	\$ 73,125	\$ 278,111	\$ 323,353
Schools	\$ 503,428	\$ 1,345,184	\$ 1,533,998
Special Districts	\$ 31,440	\$ 240,124	\$ 302,563

Board of Directors			
Chief Appraiser			
Administrative Assistant Royce Thomas		Sarah Curtis	
Deputy Chief		Senior Appraiser	
Coy Johnson		Ray Helm	
Office Manager	Residential Supervisor	Commercial/BPP Supervisor	GIS Department Supervisor
Vicki White	Jennifer Jackson	Robert Castaneda	Albert Gomez
ARB Coordinator	Residential Appraiser	Commercial Appraiser	GIS Clerk
Receptionist	Residential Appraiser	BPP Appraiser	GIS Clerk
Receptionist	Residential Appraiser	Comm/Bpp Tech	
Homestead Clerk	Residential Appraiser		
	Residential Appraiser		
	Residential Appraiser		
	Residential Appraiser		
	Productivity Appraiser		
	Res Tech Support		

Members of the Board of Directors

- Robert Dobbs, Chairman
- Bruce Bynum, Vice Chairman
- Ann McDonald, Secretary
- Russell Freeman, Member
- Karen Jones, Member
- Brenda Samples, Ex Officio Member
- Michael Wood, Member
- John Zaby, Member

Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office,
- Adopt its operating budget,
- Contract for necessary services,
- Hire the Chief Appraiser,
- Appoint the Appraisal Review Board (ARB)
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board,
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries.

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the county for at least two years prior to their appointment. Their terms are not staggered. There are no legal limits to the number of terms a board member can serve. The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be licensed (or actively working toward licensing) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Members of the Appraisal Review Board are appointed by the Board of Directors. ARB members serve two-year staggered terms, for maximum of 3 consecutive two-year terms. Their responsibility is to settle value disputes. Their decisions regarding value are binding to the chief appraiser for the tax years protested.

The Ag Advisory Board is appointed by the Board of Directors at the recommendation of the chief appraiser to aide them in determining typical practices, standards, lease rates and expenses for agricultural activities in the district. They serve at the will of the Board of Directors.

Taxing Jurisdictions

The Kaufman Central Appraisal District is responsible for appraising 78,900 properties located within the 808 square miles of Kaufman County. The following are the taxing jurisdictions with in the district:

KAUFMAN COUNTY	TRINITY VALLEY CC
ROAD AND BRIDGE	KAUFMAN CO FRESH WATER DIST 1B
CRANDALL ISD	KAUFMAN CO FRESH WATER DIST 1C
FORNEY ISD	KAUFMAN CO FRESH WATER DIST 1D
KAUFMAN ISD	KAUFMAN CO FRESH WATER DIST 4A
MABANK ISD	KC ESD #1 KAUFMAN
KEMP ISD	KC ESD #2 MABANK
QUINLAN ISD	KC ESD #3 TERRELL
ROCKWALL ISD	KC ESD #4 KEMP
SCURRY ROSSER ISD	KC ESD #5 SCURRY

TERRELL ISD	KC ESD #6 FORNEY
WILLS POINT ISD	KC ESD #7 CRANDALL
CITY OF MESQUITE	CROSSROADS PUBLIC IMP DIST
CITY OF TALTY	KAUFMAN CO FWSD #6
CITY OF CRANDALL	FOX HOLLOW PUBLIC IMP DIST 1
CITY OF FORNEY	MOORE FARM WCID
CITY OF SEAGOVILLE	MARKET CENTER PUBLIC IMP DIST
CITY OF HEATH	KAUFMAN COUNTY MUD #4
CITY OF KAUFMAN	KAUFMAN COUNTY MUD#14
CITY OF MABANK	KAUFMAN COUNTY MUD #2
CITY OF OAK RIDGE	KAUFMAN COUNTY MUD #9
CITY OF OAK GROVE	KAUFMAN COUNTY MUD #10
CITY OF COMBINE	KAUFMAN COUNTY MUD #11
CITY OF KEMP	KAUFMAN COUNTY MUD #12
CITY OF POST OAK BEND	KAUFMAN COUNTY MUD #5
CITY OF TERRELL	KAUFMAN COUNTY MUD #6
	KAUFMAN COUNTY MUD #7
	LAKE VISTA RANCH MUD #9

Property Types Appraised

KCAD staff is responsible for appraising 78,000 residential, commercial, land and business personal property accounts. KCAD contracts with Capitol Appraisal Group, Inc. to appraise 900 accounts which includes oil and gas properties, utilities, pipelines, and industrial personal property in the district.

