

**COLORADO COUNTY
APPRAISAL DISTRICT**

**ANNUAL REPORT
2022**

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 Jonathan Huebner at jonathanh@coloradocad.org or info@coloradocad.org

2022 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	6,487	733,246,552	10.56%
B	Real Property-Multi Family (Apartments, duplex etc.)	56	9,689,411	0.14%
C	Vacant Lots and Vacant Land Tracts	2,564	39,259,465	0.57%
D1	All Acreage Qualified and Applied for Productivity Value	8,935	3,766,756,226	54.26%
D2	Improvements on Qualified Productivity Value	679	21,752,404	0.31%
E	Improvements located on Rural Land and Non-Qualified Land	8,119	870,969,309	12.55%
F1	Real Property-Commercial	866	240,757,210	3.47%
F2	Real Property-Industrial	150	331,555,130	4.78%
G1	Oil, Gas and other Mineral Valuations	3,149	113,127,836	1.63%
G3	Minerals, Non-Producing	563	414,866	0.01%

Real and Business Property for Utilities

J1	Utility Building and Land	0	0	0.00%
J2	Gas Distribution System	5	870,810	0.01%
J3	Electric Companies	49	71,436,470	1.03%
J4	Telephone Companies	32	5,947,120	0.09%
J5	Railroad Companies	31	56,788,270	0.82%
J6	Pipeline Companies	212	248,629,540	3.58%
J7	Cable/Satellite Companies	8	3,115,490	0.04%

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

L1	Business Personal Property-Commercial	1,230	68,157,965	0.98%
L2	Business Personal Property-Industrial	315	292,983,300	4.22%
M1	Tangible Other Personal Property-Mobile Homes	1,022	23,378,460	0.34%
S	Special Inventory Tax	12	13,963,690	0.20%
X	Constitutionally Exempt Building and Land	1,434	28,785,523	0.41%

** Includes Properties with Multiple Codes

	35,918		
Actual Parcel Count	30,453	6,941,585,047	100.00%

COMPARISON OF VALUE AND RATE

2020-2021

ENTITY	2021 Market Value	2021 Taxable Value	2021 Average Home Value	2021 Total Tax Rate/100	2022 Market Value	2022 Taxable Value	2022 Average Home Value	2022 Total Tax Rate/100
ISD								
COLUMBUS ISD	3,480,329,186	1,483,433,739	206,879	1.037500	3,674,739,407	1,520,340,980	210,502	1.030700
HALLETTSVILLE ISD	17,389,894	9,034,595	0	1.077850	18,209,031	10,042,284	0	1.039260
RICE CONSOLIDATED ISD	1,997,792,751	993,283,286	114,400	1.069900	2,047,314,606	1,012,643,318	116,872	1.059300
WEIMAR ISD	1,163,862,301	435,086,944	167,961	1.163600	1,193,422,263	451,985,860	170,581	1.130800
CITIES								
CITY OF COLUMBUS	382,143,652	361,946,410	176,893	0.290000	392,611,813	372,672,295	180,789	0.292273
CITY OF EAGLE LAKE	141,697,138	131,529,635	85,773	0.517689	145,508,440	135,615,592	87,583	0.663231
CITY OF WEIMAR	188,112,010	176,342,022	136,201	0.286665	204,808,513	192,372,743	137,773	0.281980
COUNTY-WIDE								
COLORADO COUNTY	6,664,789,561	2,863,721,816	170,280	0.499599	6,941,585,047	3,009,994,250	173,375	0.496951
COLORADO GROUNDWATER CONSERVATION DISTRICT	6,648,355,108	2,852,771,023	170,280	0.008750	6,926,815,003	3,001,933,254	173,375	0.008250
WATER/MUD DISTRICTS								
GLIDDEN FRESHWATER SUPPLY	60,181,545	54,949,055	152,321	0.098491	68,798,096	63,892,965	156,359	0.087181
THE FALLS MUNICIPAL UTILITY	19,731,220	19,673,670	303,866	0.500000	20,551,700	20,494,500	308,897	0.500000
COASTAL BEND GROUNDWATER COLORADO COUNTY WATER	8,703,843	6,711,993	0	0.007900	6,878,144	4,935,294	0	0.006640
WATER CONTROL & IMPR DIST	23,323,480	21,781,719	87,472	0.092647	25,364,880	23,935,413	90,183	0.092611
HOSPITAL DISTRICT								
RICE HOSPITAL DISTRICT	1,997,792,751	993,234,731	114,400	0.259000	2,047,314,606	1,031,299,694	116,872	0.269000

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 2022 HOMEOWNER APPLICATION REQUIRED

