
Hardeman CAD

Richard Petree, Interim Chief Appraiser

2025 Annual Report

MISSION STATEMENT

Our mission is to provide a professional, accurate, and fair appraisal roll while maintaining high levels of transparency and customer service

LETTER FROM THE CHIEF APPRAISER

I am pleased to report on our ongoing commitment to provide a professional, accurate, fair, and cost-effective appraisal roll. In this office we strive to maintain transparency to the public and to the taxing entities we serve. In conjunction, we are mindful of staying in compliance with the laws of the State of Texas and the standards of the Uniform Standards of Professional Appraisal Practice. To aid in our commitment to transparency and professionalism, the Hardeman County Appraisal District 2025 Annual Report highlights the results of the 2025 appraisal year.

Regards,

Richard Petree, RPA/RTA/CCA
Interim Chief Appraiser

HARDEMAN COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT FOR 2025

The Hardeman County Appraisal District is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirement of the appraisal district. Members of the Board of Directors are elected by the taxing units within the boundaries of Hardeman County and must live within the district two years prior to serving on the board. The Chief Appraiser is appointed and is the chief administrator of the appraisal district. The local taxing units such as your County, School, Cities, Hospital District, and Groundwater Conservation District set a tax rate from your property tax appraisal issued by the Appraisal District. The Hardeman CAD serves the following taxing units:

Entity:	Market Value	Taxable Value
Quanah ISD	1,060,784,496	\$365,271,465
Chillicothe ISD	367,262,900	114,215,140
Hardeman County	1,430,798,946	469,914,575
City of Quanah	159,626,696	103,856,346
City of Chillicothe	29,862,600	23,294,350
HCM Hospital	1,058,839,726	445,655,415
Chillicothe Hospital	371,959,220	182,874,810
Gateway GWCD	1,430,798,946	628,546,275
Childress ISD	307,660	306,930

OPERATIONS

General Information

The District maintains approximately 11,102 parcels with property types of residential, commercial, business, utilities, and pipelines. Our school districts go into the counties of Cottle and Wilbarger, and a small part of Childress ISD comes within Hardeman County boundaries.

Additional Operations

Hardeman CAD collects for Quanah ISD and City of Quanah. We work with our taxpayers to maximize the collections for the entities and for delinquent taxes, offer a plan that taxpayers may pay in monthly payments. Payments may also be submitted by debit or credit cards.

2025 Tax Rates Per Entity Per \$100 Of Value

Quanah ISD	0.6822
Chillicothe ISD	1.0239
Childress ISD	0.6189
Hardeman County	0.6888
City of Quanah	0.7764
City of Chillicothe	0.4578
Hardeman Co Memorial Hospital Dist.	0.2744
Chillicothe Hospital Dist.	0.4700
Groundwater Cons. Dist.	0.0100

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 having them hear the matter protested. The district schedules these appeals for protest hearings and notifies the protesting party of their scheduled hearing before the Appraisal Review Board (ARB).

The ARB is empowered to hear all the protests of value and any issues that affect the tax liability of the property and to equalize values. The protest process begins around May 1st and typically concludes around mid-July of each year.

The ARB members do not work for appraisal districts but rather arbitrate between Hardeman CAD and property owners that dispute their appraised value. The ARB is a quasi-judicial body appointed by the 46th District Court Judge, Judge Cornell Curtis.

There were approximately 414 protest filed by mail, on-line, or informally. 408 protests were resolved prior to ARB hearing. No protest was heard by the ARB since no protester showed up for the ARB hearing.

New Construction

There has been little new construction in Hardeman County. A total amount of new value in Hardeman County is \$2,647,920.

The PROPERTY VALUE STUDY

The property value study is conducted by the State Comptroller's Office to estimate the taxable property value in each school district and to measure the performance of appraisal districts. If the appraisal district is within a 5% margin of error, the State Comptroller will certify the local value to the Commissioner of Education. The findings of the study are used in the school funding formula for state aid.

