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# Hardeman CAD

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Jordan Light, Chief Appraiser

2023 Annual Report

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# MISSION STATEMENT

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

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## LETTER FROM THE CHIEF APPRAISER

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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 2023 Annual Report highlights the results of the 2023 appraisal year.

Regards,

Jordan Light  
Chief Appraiser

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# HARDEMAN COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT FOR 2023

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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	\$499,542,510	\$385,071,692
Chillicothe ISD	240,644,860	121,801,500
Hardeman County	757,905,430	512,493,540
City of Quanah	127,254,840	93,292,150
City of Chillicothe	22,566,270	19,690,920
HCM Hospital	507,605,670	472,710,552
Chillicothe Hospital	232,766,620	226,390,860
Gateway GWCD	740,372,290	699,119,392
Childress ISD	184,920	184,020

## OPERATIONS

### General Information

The District maintains approximately 11,289 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, with collection rates of 95.13% and 98.87% respectively. 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.

### 2023 Tax Rates Per Entity Per \$100 Of Value

Quanah ISD	0.7174
Chillicothe ISD	1.0239
Childress ISD	0.6941
Hardeman County	0.5309
City of Quanah	0.7920
City of Chillicothe	0.5587
Hardeman Co Memorial Hospital Dist.	0.2572
Chillicothe Hospital Dist.	0.4650
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 1<sup>st</sup> 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 46<sup>th</sup> District Court Judge, Judge Cornell Curtis.

There were approximately 290 protest filed by mail, on-line, or informally. 278 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 \$1,128,690.

## 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 2021:

Quannah ISD	Ratio
Single Family Residences	.9763
Vacant Lots	N/A
Rural Land	.9394
Commercial	N/A
Chillicothe ISD	
Single Family Residences	.9621
Vacant Lots	N/A
Rural Real (Taxable)	.9696
Commercial Real	N/A
Childress ISD	
Single Family Residences	N/A
Vacant Lots	N/A
Rural Real (Taxable)	N/A
Commercial Real	N/A

Hardeman CAD has received local value for all school districts in the district. More information is available in Addendum A.

## New Legislation

The 2023, 88<sup>th</sup> Texas Legislature produced many pieces of legislation which affect the operation of appraisal districts as well as taxpayer exemptions and rights. The expanded list of legislation that affects appraisal and property tax is attached in Addendum A. The below list is abbreviated and includes some of the changes:

- **HB 260** Relating to the calculation of net to land for ad valorem tax purposes.
- **HB 456** Relating to an exemption from ad valorem taxation of certain royalty interests owned by a charitable organization.
- **HB 796** Relating to the creation and maintenance by an appraisal district of a publicly available Internet database of information regarding protest hearings conducted by the appraisal review board established for the district.
- **HB 1161** Relating to the confidentiality of home address information for victims of child abduction and to the administration of the address confidentiality program by the office of the attorney general.
- **HB 1228** Relating to the right of a property owner or the owner's agent to receive on request a copy of the information used to appraise the owner's property for ad valorem tax purposes.
- **SB 719** Relating to an exemption from ad valorem taxation of property owned by a charitable organization that provides services related to the placement of a child in foster or adoptive home.
- **SB 1381** Relating to the eligibility of the surviving spouse of an elderly person who qualified for a local option exemption from ad valorem taxation by a taxing unit of a portion of the appraised value.
- **SB 2091** Relating to the authority of a taxing unit to sell certain seized or foreclosed property to an owner of an abutting property without conducting a public sale.
- **SJR 87** Proposing a constitutional amendment to authorize the legislature to exempt from ad valorem taxation certain tangible personal property held by a manufacturer of medical or biomedical products.
- **HJR 2** Proposing a constitutional amendment to authorize the legislature to establish a limit on the maximum appraised value of real property other than a residence homestead for ad valorem tax purposes.
- **SB 2** Relating to providing property tax relief through the public school finance system, exemptions, limitations on appraisals and taxes, and property tax administration.

## 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:           None

STATE MANDATED:                               HOMESTEAD                               OVER-65 OR DISABLED

#### 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%

The Disabled Veteran Homestead applies to the General Homestead Exemption.

## Partial Exemptions by Taxing Jurisdiction

### HARDEMAN COUNTY

<i>Exemption</i>	<i>Parcels</i>	<i>Value</i>
Homestead	-0-	-0-
Over-65	-0-	-0-
Disabled Persons	-0-	-0-
Disabled Veterans	42	\$1,939,840

### CITY OF QUANAH

<i>Exemption</i>	<i>Parcels</i>	<i>Value</i>
Homestead	-0-	-0-
Over-65	-0-	-0-
Disabled Persons	-0-	-0-
Disabled Veterans	31	\$1,186,500

### CITY OF CHILLICOTHE

<i>Exemption</i>	<i>Parcels</i>	<i>Value</i>
Homestead	-0-	-0-
Over-65	-0-	-0-
Disabled Persons	-0-	-0-
Disabled Veterans	3	\$158,140

### HARDEMAN COUNTY MEMORIAL HOSPITAL DISTRICT

<i>Exemption</i>	<i>Parcels</i>	<i>Value</i>
Homestead	-0-	-0-
Over-65	-0-	-0-
Disabled Persons	-0-	-0-
Disabled Veterans	37	\$1,740,590

### CHILLICOTHE HOSPITAL DISTRICT

<i>Exemption</i>	<i>Parcels</i>	<i>Value</i>
Homestead	-0-	-0-
Over-65	-0-	-0-
Disabled Persons	-0-	-0-
Disabled Veterans	5	\$199,250



**GATEWAY GWCD**

<i>Exemption</i>	<i>Parcels</i>	<i>Value</i>
Homestead	-0-	-0-
Over-65	-0-	-0-
Disabled Persons	-0-	-0-
Disabled Veterans	42	\$1,939,840

**QUANAHA ISD**

<i>Exemption</i>	<i>Parcels</i>	<i>Value</i>
Homestead	743	\$38,364,700
Over-65	55	\$455,360
Disabled Persons	1	\$10,000
Disabled Veterans	22	\$178,630

**CHILLICOTHE ISD**

<i>Exemption</i>	<i>Parcels</i>	<i>Value</i>
Homestead	214	\$10,063,840
Over-65	14	\$135,960
Disabled Persons		-0-
Disabled Veterans	4	\$24,900

**CHILDRESS ISD**

<i>Exemption</i>	<i>Parcels</i>	<i>Value</i>
Homestead	-0-	-0-
Over-65	-0-	-0-
Disabled Persons	-0-	-0-
Disabled Veterans	-0-	-0-

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# ADDENDUM A

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## FINAL -- Tax Bills passed by 88<sup>th</sup> Legislature/Effective dates *As of 6/29/2023*

Copies of all bills can be found and printed out on the **Texas Legislature Online** website: <http://www.capitol.state.tx.us/>