The following is the summary of property types and their certified values:

Code	Property Type	Parcel Count	New Market Value	Market Value
A	Single Family Residences	42333	390,021,436	8,599,326,992
B	Multi Family Residences	253	8,354,870	280,377,790
C	Vacant Lot	63		282,611,206
D1	Qualified Open Space Land	8705		1,861,625,271
D2	Imps on Qualified Open Space Land	1875	362,560	34,243,584
E	Non-Qualified Land	7377	18,313,430	997,132,418
F1	Commercial Real Property	2025	65,794,830	997,132,418
F2	Industrial Real Property	88	15,085,830	914,366,798
G1	Oil & Gas	240		2,478,301
J1	Water Systems			
J2	Gas Distribution System	1		19,147,930
J3	Electric Company	53		107,679,040
J4	Telephone Company	39		11,588,980
J5	Railroad	7		20,908,280
J6	Pipeline Company	204		203,685,290
J7	Cable Television Company	0		
J8	Other Type of Utility	0		
J9	Railroad Rolling Stock			

L1	Commercial Personal Property	3663		420,224,443
L2	Industrial Personal Property	347		553,017,220
M1	Tangible Personal Mobile Home	2914	13,696,980	139,562,028
O	Residential Inventory	4961	54,972,530	239,558,644
S	Special Inventory	71		21,246,760
X	Total Exempt Property	2153	8,603,130	1,174,481,341
Totals		77,372	575,207,596	16,871,157,170

2020

Land Type Description	Total Acres	Market Value	Ag Value
Cropland	24,295	163,635,847	4,446,050
Improved Pasture	107,003	671,458,526	13,924,522
Native Pasture	229,501	966,962,615	19,090,381
Other	1341	6,442,400	548,520
Orchards	375	2,734,070	152,780
Wildlife	13,565	51,052,100	1,220,760
Totals	376,080	1,862,285,558	39,383,013

Property Discovery

The district seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Field inspections
- Filed Material/Mechanic's Liens
- Deed records
- Sewer permits
- Mobile home reports
- Electric permits
- Newspapers
- Legal notices
- Sales information
- Prior year records
- Aerial photography
- Railroad Commission Reports (oil/gas)
- Renditions
- Assumed Names
- Vehicle registrations
- Realtors and Appraisers

Exemption Data

Property owners may qualify for a variety of exemptions as provided by the Texas Constitution. Some of the most commonly occurring exemptions are described below. Other less commonly occurring exemptions are available and described in the Texas Property Tax Code, Chapter 11.

The following chart represents the total exemption amounts available to homeowners who qualify for this exemption on a home site with a maximum of 20 acres:

EXEMPTIONS	DP	DPS	DV1	DV1S	DV2	DV2S	DV3	DV3S	DV4	DV4S	DVHS	GIT	HS	OV65	OV65S
KAUFMAN COUNTY	15000	15000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%		15000	15000
ROAD AND BRIDGE	15000	15000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%		15000	15000
CRANDALL ISD	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	25000	10000	10000
FORNEY ISD	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	25000	10000	10000
KAUFMAN ISD	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	25000	10000	10000
MABANK ISD	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	25000	10000	10000
KEMP ISD	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	25000	10000	10000
QUINLAN ISD	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	25000	10000	10000
ROCKWALL ISD	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	25000	10000	10000
SCURRY ROSSER ISD	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	25000	10000	10000
TERRELL ISD	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	25000	10000	10000
WILLS POINT ISD	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	25000	10000	10000
CITY OF MESQUITE	15000	15000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%		65000	
CITY OF TALTY			5000	5000	7500	7500	10000	10000	12000	12000	100%	%		10%	10%
CITY OF CRANDALL	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%		15000	15000
CITY OF FORNEY			5000	5000	7500	7500	10000	10000	12000	12000	100%	%			
CITY OF SEAGOVILLE	30000	30000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%	10%	30000	
CITY OF HEATH	3000	3000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%		3000	3000
CITY OF KAUFMAN			5000	5000	7500	7500	10000	10000	12000	12000	100%	%		15000	15000
CITY OF MABANK			5000	5000	7500	7500	10000	10000	12000	12000	100%	%		3000	3000
CITY OF OAK RIDGE			5000	5000	7500	7500	10000	10000	12000	12000	100%				
CITY OF OAK GROVE			5000	5000	7500	7500	10000	10000	12000	12000	100%				
CITY OF COMBINE	35000	35000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%		35000	35000
CITY OF KEMP			5000	5000	7500	7500	10000	10000	12000	12000	100%	%		5000	5000
CITY OF POST OAK BEND			5000	5000	7500	7500	10000	10000	12000	12000	100%				
CITY OF TERRELL			5000	5000	7500	7500	10000	10000	12000	12000	100%	%	10%	5000	5000
TRINITY VALLEY CC			5000	5000	7500	7500	10000	10000	12000	12000	100%	%		15000	15000
FRESH WATER DIST 1B	10000	10000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%		10000	10000
FRESH WATER DIST 1C	15000	15000	5000	5000	7500	7500	10000	10000	12000	12000	100%	%		15000	15000
FRESH WATER DIST 1D			5000	5000	7500	7500	10000	10000	12000	12000	100%				

For school tax purposes, the over 65, disability, and surviving spouse homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead. (Any changes to or new areas added to the home site will cause the ceiling to be readjusted in the subsequent tax year.)

All homeowners who qualify for the residential homestead exemption are subject to the placement of homestead cap on their qualifying property which prohibits the increase of taxable value on the homestead property to ten percent per year. However, the market value will be reflective of the local real estate market.

Disabled Veterans

In addition to the residential homestead exemption allowable to disabled veterans with a 100% service-connected disability, disabled veterans are

allowed a general exemption on any property they own based upon the percentage rating as determined by the Department of Veterans Affairs. Current exemptions amount, based upon these ratings, are:

Disability Percentage	Exemption Amount
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000

Legislative Changes

During the 2019 Texas Legislative Session, several bills were passed that affect property owners and the general public. The Texas Property Tax Law Changes 2019, published by the Texas Comptroller of Public Accounts is attached.

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 scheduled hearing before the ARB.

The ARB members do not work for appraisal districts but rather, arbitrate exemptions and appraisal disputes between property owners and Kaufman CAD. The ARB is a quasi-judicial body appointed by the board of directors.

After the hearing process, the ARB approves and submits the appraisal records to the Chief Appraiser who then certifies appraisal roll values to the taxing entities.

Appeals Data 2020

Number of Protests filed 14215

Types of Property Protested:

Single family residence	6198
Multi family residence	132
Vacant lot	1093
Qualified productivity and improvements	1553
Non-Qualified land	133
Commercial/Industrial	965

Utilities	120
Mineral	13
Personal property	358
Mobile Homes	358
Residential Inventory	3292

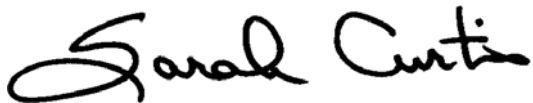
Hearings	2942
Value change	2176
No value change	766
Did not show up for hearing	1980
Settled with appraiser informally	7689
Withdrawn	1535
Dismissed	69

Notices of Appraised Value are mailed if:

- Property was reappraised that year
- Value increased more than \$1,000 from prior year
- Property was new
- Ownership of property changed

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

1. The statements of fact contained in this report are true and correct.



Sarah Curtis RTA RPA CTA CCA AAS
 Chief Appraiser
 Kaufman Central Appraisal District