

**COLORADO COUNTY
APPRAISAL DISTRICT**

**ANNUAL REPORT
2020**

Contact Information

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Mission Statement:

The Colorado County Appraisal District is a political subdivision of the State of Texas. The primary responsibility is to develop an annual appraisal roll, by establishing and maintaining market value appraisals for all real and business personal property. This information is for the use of 14 local taxing units in imposing ad valorem taxes on property within their boundaries.

Brief History:

In 1979, the 66th Texas Legislature, reacting to a chronic and growing problem of inequitable and unfair taxation, passed new legislation in Senate Bill 621, known as the Peveto bill. This bill required a centralized agency to be established in each county for the purpose of appraising property for ad valorem tax purposes. These agencies, Appraisal Districts, consolidated the appraisal function of all tax units into one office and were organized to ensure property taxation was fair and equitable, as well as accurate.

Governance:

Appraisal Districts are independent of the taxing units, but are governed by a Board of Directors elected/appointed by the taxing units elected officials. The Board's primary functions are in hiring the Chief Appraiser, administrative policy and adopting a budget. The specific duties are detailed in the Texas Property Tax Code.

Each district is headed by a Chief Appraiser who manages staff, prepares budgets, administers applications for exemptions and oversees the day-to-day operations of the appraisal district. By law the district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisal staff is registered with the Texas Department of Licensing and Registration and must complete courses and exams timely to become a Registered Professional Appraiser.

Appraisal Practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a Property Value Study and a Methods and Assistance Program review of policy and procedure in alternating years. Results of both reviews are available on the Comptroller's website

Report:

This Annual Report is a required publication. It contains statistical data for tax units:

- Market Value by Property

- Market Value, Taxable Value, Average Home Value & Tax Rates 2019 & 2020

- Exemption Availability by tax unit

- Exemption losses of all types by tax unit

Questions:

Any questions about information provided in this report, please contact: Colorado County Appraisal District Chief Appraiser/Administrator Robert Maes, robertm@coloradocad.org or coloradocountycad@sbcglobal.net.

2020 MARKET VALUE BY PROPERTY TYPE

Type	Description	Count	2020 Market Value before any Exemptions	% of Total Market
A	Real Property-Single Family Residence & Mobile Home	6,441	656,309,011	11.10%
B	Real Property-Multi Family (Apartments,duplex etc)	56	9,365,560	0.16%
C	Vacant Lots and Vacant Land Tracts	2,564	32,170,218	0.54%
D1	All Acreage Qualified and Applied for Productivity Value	8,726	3,237,586,099	54.77%
D2	Improvements on Qualified Productivity Value	599	18,891,610	0.32%
E	Improvements located on Rural Land and Non-Qualified Land	8,129	786,584,093	13.31%
F1	Real Property-Commercial	901	213,080,848	3.60%
F2	Real Property-Industrial	151	308,356,450	5.22%
G1	Oil, Gas and other Mineral Valuations	3,205	93,339,012	1.58%
G3	Minerals, Non-Producing	626	462,046	0.01%

Real and Personal Property for Utilities

J1	Utility Building and Land	0	0	0.00%
J2	Gas Distribution System	5	700,620	0.01%
J3	Electric Companies	47	58,685,280	0.99%
J4	Telephone Companies	33	6,435,580	0.11%
J5	Railroad Companies	31	49,238,100	0.83%
J6	Pipeline Companies	187	79,609,180	1.35%
J7	Cable/Satellite Companies	8	3,825,470	0.06%

L1	Business Personal Property-Commerical	1,473	62,608,440	1.06%
L2	Business Personal Property-Industrial	319	244,752,140	4.14%
M1	Tangible Other Personal Property-Mobile Homes	962	18,913,500	0.32%
S	Special Inventory Tax	15	4,450,200	0.08%
X	Constitutionally Exempt Building and Land	1,334	25,625,361	0.43%