House Bill	Sponsor (s)	Bill Caption	Sent to Governor	Earliest eff. date
HB 5	Hunter, Todd(R) Schwertner, Charles(R)	Relating to agreements to create jobs and to generate state and local tax revenue for this state.	5-30-23	Secs 1-9 are eff. 1-1-24, Sec 10 is eff. 9-1-23
HB 207	Murr, Andrew(R) Middleton, Mayes (F)(R)	Relating to the exclusion of certain conveyances from classification as sham or pretended sales.	5-24-23	9-1-23
HB 260	Murr, Andrew(R) Perry, Charles(R)	Relating to the calculation of net to land in the appraisal of open-space land for ad valorem tax purposes.	5-19-23	1-1-24
HB 446	Craddick, Tom(R) Kolkhorst, Lois(R)	Relating to the terminology used in statute to refer to intellectual disability and certain references to abolished health and human services agencies.	5-8-23	1-1-24
HB 456	Craddick, Tom(R) King, Phil (F)(R)	Relating to an exemption from ad valorem taxation of certain royalty interests owned by a charitable organization.	5-30-23	1-1-24
HB 796	Button, Angie Chen(R) Bettencourt, Paul(R)	Relating to the creation and maintenance by an appraisal district of a publicly available Internet database of information regarding protest hearings conducted by the appraisal review board established for the district.	5-16-23	1-1-24
HB 915	Craddick, Tom (R) Parker, Tan (F) (R)	Relating to a requirement that employers post notice of certain information regarding reporting instances of workplace violence or suspicious activity	5-30-23	9-1-23
HB 1161	Meyer, Morgan(R) Parker, Tan (F)(R)	Relating to the confidentiality of home address information for victims of child abduction and to the administration of the address confidentiality program by the office of the attorney general.	5-15-23	5-24-23
HB 1228	Metcalf, Will (R) Springer, Drew (R)	Relating to the right of a property owner or the owner's agent to receive on request a copy of the information used to appraise the owner's property for ad valorem tax purposes.	5-30-23	1-1-24
HB 1285	Shine, Hugh(R) Springer, Drew(R)	Relating to the duties of the taxpayer liaison officer of an appraisal district.	5-19-23	1-1-24
HB 1526	Harris, Cody(R) Hughes, Bryan(R)	Relating to parkland dedication for multifamily, hotel, and motel property development by certain municipalities; authorizing a fee.	5-25-23	6-10-23
HB 1911	Burrows, Dustin(R) Perry, Charles(R)	Relating to the confidentiality of home address information in ad valorem tax appraisal records of a current or former employee or contract staff member of a university health care provider at certain correctional facilities.	5-24-23	6- 9-23

House Bill	Sponsor (s)	Bill Caption	Sent to Governor	Earliest eff. date
HB 2121	Paul, Dennis(R) Springer, Drew(R)	Relating to the form of a rendition statement or property report used to render property for ad valorem tax purposes.	5-30-23	1-1-24
HB 2354	Hefner, Cole(R) Springer, Drew(R)	Relating to the eligibility of land to continue to be appraised for ad valorem tax purposes as qualified open-space land following a transfer to a surviving spouse or surviving child.	5-24-23	1-1-24
HB 2488	Geren, Charlie (R) Alvarado, Carol (D)	Relating to the burden of proof in a trial de novo appeal of the appraised value of property.	5-30-23	9-1-23
HB 3033	Landgraf, Brooks (R) Zaffirini, Judith (D)	Relating to attorney general decisions under the public information law.	5-30-23	9-1-23
HB 3207	Murr, Andrew (R)	Relating to the composition of the agricultural advisory board of an appraisal district.	5-30-23	9-1-23
HB 3273	Thierry, Shawn(D) Bettencourt, Paul(R)	Relating to public notice of the availability on the Internet of property-tax-related information.	5-22-23	1-1-24
HB 4077	Noble, Candy(R) Eckhardt, Sarah(D)	Relating to the procedure for qualifying for an exemption from ad valorem taxation of the residence homestead of an elderly person.	5-24-23	1-1-23
HB 4101	Shine, Hugh(R) Bettencourt, Paul(R)	Relating to the matters that may be the subject of limited binding arbitration to compel compliance with procedural requirements related to protests before appraisal review boards.	5-22-23	1-1-24
HB 4158	Schofield, Mike (R) Bettencourt, Paul (R)	Relating to the determination and reporting of the number of residence homesteads of elderly or disabled persons that are subject to the limitation on the total amount of ad valorem taxes that may be imposed on the properties by school districts.	5-28-23	<b>VETOED</b>
HB 4250	Lalani, Suleman (F) (D) Miles, Borris (D)	Relating to the right of the clerk of a court to deduct from the amount of the excess proceeds from an ad valorem tax sale of property the cost of postage for sending to the former owner of the property a notice.	5-28-23	9-1-23
HB 4456	Harris, Cody(R) Bettencourt, Paul(R)	Relating to the calculation of the no-new-revenue maintenance and operations rate for school districts.	5-30-23	1-1-24
HB 4559	Darby, Drew(R) Huffman, Joan(R)	Relating to the application of statutes that classify political subdivisions according to population.	5-22-23	9-1-23
HB 4595	Leach, Jeff(R) Johnson, Nathan(D)	Relating to nonsubstantive additions to, revisions of, and corrections in enacted codes and to the nonsubstantive codification or disposition of various laws omitted from enacted codes.	5-24-23	9-1--23
HB 4645	Flores, Lulu (F)(D) Zaffirini, Judith(D)	Relating to the exemption from ad valorem taxation of certain property used to provide low-income or moderate-income housing.	5-30-23	1-1-24
Senate Bill	Sponsor (s)	Bill Caption	Sent to Governor	Earliest eff. date
SB 59	Zaffirini, Judith(D) King, Tracy(D)	Relating to notice of water and wastewater requirements for the foreclosure sale of residential properties by certain political subdivisions.	5-2-23	9-1-23

Senate Bill	Sponsor (s)	Bill Caption	Sent to Governor	Earliest eff. date
SB 62	Zaffirini, Judith(D) Guillen, Ryan(R)	Relating to posting certain documents and information related to certain real property sales on a county's Internet website.	5-17-23	9-1-23
SB 232	Hinojosa, Chuy(D) Geren, Charlie(R)	Relating to the removal from office of an officer of a political subdivision for commission of certain criminal offenses.	5-29-23	9-1-23
SB 241	Perry, Charles(R) Talarico, James(D)	Relating to written notification provided by drug manufacturers regarding the cause of generic insulin prescription drug unavailability.	5-16-23	9-1-24
SB 271	Johnson, Nathan(D) Shaheen, Matt(R)	Relating to state agency and local government security incident procedures.	5-9-23	9-1-23
SB 348	Springer, Drew(R) Meyer, Morgan(R)	Relating to the prohibition on posting on the Internet information held by an appraisal district regarding certain residential property.	5-23-23	<b>VETOED</b>
SB 361	Eckhardt, Sarah(D) Shine, Hugh(R)	Relating to the eligibility of a person employed by a school district as a teacher to serve on the appraisal review board of an appraisal district.	5-23-23	<b>VETOED</b>
SB 510	Perry, Charles(R) Longoria, Oscar(D)	Relating to the confidentiality of certain information maintained by state licensing agencies.	5-9-23	9-1-23
SB 539	Campbell, Donna(R) Craddick, Tom(R)	Relating to the manner in which an individual who has elected to defer collection of a tax, abate a suit to collect a delinquent tax, or abate a sale to foreclose a tax lien.	5-23-23	1-1-24
SB 617	Blanco, Cesar(D) Gonzalez, Mary(D)	Relating to the confidentiality of certain home address information in ad valorem tax appraisal records.	5-9-23	5-19-23
SB 719	Paxton, Angela(R) Thierry, Shawn(D)	Relating to an exemption from ad valorem taxation of property owned by a charitable organization that provides services related to the placement of a child in a foster or adoptive home.	5-29-23	1-1-24
SB 818	Alvarado, Carol(D) Perez, Mary Ann(D)	Relating to the disposition of real property interests by navigation districts and port authorities.	5-9-23	5-19-23
SB 870	West, Royce(D) Smithee, John(R)	Relating to certain Title IV-D cases and other cases with respect to child support or Title IV-D agency services and to practices and procedures for the operation of the Title IV-D agency.	5-11-23	9-1-23
SB 938	Blanco, Cesar(D) Moody, Joe(D)	Relating to the issuance by certain conservation and reclamation districts of bonds for the development and maintenance of recreational facilities.	5-2-23	11-7-23
SB 943	Kolkhorst, Lois(R) Hunter, Todd(R)	Relating to the publication of notices by a governmental entity on the Internet websites of a newspaper and Texas Press Association.	5-16-23	9-1-23
SB 1145	West, Royce(D) Talarico, James(D)	Relating to an exemption from ad valorem taxation of real property used to operate a child-care facility.	5-17-23	Eff 1-1-24 w/adoption of SJR 64 on 11-7-23
SB 1191	Zaffirini, Judith(D) Hefner, Cole(R)	Relating to late applications for the appraisal of land for ad valorem tax purposes as qualified open-space land following the death of the owner of the land.	5-11-23	6-9-23

