

POTTER – RANDALL APPRAISAL DISTRICT



2018

Annual Report

The Potter-Randall Appraisal District is pleased to present this annual report, highlighting our accomplishments over the past year and providing relevant statistical data.

Potter-Randall Appraisal District

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Jeffrey Dagley, Chief Appraiser

The Potter-Randall Appraisal District (PRAD) is unique because it is the only appraisal district out of 254 Texas counties that is responsible for property tax appraisals for two counties – Potter County and Randall County. As such, we administer hearings/meetings for two Boards of Directors, two Appraisal Review Boards and two Agricultural Review Committees.

As Chief Appraiser, I am honored to submit this 2018 Annual Report on behalf of the Potter-Randall Appraisal District. The purpose of this annual report is to provide insight into our property tax appraisal operations and to share the impacts that our work has on the community. This report provides general information about PRAD's operations, focusing on relevant statistics such as the number of accounts assessed, valuations, exemptions, appeals and our stewardship of PRAD's funding. In many areas, we provide a five-year history to show the progression of land and business development that is happening within our jurisdiction. The data in this report is a summary of information derived from the certification of values by year and taxing entity and from PRAD's annual budget reports.

The mission of the Potter-Randall Appraisal District is to provide an accurate, timely and cost effective appraisal roll, as well as administer exemptions, in compliance with the laws of the State of Texas with the highest standards of customer service and professionalism to every property owner and taxing entity in Potter and Randall Counties. I am proud to report that PRAD received high ratings during the most recent Methods and Assistance Program (MAP) review performed by the Texas State Comptroller's Office wherein they found no deficiencies in our operations.

The 2018 appraised values were approved by the Appraisal Review Board on July 09, 2018 for Randall County and on July 10, 2018 for Potter County. The appraisal rolls were certified to the taxing entities on July 18, 2018 and included 76,013 tax accounts in Potter County and 67,748 tax accounts in Randall County. The total taxable value of these properties is \$18.3 billion, a \$547.6 million increase from the previous year. The primary reason for the 3.1% growth in this year's taxable values is attributed to new construction and market growth.

I would like to thank my entire staff for their continued commitment in performing their duties with the highest level of customer service. Their dedication in serving the people of this community is unsurpassed. At PRAD, we always strive to improve the quality and efficiency of our work. We are open to suggestions on how PRAD may serve the community better. If you have any comments or suggestions, please let me know.

Sincerely,



Jeffrey Dagley
Chief Appraiser

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POTTER-RANDALL APPRAISAL DISTRICT

2018 Annual Report

On January 1, 1980, the Potter Randall Appraisal District (PRAD) became a legal entity created by the State of Texas. As such, PRAD began fulfilling its appointed function at its present office location in 1981. PRAD is geographically responsible for assessing properties in both Potter and Randall Counties, totaling 1,845 square miles. Each county has its own six-member Board of Directors, appointed by the taxing units within each respective county. Together the two Boards form PRAD's governing body. The Chief Appraiser, who is the chief administrator and chief executive officer of PRAD, is appointed by the two Boards of Directors.

Potter County Board of Directors

Zachary Plummer, Chairman
Gilbert Guzman, Jr., Vice Chairman
Cindy Spanel, Secretary
Kay Ledbetter
Leon Church
Sherri Aylor (non-voting)

Randall County Board of Directors

Dennis Beene, Chairman
Henry Hamilton, Vice Chairman
James Barrington, Secretary
Kerry Adair
Doug Srader
Christina McMurray (non-voting)

Members of the appraisal review board (ARB) for each county are appointed by that county's administrative judge. The ARB is responsible for hearing and settling all property tax issues between the taxpayers and the appraisal district, including assessed property values and exemptions. Once the ARB makes their decision regarding each appeal brought to them, the Chief Appraiser certifies the final appraisal rolls for that county. Current members of the ARBs are:

Potter County Appraisal Review Board

Eddie Norfleet, Chairman
Leon Swift, Vice Chairman
Tom Roller, Secretary
Dennis Horn
Rob Mansfield

Randall County Appraisal Review Board

Gerry Nickell, Chairman
Jason Ault, Vice Chairman
Lyndon Latham, Secretary
Sherry Wester
Lissa Lanning

With the consent of the Board of Directors, the Chief Appraiser appoints members of each county's Agricultural Advisory Board (AAB). The AAB offers advice to PRAD regarding the valuation and use of land that is designated as agricultural or open space agricultural. Current members appointed to the AABs are:

Potter County Ag Advisory Board

John Philip Smith, Chairman
Jack Miller, Vice Chairman
Mike Menke

Randall County Ag Advisory Board

Randy Darnell, Chairman
Mike Kuhlman, Vice Chairman
Pat Wilhelm
Todd Vincent

PRAD provides the taxing entities with appraised values of properties each year so the taxing entities can assess the taxes needed to meet their respective budgetary needs and to perform their functions. The appraisals are based on each property's market value. PRAD is responsible for property tax appraisals and exemption administration for the following twenty-one (21) taxing entities.

POTTER-RANDALL APPRAISAL DISTRICT Taxing Entities	
<p><u>2 Counties:</u> Potter Co. Randall Co.</p> <p><u>6 Cities/Villages:</u> City of Amarillo City of Canyon City of Happy Village of Bishop Hills Village of Palisades Village of Timbercreek Canyon</p> <p><u>3 Water Districts:</u> High Plains Water - Potter High Plains Water - Randall Panhandle Groundwater</p>	<p><u>7 Independent School Districts:</u> Amarillo ISD Bushland ISD Canyon ISD Happy ISD Highland Park ISD River Road ISD Wildorado ISD</p> <p><u>1 Junior College District:</u> Amarillo College</p> <p><u>1 Hospital District:</u> South Randall Hospital</p> <p><u>1 Noxious Weed District:</u> Randall Co. Noxious Weed Control</p>

As of 2018, there are 143,761 total accounts for which PRAD is responsible. The five-year span between 2014 and 2018 indicates an increase of 2,666 accounts (1.9% overall increase from 2014). The PRAD Tax Account History table shown below illustrates how the number of accounts (by use category) has risen annually over the past five years.

**POTTER – RANDALL APPRAISAL DISTRICT
Tax Account History by Property Type (2014 – 2018)**

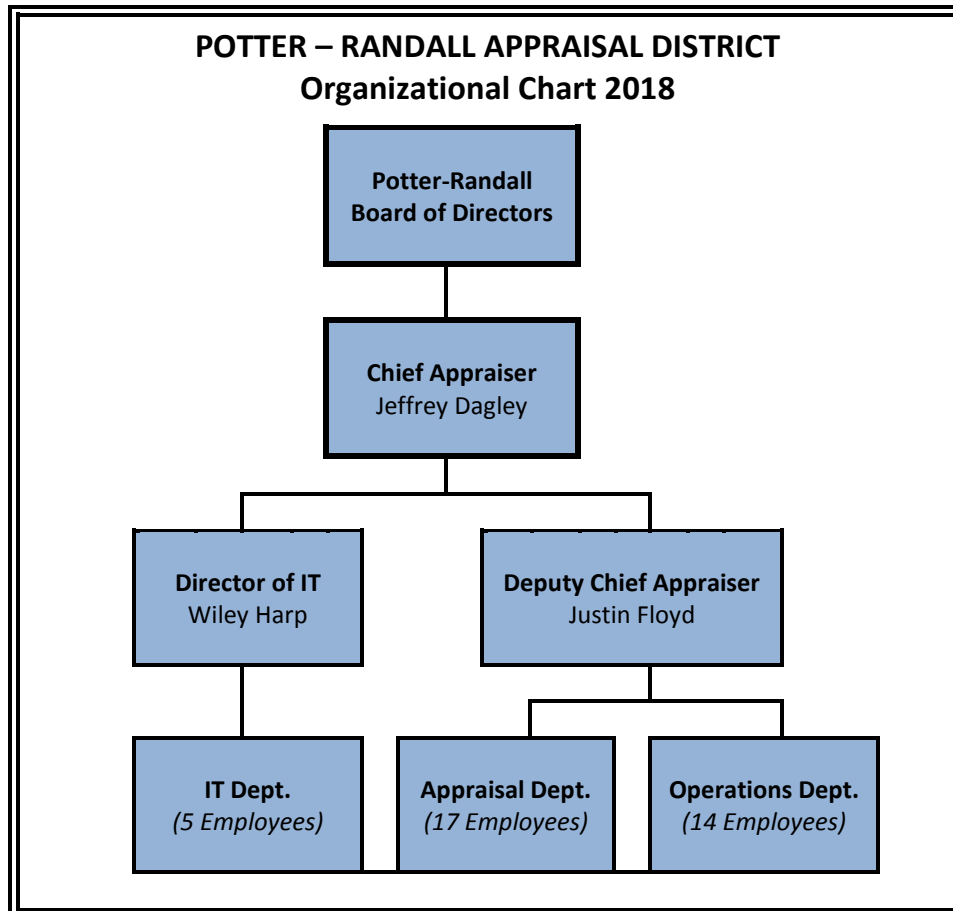
TAX ACCT TYPE	2014	2015	2016	2017	2018
Real Estate Accounts	109,054	109,844	110,187	111,401	112,254
Bus. Personal Property	13,466	13,259	13,485	13,601	13,191
Mobile Homes	5,933	5,805	5,780	5,808	5,793
Oil/Gas Accounts	12,642	13,019	12,151	12,371	12,523
TOTAL ACCOUNTS	141,095	142,197	141,603	143,181	143,761
# of Accts Added/Year	827	1,102	(594)	1,578	580
% Annual Increase	.59 %	.78 %	(.04 %)	1.11 %	0.41%

