2018 ANNUAL REPORT

Hays Central Appraisal District

This is the Fifth edition of the Hays Central Appraisal District (HCAD) Annual Report. The report includes information in the following areas that we believe are important to give you insight into the performance of your Appraisal District.

- Taxing Entities HCAD serves
- HCAD Reappraisal Plan
- Comptroller's Property Value Study and Methods Assistance Program
- HCAD Budget
- Growth indicators

Appraisal districts were created and are governed by the Texas Property Tax Code. The Code was created in 1979 by legislation known as the Peveto Bill. Prior to the creation of appraisal districts all taxing entities had their own appraisal staff. Properties were often listed on different taxing entities rolls at dramatically different appraised values; and assessment ratios were also applied with no uniformity between entities. The Peveto Bill created one appraisal district within each county to appraise properties for all taxing entities at 100% market value with fairness and equality, and abolished assessment ratios. The plan was to create a level playing field where no one would be subject to paying taxes based on more or less than their fair share.

Hays Central Appraisal District is here to serve you through discovering, listing and appraising your property fairly and uniformly. The Appraisal District is *not a taxing entity* and *does not set tax rates or collect taxes.* The Appraisal District team has many responsibilities and we must be good stewards of the public's trust. We know that we are here to serve you, the property owners of Hays County, and we are committed to performing our work with courtesy, professionalism and excellence.

Our hope is that through this report you will find that you are well served and gain a better understanding into the challenges and successes of your Hays Central Appraisal District.

Laura A. Raven

Chief Appraiser

Taxing Entities Served by the Hays Central Appraisal District

HCAD is an Appraisal District formed by the Texas Legislature in 1979 and is charged with the appraisal of all taxable property within Hays County. There are 53 taxing entities partially or totally within the District's boundaries. Currently, these taxing entities are as follows:

HAYS COUNTY

Hays County Special Road

CITIES

Austin, City of

Bear Creek, Village of

Buda, City of

Dripping Springs, City of

Hays, City of

Kyle, City of

Mountain City, City of

Niederwald, City of

San Marcos, City of

Uhland, City of

Woodcreek, City of

SCHOOL DISTRICTS

Blanco ISD

Comal ISD

Dripping Springs ISD

Hays CISD

Johnson City ISD

San Marcos CISD

Wimberley ISD

SPECIAL DISTRICTS

Austin Community College District

Caldwell Hays CO ES Dist #1

Crosswinds MUD

Driftwood Economic Development MMD

Greenhawe Water Control & Impt Dist. #2

Hays County Development Dist. #1

Hays Co ES Dist. #3

Hays Co ES Dist. #5

Hays Co ES Dist. #6

Hays Co ES Dist. #8

Hays Co ES Dist #9

Hays Co MUD Dist. #4

Hays Co MUD Dist. #5

Hays Co Water Control & Impt Dist #1

Hays Co Water Control & Impt Dist #2

Hays Co Development Dist #1

Headwaters MUD

North Hays Co ES Dist. #1

North Hays Co MUD #1

North Hays Co MUD #2

Northeast Hays Co ES Dist. #2

Plum Creek Conservation Dist.

Plum Creek Ground Water

Reunion Ranch Water Control & Impt Dist.

South Buda Water Control & Impt Dist #1

SPECIAL DISTRICTS

Springhollow MUD

Sunfield MUD #1

Sunfield MUD #2

Sunfield MUD #3

Sunfield MUD #4

Wimberley Fire Hays Co ES Dist. #4

Wimberley Hays Co ES Dist. #7

York Creek Improvement Dist.

HCAD as a Resource

Communication: We believe it is very important to keep the HCAD Taxing Entities informed with timely delivery of a complete and accurate certified appraisal roll, monthly report of changes, budget, reappraisal plan, audit reports and all other information that relates to HCAD's service to them.

Compliance and Performance: We are pleased to file all reports related to property values and exemptions that are required by the Comptroller's Office for the Taxing Entities. We are also proud to have performed well in the State Property Value Study and the Methods Assistance Program Audit.

Sharing Technology: We are pleased through our contract with Pictometry to share digital ortho and oblique images and software with our Taxing Entities. This unique relationship provides for one purchase to benefit all those who pay into the HCAD budget. These images can be used in many ways, such as, planning, development, emergency management, etc.