Senate Bill	Sponsor (s)	Bill Caption	Sent to Governor	Earliest eff. date
SB 1340	Zaffirini, Judith(D) Meyer, Morgan(R)	Relating to the local development agreement database maintained by the comptroller of public accounts.	5-19-23	1-1-24
SB 1371	Johnson, Nathan(D) Lambert, Stan(R)	Relating to the regulation of consumer credit transactions and the regulatory authority of the consumer credit commissioner.	5-11-23	9-1-23
SB 1381	Eckhardt, Sarah(D) Hefner, Cole(R)	Relating to the eligibility of the surviving spouse of an elderly person who qualified for a local option exemption from ad valorem taxation by a taxing unit of a portion of the appraised value.	5-16-23	1-1-24
SB 1431	Hinojosa, Chuy(D) Guerra, Bobby(D)	Relating to the confidentiality of certain information for a current or former administrative law judge for the State Office of Administrative Hearings.	5-29-23	<b>VETOED</b>
SB 1439	Springer, Drew(R) Hefner, Cole(R)	Relating to the ad valorem taxation of tangible personal property held or used for the production of income by related business entities.	5-23-23	<b>VETOED</b>
SB 1525	Blanco, Cesar(D) Rose, Toni(D)	Relating to the confidentiality of certain home address information in property tax appraisal records.	5-29-23	6-18-23
SB 1801	Springer, Drew(R) Darby, Drew(R)	Relating to a requirement that each appraisal district periodically confirm that recipients of residence homestead exemptions qualify for those exemptions.	5-16-23	9-1-23
SB 1916	Parker, Tan (F)(R) Shine, Hugh(R)	Relating to publication of public improvement district service plans and assessments on certain public Internet websites.	5-29-23	<b>VETOED</b>
SB 1998	Bettencourt, Paul(R) Shine, Hugh(R)	Relating to the calculation of certain ad valorem tax rates.	5-29-23	<b>VETOED</b>
SB 1999	Bettencourt, Paul(R) Hefner, Cole(R)	Relating to the calculation of the unused increment rate of a taxing unit.	5-29-23	1-1-24
SB 2091	West, Royce(D) Sherman, Carl(D)	Relating to the authority of a taxing unit to sell certain seized or foreclosed property to an owner of an abutting property without conducting a public sale.	5-29-23	9-1-23
SB 2289	Huffman, Joan(R) Bonnen, Greg(R)	Relating to the exemption from ad valorem taxation of certain tangible personal property held by a manufacturer of medical or biomedical products as a finished good or used in manufacturing or processing. , 5-19-23 , 1-1-24	5-19-23	1-1-24
SB 2350	Bettencourt, Paul(R) Shine, Hugh(R)	Relating to the voter-approval tax rate used to calculate the unused increment rate of a taxing unit for ad valorem tax purposes.	5-29-23	6-18-23
SB 2355	Bettencourt, Paul(R) Noble, Candy(R)	Relating to the appeal of certain ad valorem tax determinations through binding arbitration.	5-16-23	1-1-24
SJR 32	Blanco, Cesar(D) Moody, Joe(D)	Proposing a constitutional amendment relating to the authority of the legislature to permit conservation and reclamation districts in El Paso County to issue bonds supported by ad valorem taxes.	11-7-23 G Election date	

Senate Bill	Sponsor(s)	Bill Caption	Sent to Governor	Earliest eff. date
SJR 64	West, Royce(D) Talarico, James(D)	Proposing a constitutional amendment authorizing the legislature to exempt from ad valorem taxation real property used to operate a child-care facility.	11-7-23 G Election date	
SJR 87	Huffman, Joan(R) Bonnen, Greg(R)	Proposing a constitutional amendment to authorize the legislature to exempt from ad valorem taxation certain tangible personal property held by a manufacturer of medical or biomedical products.	11-7-23 G Election date	

## Tax Bills passed by 88<sup>th</sup> Legislature-Second Special Session/Effective dates *As of 7/22/2023*

Copies of all bills can be found and printed out on the **Texas Legislature Online** website: <http://www.capitol.state.tx.us/>

House Bill	Sponsor (s)	Bill Caption	Sent to Governor	Earliest eff. date
HJR 2	Metcalf, Will(R)	Proposing a constitutional amendment to authorize the legislature to establish a limit on the maximum appraised value of real property other than a residence homestead for ad valorem tax purposes.	7-14-23 filed with Sec. State	Election date 11-7-23
Senate Bill	Sponsor (s)	Bill Caption	Sent to Governor	Earliest-eff. date
SB 2	Bettencourt, Paul(R) Metcalf, Will(R)	Relating to providing property tax relief through the public school finance system, exemptions, limitations on appraisals and taxes, and property tax administration.	7-21-23	7-22-23



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# ADDENDUM B

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Glenn Hegar  
Texas Comptroller of Public Accounts

# Taxes

Property Tax Assistance

# 2021 ISD Summary Worksheet

## 038-Childress /Childress County

### 038-901/Childress ISD

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
<b>A - SINGLE-FAMILY</b>	114,739,271	N/A	114,739,271	114,739,271
<b>B - MULTIFAMILY</b>	4,647,260	N/A	4,647,260	4,647,260
<b>C1 - VACANT LOTS</b>	2,296,339	N/A	2,296,339	2,296,339
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	29,091,345	N/A	29,091,345	29,091,345
<b>D2 - FARM &amp; RANCH IMP</b>	4,432,320	N/A	4,432,320	4,432,320
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	33,161,441	N/A	33,161,441	33,161,441
<b>F1 - COMMERCIAL REAL</b>	43,967,158	N/A	43,967,158	43,967,158
<b>F2 - INDUSTRIAL REAL</b>	187,413,384	N/A	187,413,384	187,413,384
<b>G - ALL MINERALS</b>	136,140	N/A	136,140	136,140
<b>J - ALL UTILITIES</b>	215,415,140	N/A	215,415,140	215,415,140
<b>L1 - COMMERCIAL PERSONAL</b>	22,560,228	N/A	22,560,228	22,560,228
<b>L2 - INDUSTRIAL PERSONAL</b>	9,429,155	N/A	9,429,155	9,429,155
<b>M1 - MOBILE HOMES</b>	1,242,484	N/A	1,242,484	1,242,484
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	0	N/A	0	0
<b>S - SPECIAL INVENTORY</b>	1,982,412	N/A	1,982,412	1,982,412

<b>Subtotal</b>	670,514,077	0	670,514,077	670,514,077
<b>Less Total Deductions</b>	219,732,084	0	219,732,084	219,732,084
<b>Total Taxable Value</b>	450,781,993	0	450,781,993	450,781,993

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

### Value Taxable For M & O Purposes

<b>T1</b>	<b>T2</b>	<b>T3</b>	<b>T4</b>
463,437,047	450,781,993	463,437,047	450,781,993

