

**COLORADO COUNTY  
APPRAISAL DISTRICT**

**ANNUAL REPORT  
2021**

**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 2020 & 2021

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 at [robertm@coloradocad.org](mailto:robertm@coloradocad.org) or [info@coloradocad.org](mailto:info@coloradocad.org)

# 2021 MARKET VALUE BY PROPERTY TYPE

Type	Description	Count	2021 Market Value before any Exemptions	% of Total Market
A	Real Property-Single Family Residence & Mobile Home	6,468	713,326,254	10.70%
B	Real Property-Multi Family (Apartments, duplex etc.)	57	9,832,980	0.15%
C	Vacant Lots and Vacant Land Tracts	2,561	37,320,318	0.56%
D1	All Acreage Qualified and Applied for Productivity Value	8,844	3,630,147,840	54.47%
D2	Improvements on Qualified Productivity Value	635	20,654,282	0.31%
E	Improvements located on Rural Land and Non-Qualified Land	8,084	851,465,696	12.78%
F1	Real Property-Commercial	870	225,355,186	3.38%
F2	Real Property-Industrial	150	300,800,640	4.51%
G1	Oil, Gas and other Mineral Valuations	2,802	57,722,672	0.87%
G3	Minerals, Non-Producing	572	431,536	0.01%

## Real and Business Property for Utilities

J1	Utility Building and Land	0	0	0.00%
J2	Gas Distribution System	5	763,950	0.01%
J3	Electric Companies	49	62,792,290	0.94%
J4	Telephone Companies	32	6,388,960	0.10%
J5	Railroad Companies	31	53,485,680	0.80%
J6	Pipeline Companies	216	304,778,710	4.57%
J7	Cable/Satellite Companies	6	2,468,290	0.04%

## Business Personal Property, Mobile Homes, Special Inventory and Constitutional Exempt Property

L1	Business Personal Property-Commercial	1,439	64,502,250	0.97%
L2	Business Personal Property-Industrial	320	262,777,250	3.94%
M1	Tangible Other Personal Property-Mobile Homes	1,014	22,005,880	0.33%
S	Special Inventory Tax	11	8,840,990	0.13%
X	Constitutionally Exempt Building and Land	1,277	28,927,907	0.43%

\*\* Includes Properties with Multiple Codes

	35,443		
Actual Parcel Count	30,453	6,664,789,561	100.00%

# COMPARISON OF VALUE AND RATE

## 2020-2021

ENTITY	2020 Market Value	2020 Taxable Value	2020 Average Home Value	2020 Total Tax Rate/100	2021 Market Value	2021 Taxable Value	2021 Average Home Value	2021 Total Tax Rate/100
<b>ISD</b>								
COLUMBUS ISD	3,093,733,454	1,317,087,477	194,539	1.07030	3,480,329,186	1,483,433,739	206,879	1.037500
HALLETTSVILLE ISD	13,621,486	8,284,293	0	1.22720	17,389,894	9,034,595	0	1.077850
RICE CONSOLIDATED ISD	1,779,035,545	872,300,346	109,696	1.19140	1,997,792,751	993,283,286	114,400	1.069900
WEIMAR ISD	1,122,425,915	421,124,007	153,164	1.17360	1,163,862,301	435,086,944	167,961	1.163600
<b>CITIES</b>								
CITY OF COLUMBUS	360,487,176	342,828,747	165,080	0.28392	382,143,652	361,946,410	176,893	0.290000
CITY OF EAGLE LAKE	134,722,547	124,894,734	82,113	0.69788	141,697,138	131,529,635	85,773	0.517689
CITY OF WEIMAR	181,257,610	167,768,375	119,446	0.28962	188,112,010	176,342,022	136,201	0.286665
<b>COUNTY-WIDE</b>								
COLORADO COUNTY	5,910,988,818	2,521,316,803	159,617	0.52000	6,664,789,561	2,863,721,816	170,280	0.499599
COLORADO GROUNDWATER CONSERVATION DISTRICT	5,901,520,021	2,514,738,936	159,617	0.00925	6,648,355,108	2,852,771,023	170,280	0.008750
<b>WATER/MUD DISTRICTS</b>								
GLIDDEN FRESHWATER SUPPLY	54,004,898	49,130,698	145,365	0.11398	60,181,545	54,949,055	152,321	0.098491
THE FALLS MUNICIPAL UTILITY	18,358,460	18,252,950	296,957	0.50000	19,731,220	19,673,670	303,866	0.500000
COASTAL BEND GROUNDWATER COLORADO COUNTY WATER	2,129,477	497,737	0	0.00799	8,703,843	6,711,993	0	0.007900
WATER CONTROL & IMPR DIST	21,605,940	20,193,967	81,250	0.09650	23,323,480	21,781,719	87,472	0.092647
<b>HOSPITAL DISTRICT</b>								
RICE HOSPITAL DISTRICT	1,779,035,545	873,662,767	109,696	0.22000	1,997,792,751	993,234,731	114,400	0.259000

# 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 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 2021 HOMEOWNER APPLICATION REQUIRED

ENTITY	HOMESTEAD	OVER 65	DISABLED PERSON	DISABLED VETERAN
<b>ISD</b>				
COLUMBUS ISD	\$70,939,110	\$14,679,184	\$392,475	\$3,394,388
HALLETTSVILLE ISD	\$0	\$0	\$0	\$0
RICE CONSOLIDATED ISD	\$40,496,589	\$7,239,853	\$389,250	\$3,103,699
WEIMAR ISD	\$33,890,618	\$6,719,839	\$134,480	\$1,615,691
<b>CITIES</b>				
CITY OF COLUMBUS	\$0	\$4,330,611	\$0	\$863,582
CITY OF EAGLE LAKE	\$0	\$2,520,991	\$0	\$1,272,383
CITY OF WEIMAR	\$0	\$733,500	\$0	\$53,000
<b>COUNTY-WIDE</b>				
COLORADO COUNTY	\$192,174,042	\$35,437,701	\$0	\$9,692,918
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$192,174,042	\$35,437,701	\$0	\$9,692,918
<b>WATER/MUD DISTRICTS</b>				
GLIDDEN FRESHWATER SUPPLY	\$0	\$0	\$0	\$51,000
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	\$181,406
<b>HOSPITAL DISTRICT</b>				
RICE HOSPITAL DISTRICT	\$38,563,860	\$8,334,509	\$420,000	\$3,961,787