Hays Central Appraisal District Reappraisal Plan

The Board of Directors establishes a reappraisal plan in compliance with Section 6.05 of the Texas Property Tax Code. This plan is reviewed and adopted biennially to inform the public and taxing entities of the needs and progress of the appraisal process.

HCAD is an Appraisal District formed by the Texas Legislature in 1979 and is charged with the appraisal of all taxable property within Hays County. There are various taxing entities partially or totally within the District's boundaries. These entity types are as follows:

Entities	**2018**	**2017**	**2016**
County/ Special Road	2	2	2
Schools	7	7	7
Cities	11	11	11
Special Districts	33	30	29

HCAD currently conducts reappraisal based on a two-year reappraisal plan. While all property values are updated annually to reflect market values, one school district is re-inspected every year. The re-inspection consists of the use of Pictometry images and the geographic information system, augmented by the physical inspection of properties. The following account breakdown is based on the Comptroller's Audit Report for each school district.

ISD's:	**2018**
Blanco ISD	434
Comal ISD	259
Dripping Springs ISD	20,265
Hays CISD	44,969
Johnson City ISD	689
San Marcos CISD	20,414
Wimberley ISD	15,165

For additional details please view the appraisal district's current Reappraisal Plan.

Account Breakdown:	**2018**
Single Family Residential	57,409
Multi-Family Residential	935
Vacant Lots/Acreage	18,646
Comm/Indust Real & BPP	9,295
Utilities	313
Other (Cat. E,M,O,S)	12,304
Exempt Properties	3,432
	101,492

Performance in Comptroller's Property Value Study and Methods Assistance Program

Property Value Study	2018	2017	2016	2015
Yes/No	Yes	No	Yes	Yes
CAD Performance Measures				
Median Level of Appraisal	N/A	N/A	0.99	N/A
Coefficient of Dispersion	N/A	N/A	4.05	N/A
Price Related Differential	N/A	N/A	1.01	N/A
ISD's with Local Value Assigned	N/A	7	7	7
Taxable Value				
Blanco ISD	61,497,021	52,139,429	50,284,129	46,809,573
Comal ISD	34,971,697	30,964,916	27,577,259	27,543,188
Dripping Springs ISD	5,030,432,324	4,347,175,463	3,891,043,693	3,490,238,523
Hays CISD	7,763,413,965	6,789,723,823	6,010,640,313	5,222,296,919
Johnson City ISD	85,573,783	75,246,791	68,706,938	62,016,479
San Marcos CISD	5,404,727,169	4,853,337,867	4,394,540,322	4,118,047,954
Wimberley ISD	2,238,600,076	1,885,094,202	1,762,011,649	1,676,792,637
Total Taxable Value	20,619,216,035	18,033,682,491	16,204,804,303	14,643,745,273

Method Assistance Program **2017**

Mandatory Requirements

	Pass/Fail
1. Does the appraisal district board of directors, through the chief appraiser, ensure that the appraisal district budget is prepared and followed according to Tax Code Chapter 6?	PASS
2. Do the chief appraiser and the appraisal district communicate with the public concerning appraisal district duties and responsibilities and the role of taxpayers in the property tax system?	PASS
3. Do the appraisal district personnel or contractors have the education, training and experience to perform the duties of the appraisal district?	PASS
4. Is the implementation of the appraisal district's most recent reappraisal Plan current?	PASS

Appraisal District Activities	**Rating**
Governance	MEETS ALL
Taxpayer Assistance	MEETS ALL
Operating Procedures	MEETS
Appraisal Standards, Procedures and Methodology	MEETS ALL

Appraisal District Ratings:

MEETS ALL—The total point score is 100 MEETS—The total point score ranges from 90 to <100 NEEDS SOME IMPROVEMENT—The total point score ranges from 85 to < 90. NEEDS SIGNIFICANT IMPROVEMENT—The total point score ranges from 75 to<85. UNSATISFACTORY—The total point score is < 75.