<b>Loss To the Additional \$10,000 Homestead Exemption</b>	<b>50% of the loss to the Local Optional Percentage Homestead Exemption</b>
12,655,054	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

## Value Taxable For I & S Purposes

T7	T8	T9	T10
630,265,827	617,610,773	630,265,827	617,610,773

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

**051-Cottle /Cottle County****038-901/Childress ISD**

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
<b>A - SINGLE-FAMILY</b>	0	N/A	0	0
<b>B - MULTIFAMILY</b>	0	N/A	0	0
<b>C1 - VACANT LOTS</b>	0	N/A	0	0
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	1,458,943	N/A	1,458,943	1,458,943
<b>D2 - FARM &amp; RANCH IMP</b>	516,240	N/A	516,240	516,240
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	681,290	N/A	681,290	681,290
<b>F1 - COMMERCIAL REAL</b>	0	N/A	0	0
<b>F2 - INDUSTRIAL REAL</b>	0	N/A	0	0
<b>G - ALL MINERALS</b>	0	N/A	0	0
<b>J - ALL UTILITIES</b>	10,267,240	N/A	10,267,240	10,267,240
<b>L1 - COMMERCIAL PERSONAL</b>	0	N/A	0	0
<b>L2 - INDUSTRIAL PERSONAL</b>	0	N/A	0	0
<b>M1 - MOBILE HOMES</b>	46,660	N/A	46,660	46,660
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	0	N/A	0	0
<b>S - SPECIAL INVENTORY</b>	0	N/A	0	0
<b>Subtotal</b>	12,970,373	0	12,970,373	12,970,373

<b>Less Total Deductions</b>	152,142	0	152,142	152,142
<b>Total Taxable Value</b>	12,818,231	0	12,818,231	12,818,231

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

**Value Taxable For M & O Purposes**

T1	T2	T3	T4
12,858,231	12,818,231	12,858,231	12,818,231

<b>Loss To the Additional \$10,000 Homestead Exemption</b>	<b>50% of the loss to the Local Optional Percentage Homestead Exemption</b>
40,000	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

## Value Taxable For I & S Purposes

T7	T8	T9	T10
12,858,231	12,818,231	12,858,231	12,818,231

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED



**096-Hall /Hall County****038-901/Childress ISD**

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
<b>A - SINGLE-FAMILY</b>	0	N/A	0	0
<b>B - MULTIFAMILY</b>	0	N/A	0	0
<b>C1 - VACANT LOTS</b>	0	N/A	0	0
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	1,358,053	N/A	1,358,053	1,358,053
<b>D2 - FARM &amp; RANCH IMP</b>	317,440	N/A	317,440	317,440
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	459,700	N/A	459,700	459,700
<b>F1 - COMMERCIAL REAL</b>	0	N/A	0	0
<b>F2 - INDUSTRIAL REAL</b>	0	N/A	0	0
<b>G - ALL MINERALS</b>	0	N/A	0	0
<b>J - ALL UTILITIES</b>	8,096,520	N/A	8,096,520	8,096,520
<b>L1 - COMMERCIAL PERSONAL</b>	0	N/A	0	0
<b>L2 - INDUSTRIAL PERSONAL</b>	0	N/A	0	0
<b>M1 - MOBILE HOMES</b>	0	N/A	0	0
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	0	N/A	0	0
<b>S - SPECIAL INVENTORY</b>	0	N/A	0	0
<b>Subtotal</b>	10,231,713	0	10,231,713	10,231,713

<b>Less Total Deductions</b>	159,178	0	159,178	159,178
<b>Total Taxable Value</b>	10,072,535	0	10,072,535	10,072,535

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

### Value Taxable For M & O Purposes

T1	T2	T3	T4
10,112,535	10,072,535	10,112,535	10,072,535

<b>Loss To the Additional \$10,000 Homestead Exemption</b>	<b>50% of the loss to the Local Optional Percentage Homestead Exemption</b>
40,000	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

## Value Taxable For I & S Purposes

T7	T8	T9	T10
10,112,535	10,072,535	10,112,535	10,072,535

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

**099-Hardeman /Hardeman County****038-901/Childress ISD**

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
A - SINGLE-FAMILY	0	N/A	0	0
B - MULTIFAMILY	0	N/A	0	0
C1 - VACANT LOTS	0	N/A	0	0
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	158,110	N/A	158,110	158,110
D2 - FARM & RANCH IMP	3,690	N/A	3,690	3,690
E - NON-AG LAND AND IMPROVEMENTS	0	N/A	0	0
F1 - COMMERCIAL REAL	0	N/A	0	0
F2 - INDUSTRIAL REAL	0	N/A	0	0
G - ALL MINERALS	0	N/A	0	0
J - ALL UTILITIES	16,670	N/A	16,670	16,670
L1 - COMMERCIAL PERSONAL	0	N/A	0	0
L2 - INDUSTRIAL PERSONAL	0	N/A	0	0
M1 - MOBILE HOMES	0	N/A	0	0
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL INVENTORY	0	N/A	0	0
S - SPECIAL INVENTORY	0	N/A	0	0
<b>Subtotal</b>	<b>178,470</b>	<b>0</b>	<b>178,470</b>	<b>178,470</b>

<b>Less Total Deductions</b>	1,000	0	1,000	1,000
<b>Total Taxable Value</b>	177,470	0	177,470	177,470

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

**Value Taxable For M & O Purposes**

T1	T2	T3	T4
177,470	177,470	177,470	177,470

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
0	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

## Value Taxable For I & S Purposes

T7	T8	T9	T10
177,470	177,470	177,470	177,470

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

# 038-901-02/Childress ISD

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
<b>A - SINGLE-FAMILY</b>	114,739,271	N/A	114,739,271	114,739,271
<b>B - MULTIFAMILY</b>	4,647,260	N/A	4,647,260	4,647,260
<b>C1 - VACANT LOTS</b>	2,296,339	N/A	2,296,339	2,296,339
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	32,066,451	N/A	32,066,451	32,066,451
<b>D2 - FARM &amp; RANCH IMP</b>	5,269,690	N/A	5,269,690	5,269,690
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	34,302,431	N/A	34,302,431	34,302,431
<b>F1 - COMMERCIAL REAL</b>	43,967,158	N/A	43,967,158	43,967,158
<b>F2 - INDUSTRIAL REAL</b>	187,413,384	N/A	187,413,384	187,413,384
<b>G - ALL MINERALS</b>	136,140	N/A	136,140	136,140
<b>J - ALL UTILITIES</b>	233,795,570	N/A	233,795,570	233,795,570
<b>L1 - COMMERCIAL PERSONAL</b>	22,560,228	N/A	22,560,228	22,560,228
<b>L2 - INDUSTRIAL PERSONAL</b>	9,429,155	N/A	9,429,155	9,429,155
<b>M1 - MOBILE HOMES</b>	1,289,144	N/A	1,289,144	1,289,144
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	0	N/A	0	0
<b>S - SPECIAL INVENTORY</b>	1,982,412	N/A	1,982,412	1,982,412
<b>Subtotal</b>	693,894,633		693,894,633	693,894,633
<b>Less Total Deductions</b>	220,044,404		220,044,404	220,044,404
<b>Total Taxable Value</b>	473,850,229		473,850,229	473,850,229



The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

### Value Taxable For M & O Purposes

T1	T2	T3	T4
486,585,283	473,850,229	486,585,283	473,850,229

Loss To the Additional \$10,000 Homestead Exemption	50 % of the loss to the Local Optional Percentage Homestead Exemption
12,735,054	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10, 000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50 % of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50 % of the loss to the local optional percentage homestead exemption