Source: Certified Appraisal Rolls

Relevant Operations Data

Staffing/Departments

The Potter-Randall Appraisal District staff consists of 39 full-time employees. In addition to the Chief Appraiser, there are four supervisory and management staff members who oversee 34 full-time employees. PRAD is organized into three areas of responsibility (departments) – the Information Technology (IT) Department, the Appraisal Department, and the Operations Department, as illustrated in the PRAD Organizational Chart below.



- The Information Technology Department is responsible for systems analyses and application, data management, computer-assisted mass appraisal (CAMA) system coordination with software vendors, Internet support functions, data communications, network and personal computer workstation support, information assistance to the public, programming, production, Geographic Information System (GIS) mapping and database maintenance, and acquisition of digital aerial photography.
- The Appraisal Department is responsible for the valuation of all real and personal property. The property types appraised include residential, commercial, business personal, industrial and manufactured housing.
- The Operations Department's function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. This department includes front-line staff members who are capable of

answering customer questions regarding ownership and exemptions and are able to perform basic property research for customers.

PRAD Funding Sources

Funding for PRAD is proportionately shared among all the taxing units located within the two counties. As illustrated in the following chart, independent school districts pay the largest portion (54% or 54¢ for each dollar of PRAD’s funding) based upon their percentage of the overall tax levy. Potter and Randall Counties together provide 25% and the various incorporated cities and villages within PRAD’s jurisdiction pay for 13% of the cost to operate PRAD. Amarillo College provides 7% of PRAD’s budget and all the other taxing districts together provide 1% of it.

**POTTER-RANDALL APPRAISAL DISTRICT FUNDING SOURCES
(Based on 2017 Tax Levy)**



** “Other” includes districts for groundwater, hospital, noxious weed control & road maintenance*

Source: 2018 Approved PRAD Yearly Budget

PRAD Annual Budget & Employee History

PRAD’s annual budget is reviewed and ultimately approved by the Board of Directors of each county. The table below shows how our organizational budget has changed over the past five years and compares it to the reduction in the number of employees. PRAD staffing levels have remained constant while the total number of tax accounts (shown previously in the Tax Account History table) for which they are responsible has grown. Part of our ability to maintain the current staff level has been due to consolidation in administrative responsibilities and cross-training in prior years. However, software programs such as Pictometry, ChangeFindr and ArcGIS have allowed PRAD to use these high-technology resources to increase work productivity. In the last ten years PRAD staffing levels have been reduced from 45 to 39, primarily through attrition, in response to the increase in productivity per staff member available due to these technologies.

**POTTER-RANDALL APPRAISAL DISTRICT
BUDGET & EMPLOYEE HISTORY (2014 – 2018)**

TAXING ENTITY	2014	2015	2016	2017	2018	\$ Change (2017-18)	% Change (2017-18)
PRAD BUDGET							
Personnel Services	\$2,537,200	\$2,618,600	\$2,508,600	\$2,516,280	\$2,605,500	89,220	3.55%
Supplies & Materials	28,000	28,500	31,200	29,200	29,200	0	0%
Contractual Services	551,300	584,400	609,500	603,600	621,400	17,800	2.95%
Other Charges	320,140	351,550	417,600	486,370	431,500	(54,870)	-11.28%
Less:							
Interest & Other Income	-5,500	-5,100	-4,400	-4,600	-4,600	0	0%
TOTAL OPERATING BUDGET	\$3,431,140	\$3,577,950	\$3,562,500	\$3,630,850	\$3,683,000	\$52,140	1.44%
PRAD Number of Employees	39	39	39	39	39	----	----