** Includes Properties with Multiple Codes

Actual Parcel Count

35,812

30,894

5,910,988,818

100.00%

COMPARISON OF VALUE AND RATE

2019-2020

ENTITY	2019 Market Value	2019 Taxable Value	2019 Average Home Value	2019 Total Tax Rate/100	2020 Market Value	2020 Taxable Value	2020 Average Home Value	2020 Total Tax Rate/100
ISD								
COLUMBUS ISD	2,974,302,784	1,257,444,319	186,180	1.08000	3,093,733,454	1,317,087,477	194,539	1.07030
HALLETTSVILLE ISD	13,235,011	7,816,235	0	1.23080	13,621,486	8,284,293	0	1.22720
RICE CONSOLIDATED ISD	1,662,475,936	858,964,851	100,946	1.20500	1,779,035,545	872,300,346	109,696	1.19140
WEIMAR ISD	1,216,824,633	429,649,777	148,013	1.19000	1,122,425,915	421,124,007	153,164	1.17360
CITIES								
CITY OF COLUMBUS	341,153,142	325,893,082	157,961	0.28500	360,487,176	342,828,747	165,080	0.28392
CITY OF EAGLE LAKE	126,073,103	119,368,352	73,046	0.72622	134,722,547	124,894,734	82,113	0.69788
CITY OF WEIMAR	174,340,500	160,792,183	113,690	0.29054	181,257,610	167,768,375	119,446	0.28962
COUNTY-WIDE								
COLORADO COUNTY	5,655,645,689	2,438,637,405	151,798	0.52000	5,910,988,818	2,521,316,803	159,617	0.52000
COLORADO GROUNDWATER CONSERVATION DISTRICT	5,646,319,909	2,430,965,475	151,798	0.00950	5,901,520,021	2,514,738,936	159,617	0.00925
WATER/MUD DISTRICTS								
GLIDDEN FRESHWATER SUPPLY	49,680,499	44,856,222	131,857	0.12801	54,004,898	49,130,698	145,365	0.11398
THE FALLS MUNICIPAL UTILITY	17,499,780	17,439,981	293,306	0.48416	18,358,460	18,252,950	296,957	0.50000
COASTAL BEND GROUNDWATER	2,050,410	396,560	0	0.00800	2,129,477	497,737	0	0.00799
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	17,837,180	16,364,148	77,132	0.09793	21,605,940	20,193,967	81,250	0.09650
HOSPITAL DISTRICT								
RICE HOSPITAL DISTRICT	1,662,475,936	862,982,559	100,946	0.18500	1,779,035,545	873,662,767	109,696	0.22000

EXEMPTIONS BY TAX UNITS

ENTITY	CODE	EXEMPTION GRANTED										
COLUMBUS ISD	CS	HS	\$25,000	OV (FZ)	\$10,000	--	DP	\$10,000	DV-DVHS	--	--	CH
HALLETTSVILLE ISD	HS	HS	\$25,000	OV (FZ)	\$10,000	--	DP	\$10,000	DV-DVHS	--	--	CH
RICE CONSOLIDATED ISD	RS	HS	\$25,000	OV (FZ)	\$10,000	--	DP	\$10,000	DV-DVHS	--	--	CH
WEIMAR ISD	WS	HS	\$25,000	OV (FZ)	\$10,000	--	DP	\$10,000	DV-DVHS	--	--	CH
CITY OF COLUMBUS	CC	--	--	OV	\$10,000	--	--	--	DV-DVHS	--	--	CH
CITY OF EAGLE LAKE	EL	--	--	OV	\$7,500	--	--	--	DV-DVHS	--	--	CH
CITY OF WEIMAR	WC	--	--	OV	\$3,000	--	--	--	DV-DVHS	--	FR	CH
COLORADO COUNTY	C	HS	20%	OV	\$12,000	--	--	--	DV-DVHS	--	--	CH
COLORADO GROUNDWATER CONSERVATION DISTRICT	GCD	HS	20%	OV	\$12,000	--	--	--	DV-DVHS	--	--	CH
GLIDDEN FRESHWATER SUPPLY	F	--	--	--	--	--	--	--	DV-DVHS	--	--	CH
THE FALLS MUNICIPAL UTILITY	M	--	--	--	--	--	--	--	DV-DVHS	--	--	CH
COASTAL BEND GROUNDWATER	WDCB	--	--	--	--	--	--	--	DV-DVHS	GT	--	CH
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	G	--	--	--	--	--	--	--	DV-DVHS	--	--	CH
RICE HOSPITAL DISTRICT	RH	HS	20%	OV	\$10,000		DP	\$10,000	DV-DVHS	GT	--	CH
<i>Coastal Bend Groundwater collected by:</i> Wharton Co Tax Assessor/Collector P O Box 189 Wharton, TX 77488						HS=HOMESTEAD OV=OVER 65 LO=LOCAL OPTION 1% DP=DISABLED PERSON DV=DISABLED VETERAN FR=FREEPORT GT=GOODS IN TRANSIT CH=PRIMARLIY CHARITABLE DVHS=DISABLED VETERAN HOMESTEAD SO=SOLAR						
<i>Hallettsville ISD collected by:</i> Lavaca Co Tax Assessor/Collector P O Box 293 Hallettsville, TX 77964-0293						All remaining entities collected by : Colorado County Appraisal District P O Box 10 Columbus, TX 78934						

EXEMPTION LOSS IN VALUE FOR 2020 HOMEOWNER APPLICATION REQUIRED

ENTITY	HOMESTEAD	OVER 65	DISABLED PERSON	DISABLED VETERAN
ISD				
COLUMBUS ISD	\$70,176,227	\$14,313,403	\$338,594	\$3,179,603
HALLETTSVILLE ISD	\$0	\$0	\$0	\$0
RICE CONSOLIDATED ISD	\$39,952,818	\$6,975,930	\$370,436	\$2,545,512
WEIMAR ISD	\$33,890,618	\$6,719,839	\$134,480	\$1,615,691
CITIES				
CITY OF COLUMBUS	\$0	\$4,217,723	\$0	\$1,205,048
CITY OF EAGLE LAKE	\$0	\$2,427,347	\$0	\$807,864
CITY OF WEIMAR	\$0	\$715,500	\$0	\$72,000
COUNTY-WIDE				
COLORADO COUNTY	\$177,464,640	\$34,414,050	\$0	\$8,748,119
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$177,464,640	\$34,414,050	\$0	\$8,748,119
WATER/MUD DISTRICTS				
GLIDDEN FRESHWATER SUPPLY	\$0	\$0	\$0	\$185,000
THE FALLS MUNICIPAL UTILITY	\$0	\$0	\$0	\$12,000
COASTAL BEND GROUNDWATER	\$0	\$0	\$0	\$0
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	\$0	\$0	\$0	\$172,710
HOSPITAL DISTRICT				
RICE HOSPITAL DISTRICT	\$36,724,134	\$8,002,050	\$465,000	\$3,291,091