### Value Taxable For I & S Purposes

T7	T8	T9	T10
653,414,063	640,679,009	653,414,063	640,679,009

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption



Glenn Hegar  
Texas Comptroller of Public Accounts

# Taxes

Property Tax Assistance

# 2021 ISD Summary Worksheet

## 099-Hardeman /Hardeman County

### 099-902/Chillicothe ISD

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
<b>A - SINGLE-FAMILY</b>	10,931,540	0.8744	12,501,761	10,931,540
<b>B - MULTIFAMILY</b>	12,140	N/A	12,140	12,140
<b>C1 - VACANT LOTS</b>	291,700	N/A	291,700	291,700
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	10,047,980	1.1401	8,813,108	10,047,980
<b>D2 - FARM &amp; RANCH IMP</b>	2,884,420	N/A	2,884,420	2,884,420
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	5,098,960	0.9442	5,400,297	5,098,960
<b>F1 - COMMERCIAL REAL</b>	1,027,130	N/A	1,027,130	1,027,130
<b>F2 - INDUSTRIAL REAL</b>	161,427,430	N/A	161,427,430	161,427,430
<b>G - ALL MINERALS</b>	13,381,190	0.9915	13,495,905	13,381,190
<b>J - ALL UTILITIES</b>	28,198,020	0.9473	29,766,726	28,198,020
<b>L1 - COMMERCIAL PERSONAL</b>	966,290	N/A	966,290	966,290
<b>L2 - INDUSTRIAL PERSONAL</b>	5,999,920	N/A	5,999,920	5,999,920
<b>M1 - MOBILE HOMES</b>	606,000	N/A	606,000	606,000
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	0	N/A	0	0
<b>S - SPECIAL INVENTORY</b>	0	N/A	0	0

<b>Subtotal</b>	240,872,720	0	243,192,827	240,872,720
<b>Less Total Deductions</b>	131,120,453	0	131,734,161	131,120,453
<b>Total Taxable Value</b>	109,752,267	0	111,458,666	109,752,267

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

### Value Taxable For M & O Purposes

T1	T2	T3	T4
111,067,147	109,752,267	111,067,147	109,752,267

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
1,314,880	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

## Value Taxable For I & S Purposes

T7	T8	T9	T10
235,069,517	233,754,637	235,069,517	233,754,637

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

**244-Wilbarger /Wilbarger County****099-902/Chillicothe ISD**

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
<b>A - SINGLE-FAMILY</b>	2,352,420	N/A	2,352,420	2,352,420
<b>B - MULTIFAMILY</b>	0	N/A	0	0
<b>C1 - VACANT LOTS</b>	458,440	N/A	458,440	458,440
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	4,316,005	N/A	4,316,005	4,316,005
<b>D2 - FARM &amp; RANCH IMP</b>	1,235,520	N/A	1,235,520	1,235,520
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	4,541,860	N/A	4,541,860	4,541,860
<b>F1 - COMMERCIAL REAL</b>	7,170	N/A	7,170	7,170
<b>F2 - INDUSTRIAL REAL</b>	94,004,090	N/A	94,004,090	94,004,090
<b>G - ALL MINERALS</b>	190,580	N/A	190,580	190,580
<b>J - ALL UTILITIES</b>	11,418,490	N/A	11,418,490	11,418,490
<b>L1 - COMMERCIAL PERSONAL</b>	6,890	N/A	6,890	6,890
<b>L2 - INDUSTRIAL PERSONAL</b>	0	N/A	0	0
<b>M1 - MOBILE HOMES</b>	649,130	N/A	649,130	649,130
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	0	N/A	0	0
<b>S - SPECIAL INVENTORY</b>	0	N/A	0	0
<b>Subtotal</b>	119,180,595	0	119,180,595	119,180,595

<b>Less Total Deductions</b>	54,691,705	0	54,691,705	54,691,705
<b>Total Taxable Value</b>	64,488,890	0	64,488,890	64,488,890

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

**Value Taxable For M & O Purposes**

T1	T2	T3	T4
65,021,470	64,488,890	65,021,470	64,488,890

<b>Loss To the Additional \$10,000 Homestead Exemption</b>	<b>50% of the loss to the Local Optional Percentage Homestead Exemption</b>
532,580	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption



## Value Taxable For I & S Purposes

T7	T8	T9	T10
117,113,470	116,580,890	117,113,470	116,580,890

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

# 099-902-02/Chillicothe ISD

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
<b>A - SINGLE-FAMILY</b>	13,283,960	0.8943	14,854,181	13,283,960
<b>B - MULTIFAMILY</b>	12,140	N/A	12,140	12,140
<b>C1 - VACANT LOTS</b>	750,140	N/A	750,140	750,140
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	14,363,985	1.0941	13,129,113	14,363,985
<b>D2 - FARM &amp; RANCH IMP</b>	4,119,940	N/A	4,119,940	4,119,940
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	9,640,820	0.9697	9,942,157	9,640,820
<b>F1 - COMMERCIAL REAL</b>	1,034,300	N/A	1,034,300	1,034,300
<b>F2 - INDUSTRIAL REAL</b>	255,431,520	N/A	255,431,520	255,431,520
<b>G - ALL MINERALS</b>	13,571,770	0.9916	13,686,485	13,571,770
<b>J - ALL UTILITIES</b>	39,616,510	0.9619	41,185,216	39,616,510
<b>L1 - COMMERCIAL PERSONAL</b>	973,180	N/A	973,180	973,180
<b>L2 - INDUSTRIAL PERSONAL</b>	5,999,920	N/A	5,999,920	5,999,920
<b>M1 - MOBILE HOMES</b>	1,255,130	N/A	1,255,130	1,255,130
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	0	N/A	0	0
<b>S - SPECIAL INVENTORY</b>	0	N/A	0	0
<b>Subtotal</b>	360,053,315		362,373,422	360,053,315
<b>Less Total Deductions</b>	185,812,158		186,425,866	185,812,158
<b>Total Taxable Value</b>	174,241,157		175,947,556	174,241,157

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

### Value Taxable For M & O Purposes

T1	T2	T3	T4
176,088,617	174,241,157	176,088,617	174,241,157

Loss To the Additional \$10,000 Homestead Exemption	50 % of the loss to the Local Optional Percentage Homestead Exemption
1,847,460	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10, 000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50 % of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50 % of the loss to the local optional percentage homestead exemption

### Value Taxable For I & S Purposes

T7	T8	T9	T10
352,182,987	350,335,527	352,182,987	350,335,527

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption



Glenn Hegar  
Texas Comptroller of Public Accounts

# Taxes

Property Tax Assistance

# 2021 ISD Summary Worksheet

## 051-Cottle /Cottle County

### 099-903/Quanah ISD

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
A - SINGLE-FAMILY	0	N/A	0	0
B - MULTIFAMILY	0	N/A	0	0
C1 - VACANT LOTS	210	N/A	210	210
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	319,050	N/A	319,050	319,050
D2 - FARM & RANCH IMP	225,340	N/A	225,340	225,340
E - NON-AG LAND AND IMPROVEMENTS	270,950	N/A	270,950	270,950
F1 - COMMERCIAL REAL	0	N/A	0	0
F2 - INDUSTRIAL REAL	0	N/A	0	0
G - ALL MINERALS	0	N/A	0	0
J - ALL UTILITIES	3,908,410	N/A	3,908,410	3,908,410
L1 - COMMERCIAL PERSONAL	7,600	N/A	7,600	7,600
L2 - INDUSTRIAL PERSONAL	0	N/A	0	0
M1 - MOBILE HOMES	0	N/A	0	0
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL INVENTORY	0	N/A	0	0
S - SPECIAL INVENTORY	0	N/A	0	0