Source: PRAD Yearly Budget (Actual budgeted amount)

Tax Appraisal Calendar

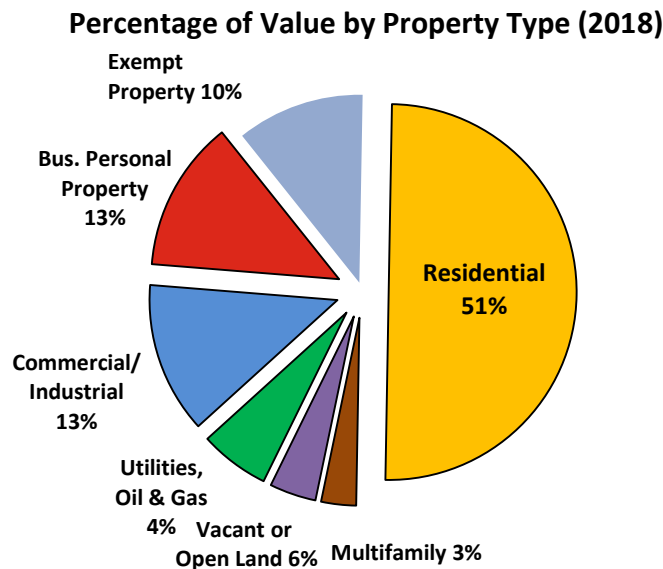
The Texas Property Tax Code lists several important property tax dates/deadlines for appraisal districts. The Potter-Randall Appraisal District's operations coincide with the tax appraisal calendar set by State law as summarized in the following table.

Tax Appraisal Calendar	
January 1	Date that determines taxable and exemption status
January 31	Current year property taxes are due by January 31. For taxpayers who are 65 or older, disabled or a veteran, the first property tax Installment Plan payment is due on or before January 31 along with the application.
April 01	Last day for property owners to file renditions unless they request a filing extension in writing.
April 30	Deadline to make application for many types of total exemptions. Homestead and disabled veteran exemptions may be applied for up to one year after the taxes for the year of application became delinquent. Age 65 or over/disabled exemptions may be filed as soon as the applicant becomes 65/disabled or becomes owner of a residence. Last day to apply for agricultural, timber, or wildlife productivity appraisal without penalty.
May 01	Last day for property owners to file renditions if they requested an extension in writing.
May 15	Deadline for filing written protests to the Appraisal Review Board (or by 30 days after a notice of appraised value is mailed to the property owner, whichever is later). Late protests filed after the deadline require a determination by the review board that good cause, such as serious illness, exists for the late filing.
July 25	Last day for chief appraiser to certify appraisal roll.

Values and Types of Property

For purposes of tax assessment, real property includes land, buildings and other improvements attached to the land. These real estate accounts are for single and multi-family residential, rural, and commercial/industrial properties within PRAD's jurisdiction. Business personal property is tangible property owned by a business and used to produce income, but is not attached to the land such as furniture, fixtures, machinery, equipment, inventory, motor vehicles, aircraft, etc.

With regard to appraised value in Potter and Randall Counties, the bulk of the valuation is residential real property (51%), followed by commercial/industrial at 13% and business personal property at 13%. Vacant land/open space comprise 6%, utilities, oil & gas values make up 4% and multifamily residential totals 3% of the overall appraised values for which PRAD is responsible for assessing. Although the percentages are illustrated in the following pie chart, further details regarding values by county and by property type are shown in the table below.



Source: Certified Appraisal Rolls

2018 VALUE BY COUNTY AND PROPERTY TYPE

PROPERTY TYPE	POTTER COUNTY	RANDALL COUNTY	TOTAL	% of Total Value
Residential	\$3,561,339,309	\$7,865,818,176	\$11,427,157,485	50.89%
Commercial/Industrial	\$1,890,800,512	\$1,210,805,378	\$3,101,605,890	13.81%
Business Personal Property	\$1,977,874,011	\$825,485,825	\$2,803,359,836	12.49%
Vacant or Open Land	\$381,724,901	\$809,676,709	\$1,191,401,610	5.31%
Utilities, Oil & Gas	\$737,881,611	\$287,333,130	\$1,025,214,741	4.57%
Multifamily Residential	\$201,059,203	\$403,564,917	\$604,624,120	2.69%
100% Exempt Property	\$1,319,597,688	\$980,228,631	\$2,299,826,319	10.24%
	\$10,070,277,235	\$12,382,912,766	\$22,453,190,001	100.00%