ENTITY	HOMESTEAD	OVER 65	DISABLED PERSON	DISABLED VETERAN
ISD				
COLUMBUS ISD	\$108,417,993	\$14,014,519	\$419,850	\$3,002,951
HALLETTSVILLE ISD	\$0	\$0	\$0	\$0
RICE CONSOLIDATED ISD	\$62,010,634	\$6,280,442	\$318,711	\$3,336,388
WEIMAR ISD	\$51,295,547	\$6,228,952	\$150,539	\$1,313,032
CITIES				
CITY OF COLUMBUS	\$0	\$4,392,529	\$0	\$878,452
CITY OF EAGLE LAKE	\$0	\$2,563,733	\$0	\$1,446,898
CITY OF WEIMAR	\$0	\$742,500	\$0	\$221,520
COUNTY-WIDE				
COLORADO COUNTY	\$198,217,308	\$36,462,853	\$0	\$10,464,139
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$198,217,308	\$36,463,853	\$0	\$10,464,139
WATER/MUD DISTRICTS				
GLIDDEN FRESHWATER SUPPLY	\$0	\$0	\$0	\$39,000
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	\$187,880
HOSPITAL DISTRICT				
RICE HOSPITAL DISTRICT	\$39,644,655	\$8,546,435	\$400,000	\$4,738,708

ADDITIONAL LOSS IN VALUE FOR 2022

ENTITY	Ag Value Loss	Homestead Cap Loss	Total Exempt Govt/Religious/ Charitable	Less Than \$500 BPP/Mineral (EX366)
ISD				
COLUMBUS ISD	\$2,008,303,077	\$3,450,105	\$16,527,070	\$235,862
HALLETTSVILLE ISD	\$8,164,881	\$0	\$40	\$1,866
RICE CONSOLIDATED ISD	\$948,974,649	\$4,169,617	\$9,320,376	\$153,182
WEIMAR ISD	\$678,722,443	\$1,042,714	\$2,415,300	\$91,216
CITIES				
CITY OF COLUMBUS	\$3,329,110	\$2,004,607	\$8,742,290	\$115,910
CITY OF EAGLE LAKE	\$2,154,397	\$2,368,008	\$1,290,566	\$67,416
CITY OF WEIMAR	\$3,475,230	\$739,439	\$1,504,880	\$65,720
COUNTY-WIDE				
COLORADO COUNTY	\$3,644,165,050	\$8,662,436	\$28,429,446	\$356,077
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$3,642,222,200	\$8,662,436	\$28,429,446	\$356,077
WATER/MUD DISTRICTS				
GLIDDEN FRESHWATER SUPPLY	\$4,329,380	\$0	\$446,190	\$10,090
THE FALLS MUNICIPAL UTILITY	\$44,900	\$0	\$12,000	\$300
COASTAL BEND GROUNDWATER	\$1,942,850	\$0	\$0	\$0
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	\$972,690	\$113,137	\$145,070	\$10,690
HOSPITAL DISTRICT				
RICE HOSPITAL DISTRICT	\$948,974,649	\$4,169,617	\$9,320,376	\$153,182

EXEMPTION LOSS IN VALUE FOR 2022

APPLICATION REQUIRED

ENTITY	FREEPORT	ABATEMENT	POLLUTION CONTROL	GOODS IN TRANSIT	SOLAR	DISASTER
ISD						
COLUMBUS ISD	\$0	\$0	\$0	\$0	\$0	\$0
HALLETTSVILLE ISD	\$0	\$0	\$0	\$0	\$0	\$0
RICE CONSOLIDATED ISD	\$0	\$0	\$67,290	\$0	\$0	\$0
WEIMAR ISD	\$0	\$0	\$0	\$0	\$0	\$0
CITIES						
CITY OF COLUMBUS	\$0	\$476,620	\$0	\$0	\$0	\$0
CITY OF EAGLE LAKE	\$0	\$0	\$1,830	\$0	\$0	\$0
CITY OF WEIMAR	\$5,686,481	\$0	\$0	\$0	\$0	\$0
COUNTY-WIDE						
COLORADO COUNTY	\$0	\$4,766,198	\$67,290	\$0	\$0	\$0
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$0	\$0	\$67,290	\$0	\$0	\$0
WATER/MUD DISTRICTS						
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
HOSPITAL DISTRICT						
RICE HOSPITAL DISTRICT	\$0	\$0	\$67,290	\$0	\$0	\$0

ENTITY		TOTAL VALUE LOSS FOR ALL EXEMPTIONS IN 2021
ISD		
COLUMBUS ISD		\$142,645,245
*HALLETTSVILLE ISD		\$1,866
RICE CONSOLIDATED ISD		\$81,527,022
WEIMAR ISD		\$61,671,246
CITIES		
CITY OF COLUMBUS		\$14,605,801
CITY OF EAGLE LAKE		\$5,370,443
CITY OF WEIMAR		\$8,221,101
COUNTY-WIDE		
COLORADO COUNTY		\$278,763,311
COLORADO GROUNDWATER CONSERVATION DISTRICT		\$273,997,113
WATER/MUD DISTRICTS		
GLIDDEN FRESHWATER SUPPLY		\$495,280
THE FALLS MUNICIPAL UTILITY		\$12,300
*COASTAL BEND GROUNDWATER		\$0
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST		\$343,640
HOSPITAL DISTRICT		
RICE HOSPITAL DISTRICT		\$62,870,646

*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