<b>Subtotal</b>	4,731,560	0	4,731,560	4,731,560
<b>Less Total Deductions</b>	83,589	0	83,589	83,589
<b>Total Taxable Value</b>	4,647,971	0	4,647,971	4,647,971

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

### Value Taxable For M & O Purposes

T1	T2	T3	T4
4,667,971	4,647,971	4,667,971	4,647,971

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
20,000	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption



## Value Taxable For I & S Purposes

T7	T8	T9	T10
4,667,971	4,647,971	4,667,971	4,647,971

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

**099-Hardeman /Hardeman County****099-903/Quanah ISD**

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
<b>A - SINGLE-FAMILY</b>	39,363,930	0.9571	41,128,336	39,363,930
<b>B - MULTIFAMILY</b>	56,780	N/A	56,780	56,780
<b>C1 - VACANT LOTS</b>	1,225,760	N/A	1,225,760	1,225,760
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	29,734,170	1.0999	27,032,352	29,734,170
<b>D2 - FARM &amp; RANCH IMP</b>	7,324,410	N/A	7,324,410	7,324,410
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	20,058,790	0.9005	22,275,169	20,058,790
<b>F1 - COMMERCIAL REAL</b>	11,023,040	N/A	11,023,040	11,023,040
<b>F2 - INDUSTRIAL REAL</b>	87,544,040	N/A	87,544,040	87,544,040
<b>G - ALL MINERALS</b>	25,546,970	0.9961	25,646,993	25,546,970
<b>J - ALL UTILITIES</b>	165,420,870	0.9615	172,044,587	165,420,870
<b>L1 - COMMERCIAL PERSONAL</b>	6,445,410	N/A	6,445,410	6,445,410
<b>L2 - INDUSTRIAL PERSONAL</b>	24,075,830	N/A	24,075,830	24,075,830
<b>M1 - MOBILE HOMES</b>	2,175,030	N/A	2,175,030	2,175,030
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	0	N/A	0	0
<b>S - SPECIAL INVENTORY</b>	0	N/A	0	0
<b>Subtotal</b>	419,995,030	0	427,997,737	419,995,030

<b>Less Total Deductions</b>	82,306,686	0	82,985,264	82,306,686
<b>Total Taxable Value</b>	337,688,344	0	345,012,473	337,688,344

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

**Value Taxable For M & O Purposes**

T1	T2	T3	T4
343,107,904	337,688,344	343,107,904	337,688,344

<b>Loss To the Additional \$10,000 Homestead Exemption</b>	<b>50% of the loss to the Local Optional Percentage Homestead Exemption</b>
5,419,560	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

## Value Taxable For I & S Purposes

T7	T8	T9	T10
400,107,804	394,688,244	400,107,804	394,688,244

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

# 099-903-02/Quanah ISD

Category	Local Tax Roll Value	2021 WTD Mean Ratio	2021 PTAD Value Estimate	2021 Value Assigned
<b>A - SINGLE-FAMILY</b>	39,363,930	0.9571	41,128,336	39,363,930
<b>B - MULTIFAMILY</b>	56,780	N/A	56,780	56,780
<b>C1 - VACANT LOTS</b>	1,225,970	N/A	1,225,970	1,225,970
<b>C2 - COLONIA LOTS</b>	0	N/A	0	0
<b>D1 ACRES - QUALIFIED OPEN-SPACE LAND</b>	30,053,220	1.0988	27,351,402	30,053,220
<b>D2 - FARM &amp; RANCH IMP</b>	7,549,750	N/A	7,549,750	7,549,750
<b>E - NON-AG LAND AND IMPROVEMENTS</b>	20,329,740	0.9017	22,546,119	20,329,740
<b>F1 - COMMERCIAL REAL</b>	11,023,040	N/A	11,023,040	11,023,040
<b>F2 - INDUSTRIAL REAL</b>	87,544,040	N/A	87,544,040	87,544,040
<b>G - ALL MINERALS</b>	25,546,970	0.9961	25,646,993	25,546,970
<b>J - ALL UTILITIES</b>	169,329,280	0.9624	175,952,997	169,329,280
<b>L1 - COMMERCIAL PERSONAL</b>	6,453,010	N/A	6,453,010	6,453,010
<b>L2 - INDUSTRIAL PERSONAL</b>	24,075,830	N/A	24,075,830	24,075,830
<b>M1 - MOBILE HOMES</b>	2,175,030	N/A	2,175,030	2,175,030
<b>N - INTANGIBLE PERSONAL PROPERTY</b>	0	N/A	0	0
<b>O - RESIDENTIAL INVENTORY</b>	0	N/A	0	0
<b>S - SPECIAL INVENTORY</b>	0	N/A	0	0
<b>Subtotal</b>	424,726,590		432,729,297	424,726,590
<b>Less Total Deductions</b>	82,390,275		83,068,853	82,390,275
<b>Total Taxable Value</b>	342,336,315		349,660,444	342,336,315

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

### Value Taxable For M & O Purposes

T1	T2	T3	T4
347,775,875	342,336,315	347,775,875	342,336,315

Loss To the Additional \$10,000 Homestead Exemption	50 % of the loss to the Local Optional Percentage Homestead Exemption
5,439,560	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10, 000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50 % of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50 % of the loss to the local optional percentage homestead exemption

### Value Taxable For I & S Purposes

T7	T8	T9	T10
404,775,775	399,336,215	404,775,775	399,336,215

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption



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# ADDENDUM C

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**HARDEMAN COUNTY APPRAISAL DISTRICT**  
**FINANCIAL STATEMENT AND INDEPENDENT AUDITOR'S REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**



**HARDEMAN COUNTY APPRAISAL DISTRICT**  
**FINANCIAL STATEMENT AND INDEPENDENT AUDITOR'S REPORT**

**FOR THE YEAR ENDED DECEMBER 31, 2022**

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Denise Foster C.P.A.  
Tracy Lambert C.P.A.  
April Foard C.P.A.

305 S. Main St., P.O. Box 329  
Quanah, Texas 79252  
940-663-5791

## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Hardeman County Appraisal District

We have audited the accompanying financial statements of the governmental activities of Hardeman County Appraisal District, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, based on our audit the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities of Hardeman County Appraisal District, as of December 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Hardeman County Appraisal District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Hardeman County Appraisal District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Hardeman County Appraisal District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Hardeman County Appraisal District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate those charged with governance regarding, among other matters, the planned scope and timing of audit, significant auditing findings, and certain internal control-related matters that we identified during the audit.

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3-5 and 16 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Foster, Lambert & Foard LLC*

Foster, Lambert & Foard L.L.C.

Quanah, Texas  
June 13, 2023

**HARDEMAN COUNTY APPRAISAL DISTRICT**  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2022

As management of Hardeman County Appraisal District, this narrative overview and analysis is provided of the District's financial activities for the fiscal year ending December 31, 2022. We recommend readers consider information in conjunction with the financial statements taken as a whole.

**Financial Highlights**

The net position of the Hardeman County Appraisal District increased \$17,137 for the 2022 year.

**Required Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. They are prepared using the full accrual basis of accounting.

The Statement of Net Position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between the components (assets and deferred outflows of resources, less liabilities and deferred inflows of resource) presented as net position. Net position is reported as one of three categories: net investment in capital assets, restricted, or unrestricted. Restricted net position is further classified as either net position restricted by enabling legislation or net position that is otherwise restricted. Over time, increases or decrease in net position may serve as useful indicators of whether the District's financial position is improving or deteriorating.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment. Interest and other items not properly included among program revenues are reported instead as general revenues.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on the near-term inflows and outflows of resources, as well as on balances of nonspendable and spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District adopts annual appropriated budgets for its General fund. A budgetary comparison schedule has been provided for these funds to demonstrate compliance with the budget.

