

**ANNUAL REPORT
GRIMES COUNTY APPRAISAL DISTRICT
TAX YEAR 2017**

Introduction

The Grimes Central Appraisal District (GCAD) is pleased to furnish this annual report to its customers. We hope that you find the information and data in this report useful and informative.

Appraisal

The GCAD determines the market value of all taxable property in Grimes County in compliance with provisions of the Texas Property Tax Code. The GCAD also adheres to the Uniform Standards for Professional Appraisal Practice (USPAP) and Standards established by the International Association of Assessing Officers (IAAO). Additionally, the GCAD follows its Biennial Plan for the Periodic Reappraisal of Property as required by state law.

The GCAD appraised 46,017 accounts in 11 taxing units with a total market value of \$5,304,053,774. New taxable construction value totaled \$ 68,463,347.

The principal types of properties included single-family residential, multi-family residential, commercial, industrial, utility, oil and gas, business personal property, lots and acreage, and mobile homes. Single family properties were largely used as owner occupied residences with some rentals. Multi-family properties included apartments and duplexes. Commercial properties were used primarily for retail and offices. Land was used for investment, recreation, and agricultural purposes.

Exemptions

There were 6,144 general homestead exemptions; 2,634 over-65 homestead exemptions; 231 disabled persons exemptions; 202 disabled veterans exemptions and 67 exemptions of 100% disabled veterans.

Detailed valuation and exemption data for each of the taxing units served by the GCAD is included in another section of the report.

Operations--- Appraisal

Appraisals were made as of January 1st. The chief appraiser began submission of the appraisal records to the appraisal review board in May.

The appraisal review process occurred from May thru the middle of July. Notices of protest were filed on 1,061 accounts. Of that number, 324 were resolved in informal

meetings and 320 were withdrawn. The total number of accounts scheduled for formal review was 252. The appraisal review board heard conducted hearings on 87 accounts, changing values on 8 of them and making no changes in the other 79 accounts. A total of 165 accounts did not appear for their hearing. The appraisal review board approved the appraisal records on July 20th. The chief appraiser certified final valuations to the taxing units on July 24th.

The GCAD calculated effective and rollback tax rates, published tax rate notices and provided technical assistance to the taxing units during the tax rate adoption process in August and September.

Operations---Collections

The GCAD also collects taxes on behalf of 10 taxing units. The district contracts with attorneys for the collection of delinquent taxes and generally conducts at least two delinquent tax sales each year.

Resources

The GCAD has an experienced staff of 11 property tax professionals. The GCAD also contracts with (1) a valuation engineering firm for the appraisal of complex properties (2) attorneys for legal services and (3) a software vendor who provides maintenance and support for a computer assisted mass appraisal /tax collections application.

Governance

The GCAD is governed by a five member Board of Directors elected by the commissioners court, the school boards and the city councils. The following served as directors: Kathleen Terrell, Scot Nevill, Don Lemon, David Woehler, and Sam Ruffino. The board's primary responsibilities include appointment of a chief appraiser to administer the activities of the appraisal district; adoption of the operating budget contracting for necessary services; and making general policies regarding the district's operations.

Financial

The GCAD has a budget of \$1,360,097 for the fiscal year beginning January 1, 2017 and ending December 31, 2017. Of that amount, \$1,137,423 is assigned to appraisal operations and \$222,674 is assigned to collections operations. The operations of the appraisal district are supported by payments from the taxing units.

Contact Information

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SUMMARY CERTIFIED VALUATIONS GRIMES CENTRAL APPRAISAL DISTRICT 2017 TAX YEAR

| | City of | City of | City of | City of | Grimes | Grimes County ESD | Grimes County MUD | Anderson-Shiro | Iola | Madisonville | Navasota | Richards | Grimes |
|---------------------------|------------|------------|------------|-------------|---------------|-------------------|-------------------|----------------|-------------|--------------|---------------|-------------|---------------|
| | Anderson | Bedias | Iola | Navasota | County | #1 | #1 | CISD | ISD | CISD | ISD | ISD | CAD |
| Market Value | 14,407,060 | 17,923,807 | 16,101,365 | 427,591,668 | 5,304,053,774 | 634,201,099 | 1,858,811 | 1,480,610,012 | 634,201,099 | 287,218,205 | 2,673,171,367 | 214,847,271 | 5,304,053,774 |
| Assessed Value | 11,373,642 | 16,146,174 | 12,071,049 | 379,946,516 | 2,909,592,421 | 322,578,589 | 1,857,611 | 699,470,835 | 322,578,151 | 130,849,364 | 1,658,756,474 | 80,592,772 | 2,909,592,421 |
| Net Taxable Before Freeze | 11,373,172 | 15,781,704 | 11,856,588 | 370,368,895 | 2,737,341,745 | 318,491,426 | 1,787,075 | 591,690,508 | 296,801,273 | 116,922,770 | 1,452,646,250 | 75,662,355 | 2,896,826,110 |
| Freeze Adjusted Taxable | N/A | N/A | N/A | N/A | 2,436,736,325 | N/A | N/A | 555,705,195 | 262,188,907 | 102,552,769 | 1,339,175,304 | 64,923,985 | N/A |
| Productivity Loss | 108,020 | 1,095,380 | 1,889,950 | 24,082,508 | 2,278,318,997 | 290,297,795 | 0 | 760,736,774 | 290,297,795 | 154,973,760 | 939,300,401 | 133,010,267 | 2,278,318,997 |
| Homestead Local | 0 | 0 | 0 | 0 | 0 | 0 | 55,536 | 0 | 0 | 0 | 96,179,023 | 0 | 0 |
| Homestead State | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,181,129 | 18,841,013 | 10,866,335 | 85,360,645 | 4,019,618 | 0 |
| Over 65 Local | 0 | 0 | 0 | 5,390,140 | 29,276,095 | 0 | 15,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Over 65 State | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,724,061 | 3,144,924 | 1,933,916 | 13,336,446 | 719,587 | 0 |
| Disabled Persons Local | 0 | 0 | 0 | 0 | 2,500,925 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Disabled Person State | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 151,440 | 241,848 | 265,600 | 1,125,960 | 40,000 | 0 |
| Disabled Vet | 0 | 48,320 | 36,000 | 272,680 | 1,888,870 | 315,690 | 0 | 255,310 | 297,620 | 234,748 | 906,002 | 73,000 | 1,888,870 |
| Disabled Vet 100% | 0 | 314,980 | 155,710 | 1,820,940 | 10,645,666 | 3,004,412 | 0 | 539,020 | 2,484,412 | 608,633 | 5,021,084 | 0 | 10,645,666 |
| Prorated Exempt | 0 | 0 | 15,596 | 151,833 | 231,775 | 53,550 | 0 | 2,696 | 53,550 | 0 | 175,291 | 238 | 231,775 |
| HB 366 | 470 | 1,170 | 7,155 | 5,325 | 402,559 | 125,000 | 0 | 210,899 | 125,000 | 17,362 | 90,224 | 77,974 | 0 |
| Pollution Control | 0 | 0 | 0 | 27,365 | 80,882,924 | 566,051 | 0 | 79,563,693 | 566,051 | 0 | 753,180 | 0 | 0 |
| Abatement | 0 | 0 | 0 | 0 | 43,084,954 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Parcels | 353 | 408 | 421 | 4,839 | 46,017 | 8,616 | 801 | 13,611 | 8,616 | 2,633 | 20,865 | 3,108 | 46,017 |