Source: Certified Appraisal Rolls

Five-Year History of Market Values, Exemptions & Taxable Values
POTTER COUNTY

TAX ACCT TYPE	2014	2015	2016	2017	2018
REAL ESTATE	\$6,586,965,242	\$6,717,683,019	\$6,886,842,001	\$7,230,693,082	\$7,434,274,993
less market value of agric.	-262,147,079	-262,408,637	-262,194,742	-265,316,240	-262,849,494
plus use value of agric.	17,446,472	17,702,527	18,220,312	18,407,868	19,063,157
less CAP value loss	-6,600,752	-5,099,900	-12,826,214	-29,631,359	-18,875,472
NET REAL ESTATE	\$6,335,663,883	\$6,467,877,009	\$6,630,041,357	\$6,954,153,351	\$7,171,613,184
BUSINESS PERSONAL	\$2,191,505,128	\$2,292,749,832	\$2,340,198,312	\$2,448,622,346	\$2,556,696,675
MANUFACTURED HOMES	\$27,844,400	\$29,162,596	\$27,976,256	\$28,490,611	\$29,912,907
less CAP value loss	-2,900	-17,228	-922	-456	-14,463
NET MANUFACTURED	\$27,841,500	\$29,145,368	\$27,975,334	\$28,490,155	\$29,898,444
OIL & GAS	\$93,840,000	\$70,309,780	\$42,778,800	\$50,517,660	\$49,392,660
TOTAL MARKET VALUE	\$8,648,850,511	\$8,860,081,989	\$9,040,993,803	\$9,481,783,512	\$9,807,600,963
LESS EXEMPTIONS	<u>-1,749,640,758</u>	<u>-1,855,987,325</u>	<u>-1,760,706,818</u>	<u>-1,835,658,811</u>	<u>-1,919,160,952</u>
TOTAL TAXABLE VALUE	\$6,899,209,753	\$7,004,094,664	\$7,280,286,985	\$7,646,124,701	\$7,888,440,011
CHANGE FROM PRIOR YR					
Taxable \$ Change	\$218,949,591	\$104,884,911	\$276,192,321	\$365,837,716	\$242,315,310
Taxable % Change	3.28%	1.52%	3.94%	5.03%	3.17%

RANDALL COUNTY

TAX ACCT TYPE	2014	2015	2016	2017	2018
	\$9,006,909,225	\$9,530,086,834	\$9,917,313,140	\$10,791,832,322	\$11,264,882,872
less market value of agric.	-497,862,270	-578,270,406	-575,982,220	-601,852,487	-596,157,762
plus use value of agric.	35,608,479	34,985,718	37,895,423	38,800,513	39,648,825
less CAP value loss	-10,946,009	-6,029,501	-5,676,038	-16,537,199	-17,324,741
NET REAL ESTATE	\$8,533,709,425	\$8,980,772,645	\$9,373,550,305	\$10,212,243,149	\$10,691,049,194
BUSINESS PERSONAL	\$885,862,133	\$921,454,711	\$979,473,980	\$1,013,852,947	\$1,078,812,300
MANUFACTURED HOMES	\$38,121,163	\$40,465,287	\$38,213,177	\$37,153,247	\$39,217,594
less CAP value loss	-20,478	-28,132	-0	-0	-0
NET MANUFACTURED	\$38,100,685	\$40,437,155	\$38,213,177	\$37,153,247	\$39,217,594
OIL & GAS	----	----	----	----	----
TOTAL MARKET VALUE	\$9,457,672,243	\$9,942,664,511	\$10,391,237,462	\$11,263,249,343	\$11,809,079,088
LESS EXEMPTIONS	<u>-1,089,446,081</u>	<u>-1,138,821,520</u>	<u>-1,166,379,670</u>	<u>-1,188,938,563</u>	<u>-1,429,474,262</u>
TOTAL TAXABLE VALUE	\$8,368,226,162	\$8,803,842,991	\$9,224,857,792	\$10,074,310,780	\$10,379,604,826
CHANGE FROM PRIOR YR					
Taxable \$ Change	\$371,739,769	\$435,616,829	\$421,014,801	\$849,452,988	\$305,294,046
Taxable % Change	4.65%	5.21%	4.78%	9.21%	3.03%

Source: Certified Appraisal Rolls

The two tables above give a five-year history of market value and taxable value for Potter County and Randall County. The tables stratify these values by real estate, business personal property, manufactured homes and oil & gas accounts, and provide annual values before exemptions (aka market value) and after exemptions (aka taxable value).

