

**Cameron County Appraisal District
Hidalgo County Appraisal District
Willacy County Appraisal District
Starr County Appraisal District**



Introduction of Chief Appraisers

- Rolando Garza – Hidalgo County Appraisal District
- Rosalva Guerra – Starr County Appraisal District
- Agustin Lopez – Willacy County Appraisal District
- Richard Molina – Cameron County Appraisal District

Establishment of the Appraisal Districts

- Established by the 66th Legislature in 1979 – Peveto Bill (Sec. 6.01)
- The law established one central appraisal district in each county (Sec. 6.01)
- Opened in January 1982 (Sec. 6.01)
- Appraisal Districts are a political subdivision of the State, established in each County of the State. (Sec. 6.01) (Sec. 6.05)
- Appraisal Districts are governed by a Board of Directors (Sec. 6.03)
- Five Directors are appointed (elected) by the taxing units that participate in the District to two year terms beginning on January 1 of even numbered years. (Sec. 6.03), or the Board may vote on another way of representation by adopting a resolution to increase the number to not more than 13, change the method or procedure for appointing members, or both. (6.031a)
- The Chief Appraiser is appointed by the Board of Directors and is the Chief Administrator of the Appraisal District. (Sec. 6.05)

Establishment of the Appraisal Districts

- Chief Appraiser must be certified as an RPA, MAI, AAS, CEA, or RES to be eligible to be appointed as a Chief Appraiser. (Sec. 6.05)
- Responsible for appraising property for ad valorem purposes. (Sec. 6.01)
- All taxable property is appraised at its market value as of January 1 (Sec. 23.01)
- Market Value is the price at which a property would sell. (Sec. 1.04)

What is Market Value?

- Simple definition of Market Value is the amount (\$\$) a willing seller and a willing buyer would agree on. Must have been on the market for a reasonable time, and opened to any party to purchase.



Why do we do it?

The Texas Constitution sets out five basic rules for property taxes in our state.

1. Taxation must be **equal and uniform**. No single property or type of property should pay more than its fair share. The property taxes you pay are based on the value of property you own.
2. Generally, all property must be taxed based on its **current market value**. That's the price it would sell for when both buyer and seller seek the best price and neither is under pressure to buy or sell

Why do we do it?

3. Each property in a county must have a **single appraised value**. This means that the various local governments to which you pay property taxes cannot assign different values to your property; all must use the same value. This is guaranteed by the use of county appraisal districts.
4. All property is taxable unless federal or state law **exempts it from the tax**. These exemptions may exclude all or part of your property's value from taxation.
5. Property owners have a right to **reasonable notice of increases** in their appraised property value.

Mandatory Compliance

The comptroller ensures that appraisal districts are in compliance by:

1. Performing a Property Value Study (PVS) for value compliance every other year. This is done by auditing samples of appraisals on properties within all school districts boundaries. Appraisal districts must be within the range of 95% - 105% of the Comptrollers audit valuations. Violations could eventually lead to possible loss of school district funding.
2. Performing a review known as the Methods and Assistance Program (MAPS) in the odd year of the PVS. This mainly consist of making sure appraisal districts are in compliance with all rules set out by the comptroller and the Property Tax Code (PTC).

How does a disaster play in property valuations.

- Disaster must be declared by the Governor, and there must be physical damage to the property.
- What about the COVID Pandemic, abnormal freeze, flooding, rise in real estate market, etc.?
- Can an appraisal district elect, or be required not to increase values. **ALL CADS MUST APPRAISE PROPERTY AT MARKET VALUE EACH YEAR, UNLESS WRITTEN ORDER BY THE GOVERNOR.**
 - AG Opinion KP-0299 temporary relief from a disaster
 - COVID did not qualify

Note: In 2019, Senate Bill 2 in the 86th legislature was passed with many requirements in setting tax rates.



In an interview on May 13 of 2020, Governor Greg Abbott said:

“The appraisal does not set how much you have to pay in taxes. The appraisal is the valuation of a person’s property and the property owner should be able to benefit from the rise or decline in the value of the property”

<https://www.youtube.com/watch?v=tgRSVnnJvVg>

McAllen-Edinburg-Mission Housing Report

April 2021



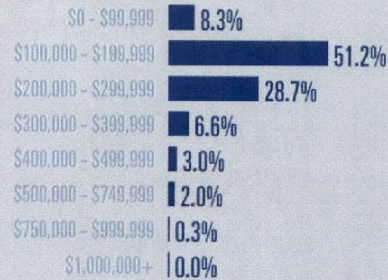
Median price

\$184,125

↑ **15.1%**

Compared to April 2020

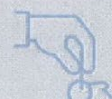
Price Distribution



Active listings

↓ **53%**

807 in April 2021



Closed sales

↑ **35.7%**

342 in April 2021



Days on market

Days on market	74
Days to close	35
Total	109

6 days less than April 2020



Months of inventory

2.4

Compared to 5.9 in April 2020

About the data used in this report
Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

Texas Quarterly Housing Report

Brownsville-Harlingen MSA
First quarter 2021



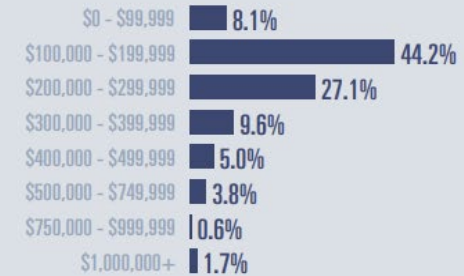
Median price

\$194,950

Up **21.1%**

Compared to same quarter last year

Price Distribution



Active listings

Down **61.2%**

467 in 2021 Q1



Closed sales

Up **21.9%**

768 in 2021 Q1



Days on market

Days on market	86
Days to close	27
Total	113

19 days less than 2020 Q1



Months of inventory

1.8

Compared to 5.6 in 2020 Q1

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Tax Calendar

Tax Cycle											
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Appraisal Phase (1/1 – 5/15)											
				Equalization Phase (ARB) (5/15 – 7/25)							
						Assessment Phase (7/25 – 10/01)					
									Collection Phase (10/1 – 1/31 of following year)		
Prior year's current collections until 1/31	Prior years delinquent collection 2/1 until collected										

Property Appraisals and Property Taxes

Property Values are needed to determine how much an entity needs for their budget

(Ex. If school XYZ needs \$23M to complete their budget, how do they determine their tax rate using the information below?)

Budget Amount Needed = 23M

Property Value by CAD = 2B

What Tax Rate Must be Adopted?

Taxable Value = $2,000,000/100$
= 20,000,000

Tax Rate = $23,000,000/20,000,000$
= \$1.15 per \$100 in value

Steps to determine tax rate needed?

1. Determine Taxable Value
 - Property Value/100
2. Determine Tax rate needed
 - Budget/Taxable Value = Rate

School XYZ must adopt a \$1.15 Tax Rate in order to meet their budget demand.

Property Tax System Basics

Where Does the Money Go?

Path of a Property Tax Dollar



What can a taxpayer do?

- Visit with an appraiser about their value (not taxes)
- Protest when applicable
- Possible qualification of an exemption
- Review Taxpayer Rights and Remedies
- Visit your taxing jurisdictions