# ADDITIONAL LOSS IN VALUE FOR 2021

ENTITY	Ag Value Loss	Homestead Cap Loss	Total Exempt Govt/Religious/ Charitable	Less Than \$500 BPP/Mineral (EX366)
<b>ISD</b>				
COLUMBUS ISD	\$1,935,031,827	\$6,172,538	\$19,853,024	\$120,093
HALLETTSVILLE ISD	\$8,353,013	\$0	\$40	\$2,246
RICE CONSOLIDATED ISD	\$938,247,659	\$5,289,380	\$9,585,723	\$84,072
WEIMAR ISD	\$768,597,315	\$3,670,696	\$2,141,733	\$29,722
<b>CITIES</b>				
CITY OF COLUMBUS	\$3,625,620	\$2,133,658	\$8,718,090	\$18,484
CITY OF EAGLE LAKE	\$2,142,958	\$2,975,918	\$1,249,003	\$4,420
CITY OF WEIMAR	\$3,406,530	\$2,192,774	\$1,510,110	\$5,290
<b>COUNTY-WIDE</b>				
COLORADO COUNTY	\$3,516,682,388	\$14,431,933	\$28,775,833	\$152,074
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$3,514,690,538	\$14,431,933	\$28,775,833	\$152,074
<b>WATER/MUD DISTRICTS</b>				
GLIDDEN FRESHWATER SUPPLY	\$4,664,060	\$0	\$459,680	\$880
THE FALLS MUNICIPAL UTILITY	\$45,200	\$0	\$12,000	\$350
COASTAL BEND GROUNDWATER	\$1,991,850	\$0	\$0	\$0
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	\$916,860	\$297,505	\$145,070	\$920
<b>HOSPITAL DISTRICT</b>				
RICE HOSPITAL DISTRICT	\$938,247,659	\$5,289,380	\$9,585,723	\$84,072

# EXEMPTION LOSS IN VALUE FOR 2021

## APPLICATION REQUIRED

ENTITY	FREEPORT	ABATEMENT	POLLUTION CONTROL	GOODS IN TRANSIT	SOLAR	DISASTER
<b>ISD</b>						
COLUMBUS ISD	\$0	\$0	\$0	\$0	\$0	\$158,016
HALLETTSVILLE ISD	\$0	\$0	\$0	\$0	\$0	\$0
RICE CONSOLIDATED ISD	\$0	\$0	\$71,030	\$0	\$0	\$0
WEIMAR ISD	\$0	\$0	\$0	\$0	\$0	\$0
<b>CITIES</b>						
CITY OF COLUMBUS	\$0	\$349,181	\$0	\$0	\$0	\$158,016
CITY OF EAGLE LAKE	\$0	\$0	\$1,830	\$0	\$0	\$0
CITY OF WEIMAR	\$3,868,784	\$0	\$0	\$0	\$0	\$0
<b>COUNTY-WIDE</b>						
COLORADO COUNTY	\$0	\$3,491,810	\$71,030	\$0	\$0	\$158,016
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$0	\$0	\$71,030	\$0	\$0	\$158,016
<b>WATER/MUD DISTRICTS</b>						
GLIDDEN FRESHWATER SUPPLY	\$0	\$0	\$0	\$0	\$0	\$0
THE FALLS MUNICIPAL UTILITY	\$0	\$0	\$0	\$0	\$0	\$0
COASTAL BEND GROUNDWATER	\$0	\$0	\$0	\$0	\$0	\$0
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	\$0	\$0	\$0	\$0	\$0	\$0
<b>HOSPITAL DISTRICT</b>						
RICE HOSPITAL DISTRICT	\$0	\$0	\$71,030	\$0	\$0	\$0

ENTITY		TOTAL VALUE LOSS FOR ALL EXEMPTIONS IN 2021
<b>ISD</b>		
COLUMBUS ISD		\$109,536,290
*HALLETTSVILLE ISD		\$2,286
RICE CONSOLIDATED ISD		\$60,972,426
WEIMAR ISD		\$46,539,831
<b>CITIES</b>		
CITY OF COLUMBUS		\$14,437,964
CITY OF EAGLE LAKE		\$5,048,627
CITY OF WEIMAR		\$6,170,684
<b>COUNTY-WIDE</b>		
COLORADO COUNTY		\$269,953,424
COLORADO GROUNDWATER CONSERVATION DISTRICT		\$266,461,614
<b>WATER/MUD DISTRICTS</b>		
GLIDDEN FRESHWATER SUPPLY		\$511,560
THE FALLS MUNICIPAL UTILITY		\$12,350
*COASTAL BEND GROUNDWATER		\$0
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST		\$327,396
<b>HOSPITAL DISTRICT</b>		
RICE HOSPITAL DISTRICT		\$61,020,981

\*HALLETTSVILLE ISD - THIS IS ONLY FOR THE PORTION WITHIN THE BOUNDARIES OF COLORADO COUNTY

\*COASTAL BEND GROUNDWATER - THIS IS ONLY FOR THE PORTION WITHIN THE BOUNDARIES OF COLORADO COUNTY