Ratio Study Analysis For 2025:

	Quanah ISD	Ratio
Single Family Residences		1.0108
Vacant Lots		N/A
Rural Land		1.3950
Commercial		N/A
	Chillicothe ISD	
Single Family Residences		.9753
Vacant Lots		N/A
Rural Land		1.3820
Commercial Real		N/A

Exemption Data

The district has various exemptions for which taxpayers may qualify, such as the standard residential homestead exemption and the over-65 residential homestead exemption. You may only apply for residence homestead on one property in a tax year. A homestead may include up to 20 acres of land you actually use in the residential use (occupancy) of your home. To qualify for a homestead exemption, you must own and reside in your home on January 1 of the tax year. The age 65 or older or disability exemption for school taxes includes a school tax limitation or ceiling. Over 65 homesteads, homesteads of the disabled, and disabled veteran homesteads may qualify for a deferral of taxes due. A deferral application is available from the appraisal district. The deferral postpones the payment of taxes for those qualified. The taxes accrue along with interest, but no penalty is assessed. No legal action will be taken to collect the taxes until 180 days after the property no longer qualifies for the deferral. Some taxing units such as county and cities have exemptions and tax ceilings limits. The filing of this application is between January 1 and April 30. You may file a late homestead exemption if you file it no later than two years after the date taxes become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if you move out of the county. This can transfer to the new county in which you reside.

Exemptions Offered:

ENTITY: No optional exemptions offered

STATE MANDATED:	HOMESTEAD	OVER-65 OR DISABLED
Schools	140,000	60,000

DISABLED VETERANS:

an exemption of	for a disability rating of	
up to:	at least:	but less than:
\$5,000 of the	10%	30%
assessed value		
7,500	30	50
10,000	50	70
12,000	70 and over	

DISABLED VETERAN HOMESTEAD	TOTALLY EXEMPT	100%
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The Disabled Veteran Homestead applies to the General Homestead Exemption.

2025 BUDGET

Budget Summary

Hardeman County Appraisal District

	2022 Actual	2023 Actual	2024 Adopted Budget	2025 Adopted Budget
INCOME				
Tax Unit Support	\$ 230,320	\$ 236,275	\$ 241,386	\$ 253,113
Miscellaneous Income	467	2079		
Interest Income	848	1599		
Retained Savings	\$ 18,000			
Total Income	\$ 249,635	\$ 239,953	241,386	\$ 253,113
Less refund to tax units				
EXPENSES				
Notices & Ads	\$ 968	\$ 435	\$ 1,100	\$ 1,100
Appraisal Review Board	\$ 792	\$ 776	\$ 1,500	\$ 1,500
Audit Services	\$ 4,500	\$ 4,500	\$ 4,800	\$ 4,800
AD BOD Expense	\$ 275	\$ 279	\$ 500	\$ 500
Bonding Expense	\$ 350	\$ 275	\$ 350	\$ 350
Comp. Hardware-Emergency Fund	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250
Chillicothe Office	\$ 500	\$ 500	\$ 500	\$ 500
Copier & Supplies	\$ 2,094	\$ 1,954	\$ 2,200	\$ 2,200
District Clerk Deed Copies	\$ 521	\$ 250	\$ 450	\$ 450
Document Scanning	\$ -	\$ -	\$ -	\$ -
Dues & Memberships	\$ 695	\$ 1,427	\$ 1,200	\$ 1,500
Education & Travel	\$ 3,233	\$ 2,864	\$ 6,000	\$ 6,000
Equipment -General	\$ 99	\$ 122	\$ 1,000	\$ 1,000
Equipment-Maintenance	\$ 500	\$ 500	\$ 500	\$ 500
Insurance	\$ 100	\$ 441	\$ 150	\$ 500
Legal Fees	\$ 409	\$ 3,000	\$ 3,000	\$ 3,000
Computer Equipment-Software (P&A)	\$ 25,800	\$ 26,830	\$ 18,375	
Hardware & Third Party Software				\$ 4,700
P&A CAMA				\$ 11,712
CAMA Licenses (2)				\$ 2,000