Notes to the financial statements provide additional information that is essential for a full understanding of the information provided in the basis financial statements.



**HARDEMAN COUNTY APPRAISAL DISTRICT**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**DECEMBER 31, 2022**

**Financial Analysis**

Net position may serve, over time, as a useful indicator of a government's financial position. In the case of the Hardeman County Appraisal District, assets exceeded liabilities and deferred inflows by \$123,325 at the close of the 2022 year.

For the year ended, December 31, 2022, the District's net position increased by \$17,137.

**Summary of Net Position**

	<u>2021</u>	<u>2022</u>
Current and other assets	\$ 169,088	\$ 165,750
Capital assets-net	<u>25,200</u>	<u>17,700</u>
Total assets	<u>194,288</u>	<u>183,450</u>
Current liabilities	<u>29,364</u>	<u>8,435</u>
Deferred inflow of resources	<u>58,736</u>	<u>51,690</u>
Net position:		
Unrestricted	<u>106,188</u>	<u>123,325</u>
Total net position	<u>\$ 106,188</u>	<u>\$ 123,325</u>

**Changes in Net Position**

	<u>2021</u>	<u>2022</u>
Revenues:		
Taxing authority assessments	\$ 231,382	\$ 230,320
Miscellaneous income	741	848
Interest Income	<u>786</u>	<u>467</u>
Total revenues	<u>232,909</u>	<u>231,635</u>
Expenses:		
General government	<u>216,557</u>	<u>214,498</u>
Total expenses	<u>216,557</u>	<u>214,498</u>
Increase in net assets before refunds	16,352	17,137
Refunds to taxing entities	<u>-</u>	<u>-</u>
Change in net position	16,352	17,137
Net assets		
Net position - beginning	<u>89,836</u>	<u>106,188</u>
Net position - ending	<u>\$ 106,188</u>	<u>\$ 123,325</u>

**Budgetary Highlight**

The District's General Fund revenue was in excess of budget for the year by \$1,315, expenditures were under budget by \$38,922, for a net excess of revenues over expenditures of \$24,637, for a net increase to fund balance of \$24,637.

**HARDEMAN COUNTY APPRAISAL DISTRICT**  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2022

**Capital Assets and Debt Administration**

**Capital Assets**

The District's investment in capital assets for its government-wide activities as of December 31, 2022, amounted to \$17,700 (net of accumulated depreciation).

**Debt**

The District had no debt at December 31, 2022.

**Description of Current or Expected Conditions**

The District has budgeted revenues for the 2023 year to be \$236,275 and expenses to be \$236,275.

**Requests for Information**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Hardeman County Appraisal District, P.O. Box 388, Quanah, Texas 79252.



# HARDEMAN COUNTY APPRAISAL DISTRICT

## STATEMENT OF NET POSITION DECEMBER 31, 2022

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 165,750
Capital assets (net of accumulated depreciation):	17,700
Total assets	<u>183,450</u>
<b>LIABILITIES</b>	
Accounts payable and other current liabilities	<u>8,435</u>
<b>DEFERRED INFLOW</b>	
Collection and appraising fees	<u>51,690</u>
<b>NET POSITION</b>	
Unrestricted	<u><u>\$ 123,325</u></u>

The accompanying notes are an integral part of these financial statements.

# HARDEMAN COUNTY APPRAISAL DISTRICT

## STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2022

	Expenses	Program Revenues Charges for Services	Net (Expense) Revenue and Changes in Net Position Governmental Activities
<b><u>Functions/Programs</u></b>			
<b>Primary government:</b>			
Governmental activities:			
General government	\$ 214,498	\$ 230,320	\$ 15,822
<b>General Revenues:</b>			
Interest			467
Other			848
Total general revenues			1,315
Change in net position			17,137
Net position - beginning			106,188
Net position - ending			\$ 123,325

The accompanying notes are an integral part of these financial statements.

# HARDEMAN COUNTY APPRAISAL DISTRICT

## BALANCE SHEET GOVERNMENTAL FUNDS DECEMBER 31, 2022

	General Fund 2022
<b>ASSETS</b>	
Cash and cash equivalents	\$ 165,750
Total Assets	\$ 165,750
 <b>LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES</b>	
Liabilities:	
Accounts payable	\$ 8,435
Deferred inflows:	
Collection and appraising fees	51,690
Fund balances:	
Unassigned	105,625
Total fund balances	105,625
Total liabilities and fund balances	\$ 165,750
 Amounts reported for governmental activities in the statement of net position are different because:	
Total Fund Balance - Governmental Funds	\$ 105,625
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	17,700
Net position of governmental activities	\$ 123,325

The accompanying notes are an integral part of these financial statements.

# HARDEMAN COUNTY APPRAISAL DISTRICT

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2022

	General Fund 2022
<b>REVENUES</b>	
Appraisal and collection fees	\$ 230,320
Interest	467
Other	848
Total revenues	231,635
<b>EXPENDITURES</b>	
Current:	
General government	206,998
Total expenditures	206,998
Excess (deficiency) of revenues over expenditures	24,637
<b>OTHER FINANCING SOURCES (USES)</b>	
Refund to taxing entities	-
Net Change in fund balances	24,637
Fund balances - beginning	80,988
Fund balances - ending	\$ 105,625

Amounts reported for governmental activities in the statement of activities are different because:

Excess (deficiency) of revenues over expenditures	\$ 24,637
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount depreciation exceeded capital additions in the current period.

	(7,500)
Changes in net position of governmental activities	\$ 17,137

The accompanying notes are an integral part of these financial statements.

# HARDEMAN COUNTY APPRAISAL DISTRICT

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2022

### Note 1 - Summary of significant accounting policies

#### A. Reporting entity

**Hardeman County Appraisal District** (the "District") was established by the Property Tax Code of the State of Texas. The code established a central appraisal district in each county to appraise all taxable property and to provide values to each taxing entity in the appraisal district. The code also provides for a single board of equalization called an appraisal review board and for centralization of the filing of exemption applications and property renditions. Appraisal districts may, in addition to providing appraisal services, contract with taxing entities to assess and collect taxes.

The District has contracted with various taxing entities in the county to assess taxes on their behalf. The taxing entities are charged for these services based upon actual cost distributed among the entities as is mutually agreed.

Though members of the District's Board are appointed by the taxing entity, the District has the authority to make decisions, significantly influence operations, and has the primary accountability for fiscal matters. Consequently, the District is not included in any other governmental "reporting entity" as defined in the Governmental Accounting Standards Board (GASB) Statement No. 14, "The Financial Reporting Entity".

#### B. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net assets) report information on all of the nonfiduciary activities of the primary government. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

#### C. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.



# HARDEMAN COUNTY APPRAISAL DISTRICT

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2022

### Note 1 - Summary of significant accounting policies (cont'd)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental fund:

The general fund is the district's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

### Note 2 - Assets, liabilities, and net assets or equity

#### A. Deposits and investments

The district's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

#### B. Capital assets

Capital assets, which include property, plant and equipment, are reported in the applicable governmental column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Contributed assets are recorded at estimated fair market value at the date donated. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Depreciation on equipment is calculated on the straight-line basis over the estimated useful lives of 5 to 10 years.

# HARDEMAN COUNTY APPRAISAL DISTRICT

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2022

### Note 2 - Assets, liabilities, and net assets or equity (cont'd)

#### C. Fund equity

Fund balance has been reported in categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. The following classifications describe the relative strength of the spending constraints:

- Nonspendable fund balance—amounts that are not in nonspendable form (such as inventory) or are required to be maintained intact.
- Restricted fund balance—amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.
- Committed fund balance—amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.
- Assigned fund balance—amounts the District intends to use for a specific purpose. Intent can be expressed by the Board of Directors or by an official or body to which the Board of Directors delegates the authority.
- Unassigned fund balance—amounts that are available for any purpose. Positive amounts are reported only in the general fund.