Hays Central Appraisal District Budget

The chief appraiser each year prepares and presents to the Board of Directors and Taxing Entities information in compliance with Section 6.06 of the Texas Property Tax Code. The process of publication and adoption of the budget are all mandated by law. Each year the chief appraiser prepares the proposed budget; it is then presented to the full Board of Directors for review. By June 15th, the proposed budget is submitted to all taxing entities participating in the District. The Board shall hold a public hearing, make any changes to the proposed budget and approve the budget before September 15th. Presented below are the current and last two year's budgets with value information:

	2018	2017	2016
Hays Appraisal District Budget	**3,126,853**	**2,989,252**	**2,822,541**
Number of Accounts	102,021	98,428	95,191
Residential	57,409	55,064	52,957
Multi-Family	935	896	891
Commercial/Industrial	2,634	2,551	2,463
Farm/Ranch	6,765	6,479	6,263
Vacant Lots/Tracts	11,287	10,720	10,366
Business Personal	6,661	7,067	6,996
Exempt Properties	3,432	3,145	3,004
Other(Cat.D,G,J,M,O)	12,898	12,506	12,251
Staff Positions	***37***	***36***	***35***
Professional Designations	***16***	***15***	***12***
Total Market Value	***26,040,450,434***	***23,462,009,313***	***21,307,907,815***
Levy Information			
County	90,859,293.14	77,848,048.86	70,495,328.06
ISD's	304,966,293.08	244,584,942.11	216,844,290.67
Cities	55,382,852.13	41,698,313.41	36,826,282.64
Special Districts	52,746,944.09	38,014,733.91	31,911,993.72
Total	503,955,382.44	452,246,279.41	402,146,038.29
Percentage of Budget/Levy	0.62%	0.66%	0.70%

The costs of District operations are shared by the various taxing entities participating in the District. Each taxing entity's allocation is based on its tax levy relative to the total tax levy of all the participating taxing entities. The District's budget is currently less than 1% of the entities levy.

The Board may use excess funds to build reserves for appropriately approved capital expenditures.

GROWTH INDICATORS

Hays County is geographically located in the southern part of the Austin/Round Rock Metro area and is the fastest growing county in the U.S. with over 214,000 in population in 2017 per the U.S. Census Bureau. As the economy grows, so will Hays County. While the last three years have been relatively higher in terms of increasing values and there is strong growth as demonstrated by the following indicators:

	2018	2017	2016
Deed Transfers	11,884	10,604	10,349
Subdivisions/ Re-Plats	176	169	152
Residential Inventory	2,943	2,495	2,401
Personal Property Accounts	6,661	7,051	6,947
New Improvements			
Residential	2,725	2,272	2,318
Commercial	91	106	80
Other	637	441	366
Confirmed Sales	5,041	3,344	3,599
Sales Confirmation Percentage	42.42%	37.46%	40.40%
New Improvement Taxable Value	$855,131,377	$ 797,338,654	$824,457,264
Special Appraisal			
Ag Applications Approved	565	538	704
Ag Applications Denied	106	91	95
Ag Rollbacks	69	89	88
Partial Exemptions			
Homestead	40,097	38,650	37,539
Over 65	12,454	11,614	10,991
Disabled	845	914	969
Total Veterans	635	692	634
Partial Veterans	1,689	1,426	1,385

Appeals, Arbitration and Litigation

The District sends out appraisal notices each year based on changes in value and the re-appraisal plan. Property owners have a right to appeal the values if they believe it is over market value or appraised unequally compared with other like properties appropriately adjusted. Below are statistics related to this process:

	2018	2017	2016
Appeals Season			
Total Appeals	18,211	14,602	11,523
Settled with Staff	15,129	12,719	10,077
ARB Hearing	2,496	1,883	1,446
ARB –Owner Did Not Appear	930	922	575
ARB Adjusted	1,122	704	591
ARB Sustain CAD Value	444	257	280
Property Type			
Single-Family Residential	9,507	7,897	5,214
Multi-Family Residential	345	254	211
Land/AG	3,845	3,256	3,255
Commercial/Industrial	1,260	963	1,093
Utilities	166	116	151
Other	3,088	2,116	2,229
Request for Arbitration Filed	12	5	7
Lawsuits Filed	33	5	10

Our goal is to provide professional, respectful and courteous service to the public and its entities while producing an accurate, complete and equitable appraisal roll in a timely manner.

A PROPERTY OWNER

Is not dependent on us-

We are dependent on them.

Is not an interruption of our work-

They are the purpose for it.

Is not an outsider to our business-

They are part of it.

Is doing a favor by letting us

Serve their needs

A PROPERTY OWNER

Is the most important person in the world to us.

It is our hope that the Hays Central Appraisal District Annual Report has revealed the stewardship the Board of Directors, Chief Appraiser and Staff exercise in the service of all Hays County Property Owners and Taxing Entities. We are here to serve you and look forward to continued service with excellence.