ADDITIONAL LOSS IN VALUE FOR 2020

ENTITY	Ag Value Loss	Homestead Cap Loss	Total Exempt Govt/Religious/ Charitable	Less Than \$500 BPP/Mineral (EX366)
ISD				
COLUMBUS ISD	\$1,667,852,221	\$2,773,030	\$17,890,108	\$122,791
HALLETTSVILLE ISD	\$5,329,461	\$0	\$40	\$7,692
RICE CONSOLIDATED ISD	\$842,068,951	\$6,755,537	\$7,888,336	\$96,799
WEIMAR ISD	\$745,476,154	\$479,605	\$2,141,733	\$29,722
CITIES				
CITY OF COLUMBUS	\$3,116,590	\$780,990	\$8,195,464	\$16,695
CITY OF EAGLE LAKE	\$1,607,146	\$3,768,729	\$1,194,646	\$20,251
CITY OF WEIMAR	\$3,617,910	\$155,087	\$1,566,423	\$4,740
COUNTY-WIDE				
COLORADO COUNTY	\$3,132,753,292	\$9,326,484	\$25,464,363	\$160,998
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$3,131,121,552	\$9,326,484	\$25,464,363	\$160,998
WATER/MUD DISTRICTS				
GLIDDEN FRESHWATER SUPPLY	\$4,209,020	\$0	\$479,290	\$890
THE FALLS MUNICIPAL UTILITY	\$45,400	\$0	\$48,110	\$0
COASTAL BEND GROUNDWATER	\$1,631,740	\$0	\$0	\$0
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	\$829,320	\$264,973	\$143,210	\$1,760
HOSPITAL DISTRICT				
RICE HOSPITAL DISTRICT	\$842,068,951	\$6,755,537	\$7,888,336	\$96,799

EXEMPTION LOSS IN VALUE FOR 2020

APPLICATION REQUIRED

ENTITY	FREEPORT	ABATEMENT	POLLUTION CONTROL	GOODS IN TRANSIT	SOLAR
ISD					
COLUMBUS ISD	\$0	\$0	\$0	\$0	\$0
HALLETTSVILLE ISD	\$0	\$0	\$0	\$0	\$0
RICE CONSOLIDATED ISD	\$0	\$0	\$80,880	\$0	\$0
WEIMAR ISD	\$0	\$0	\$0	\$0	\$0
CITIES					
CITY OF COLUMBUS	\$0	\$125,919	\$0	\$0	\$0
CITY OF EAGLE LAKE	\$0	\$0	\$1,830	\$0	\$0
CITY OF WEIMAR	\$7,357,575	\$0	\$0	\$0	\$0
COUNTY-WIDE					
COLORADO COUNTY	\$0	\$1,259,190	\$80,880	\$0	\$0
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$0	\$0	\$80,880	\$0	\$0
WATER/MUD DISTRICTS					
GLIDDEN FRESHWATER SUPPLY	\$0	\$0	\$0	\$0	\$0
THE FALLS MUNICIPAL UTILITY	\$0	\$0	\$0	\$0	\$0
COASTAL BEND GROUNDWATER	\$0	\$0	\$0	\$0	\$0
COLORADO COUNTY WATER CONTROL & IMPR DIST	\$0	\$0	\$0	\$0	\$0
HOSPITAL DISTRICT					
RICE HOSPITAL DISTRICT	\$0	\$0	\$80,880	\$0	\$0

ENTITY		TOTAL VALUE LOSS FOR ALL EXEMPTIONS IN 2020	
ISD			
COLUMBUS ISD		\$106,020,726	
HALLETTSVILLE ISD		\$7,732	
RICE CONSOLIDATED ISD		\$57,910,711	
WEIMAR ISD		\$44,532,083	
CITIES			
CITY OF COLUMBUS		\$13,760,849	
CITY OF EAGLE LAKE		\$4,451,938	
CITY OF WEIMAR		\$9,716,238	
COUNTY-WIDE			
COLORADO COUNTY		\$247,592,240	
COLORADO GROUNDWATER CONSERVATION DISTRICT		\$246,333,050	
WATER/MUD DISTRICTS			
GLIDDEN FRESHWATER SUPPLY		\$665,180	
THE FALLS MUNICIPAL UTILITY		\$60,110	
COASTAL BEND GROUNDWATER		\$0	
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST		\$317,680	
HOSPITAL DISTRICT			
RICE HOSPITAL DISTRICT		\$56,548,290	