The Board of Directors establishes (and modifies or rescinds) fund balance commitments by passage of an ordinance or resolution. This is typically done through adoption and amendment of the budget. A fund balance commitment is further indicated in the budget document as a designation or commitment of the fund (such as for special incentives). Assigned fund balance is established by the Board of Directors through adoption or amendment of the budget as intended for specific purpose (such as the purchase of fixed assets, construction, debt service, or for other purposes).

# HARDEMAN COUNTY APPRAISAL DISTRICT

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2022

### Note 3 - Stewardship, compliance, and accountability

#### A. Budgetary information

The official budget was prepared for adoption for the General Fund. The following procedures are followed in establishing the budgetary data reflected in the general purpose financial statements:

1. Prior to the beginning of the fiscal year, the District prepares a budget for the succeeding fiscal year. The operating budget includes proposed expenditures and the means of financing them.
2. A meeting of the Board is then called for the purpose of adopting the proposed budget. At least ten days' public notice of the meeting must have been given.
3. Prior to the start of the fiscal year, the budget is legally enacted by approval of the Board of Directors.

Once a budget is approved, it can be amended only by approval of a majority of the Board of Directors. As required by law, such amendments are made before the fact, are reflected in the official minutes of the Board and are not made after fiscal year end. During the year, the budget was amended as necessary. All budget appropriations lapse at year end.

### Note 4 - Deposits, securities, and investment

The District's funds are required to be deposited and invested under the terms of a depository contract. The depository bank deposits for safekeeping and trust with the District's agent bank, approved pledged securities in an amount sufficient to protect District funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") insurance.

All of the District's demand and time depository accounts are held in local financial institutions. At December 31, 2022, the carrying amount of deposits was \$165,750, and the bank balance was \$165,750. The entire balance was covered by FDIC insurance.

Deposits of the District can be exposed to risk that has the potential to result in losses. The following is an analysis of those risks:

- Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

The District will minimize credit risk by limiting investments to certain types of securities, pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisers with which the District will do business, and diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized. At year-end, the District was not significantly exposed to credit risk.

# HARDEMAN COUNTY APPRAISAL DISTRICT

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2022

### Note 4 - Deposits, securities, and investment (cont'd)

- Custodial credit risk occurs when deposits are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging of financial institution, or collateralized with securities held by the pledging of financial institutions trust department or agent but not in the District's name. At year-end, the District was not significantly exposed to custodial credit risk.
- Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer.

To eliminate risk of loss resulting from over-concentration of assets in a specific maturity, issuer, or class of securities, all cash and cash equivalent assets in all District funds shall be diversified by maturity, issuer, and class of security. At year-end, the District was not significantly exposed to concentration of credit risk related to deposits and investments.

- Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment.

The District will minimize interest rate risk by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity. The District's policy is to not directly invest in securities maturity more than six (6) months from date of purchase. The District will also invest operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools and limits the average maturity of the portfolio. At year-end, the District was not exposed to interest rate risk.

- Foreign Currency Risk

This is the risk that exchange rates will adversely affect the fair value of an investment. At year-end, the District was not exposed to foreign currency risk.

### Note 5 - Equipment, and depreciation

The change in the capital assets of the District for the year ended December 31, 2022, are as follows:

	Beginning Balance	Additions/ Transfers	Retirements/ Transfers	Ending Balance
Capital assets, being depreciated:				
Equipment	\$ 37,500	\$ -	\$ -	\$ 37,500
Total capital assets, being depreciated:	<u>37,500</u>	<u>-</u>	<u>-</u>	<u>37,500</u>
Less accumulated depreciation for:				
Equipment	(12,300)	(7,500)	-	(19,800)
Total accumulated depreciation	<u>(12,300)</u>	<u>(7,500)</u>	<u>-</u>	<u>(19,800)</u>
Governmental activities capital assets, net	<u>\$ 25,200</u>	<u>\$ (7,500)</u>	<u>\$ -</u>	<u>\$ 17,700</u>

# HARDEMAN COUNTY APPRAISAL DISTRICT

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2022

### Note 6 - Commitments and contingencies

#### A. Litigation

From time to time, the District is a defendant in suits relating to the valuation of properties for the purpose of ad valorem taxation; however, the plaintiffs do not seek monetary damages against the District.

### Note 7 - Subsequent Events

There are no subsequent events after the fiscal year that would have a material impact on these financial statements.

### Note 8 - Expenditures in excess of budgeted amounts

During the year ended December 31, 2022 the District had expenditures in excess of the budgeted amount in the following areas and amounts:

Insurance	\$	54
Appraisal-other		800
GIS mapping		296
District Clerk office		146
Telephone		999

# HARDEMAN COUNTY APPRAISAL DISTRICT

## SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES BUDGET AND ACTUAL - GENERAL FUND FOR THE YEAR ENDED DECEMBER 31, 2022

	2022			Variance with Final Budget Positive (Negative)
	Budgeted Amounts		Actual Amounts	
	Original	Final		
<b> REVENUES</b>				
Taxing authority assessments	\$ 230,320	230,320	\$ 230,320	\$ -
Interest income	-	-	467	467
Miscellaneous income	-	-	848	848
Total revenues	<u>230,320</u>	<u>230,320</u>	<u>231,635</u>	<u>1,315</u>
<b> EXPENDITURES</b>				
Salaries	66,100	84,100	68,006	16,094
Medicare and social security	3,080	1,250	908	342
Insurance	5,400	5,000	5,054	(54)
Retirement	6,600	1,890	1,457	433
Unemployment compensation	40	1,580	33	1,547
Workman's compensation	100	100	44	56
Legal services	3,000	3,000	409	2,591
Audit services	4,600	4,600	4,500	100
Appraisal:				
Interim Chief Appraiser	5,000	5,000	1,599	3,401
Pritchard & Abbott	42,900	42,900	42,900	-
Others	25,000	25,000	25,800	(800)
Computer services:				
Software and support	16,825	16,825	16,825	-
GIS mapping	6,300	6,300	6,596	(296)
Website hosting	5,600	7,600	2,400	5,200
Professional services:				
Notices and advertisements	1,100	1,100	968	132
Equipment and maintenance	500	500	-	500
Miscellaneous:				
Appraisal review board	1,500	1,500	792	708
Chillicothe office	-	500	-	500
Dues and memberships	1,200	1,200	695	505
District Clerk office	375	375	521	(146)
General supplies				
Supplies	2,800	2,800	1,543	1,257
Postage	10,000	10,000	8,398	1,602
Equipment	1,000	1,000	99	901
Copier expense	2,200	2,200	2,094	106
Computer hardware	8,250	8,750	7,500	1,250
Travel and education	6,000	6,000	3,233	2,767
Insurance/bonding expense	350	350	350	-
Miscellaneous operating	1,000	1,000	-	1,000
Appraisal District Board expense	500	500	275	225
Telephone	3,000	3,000	3,999	(999)
Total expenditures	<u>230,320</u>	<u>245,920</u>	<u>206,998</u>	<u>38,922</u>
Excess of revenues over expenditures	-	(15,600)	24,637	40,237
Fund balance, beginning	80,988	80,988	80,988	-
Refunds to taxing entities	-	-	-	-
Fund balance, ending	<u>\$ 80,988</u>	<u>\$ 65,388</u>	<u>\$ 105,625</u>	<u>\$ 40,237</u>