The table below details certified taxable values for 2016 through 2018, the change in these values between 2017 and 2018, and the total number of accounts for 2018. These figures are reported for each taxing entity under PRAD's jurisdiction. *Noxious Weed is assessed by acreage (not value) on real property.

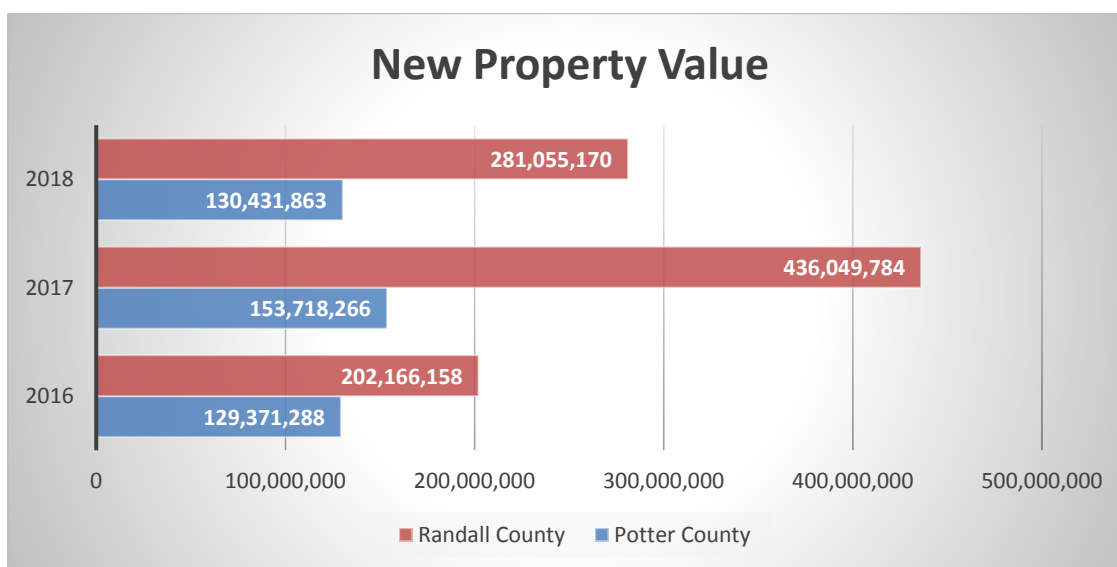
CERTIFIED TAXABLE VALUE & NUMBER OF ACCOUNTS BY TAXING ENTITY

TAXING ENTITY	2016	2017	2018	\$ Change (2017-18)	% Change (2017-18)	No. of Accounts (2017)
Potter County	\$7,280,286,985	\$7,646,124,701	\$7,888,440,011	\$242,315,310	3.17%	76,013
Randall County	\$9,224,857,792	\$10,074,310,780	\$10,379,604,826	\$305,294,046	3.03%	67,748
City of Amarillo	\$12,065,465,099	\$12,787,774,041	\$13,149,054,756	\$361,280,715	2.83%	92,950
City of Canyon	\$648,437,743	\$733,655,658	\$817,010,622	\$83,354,964	11.36%	5,862
City of Happy	\$979,975	\$956,407	\$985,361	\$28,954	3.03%	63
Village of Bishop Hills	\$19,669,927	\$20,903,355	\$21,781,535	\$878,180	4.20%	147
Village of Palisades	\$10,393,969	\$10,424,474	\$10,753,678	\$329,204	3.16%	635
Village of Timbercreek	\$43,298,945	\$43,177,036	\$47,596,498	\$4,419,462	10.24%	517
Amarillo ISD	\$8,611,062,620	\$9,052,955,782	\$9,279,107,055	\$226,151,273	2.50%	79,487
Bushland ISD	\$1,176,999,041	\$1,284,912,658	\$1,319,333,493	\$34,420,835	2.68%	18,183
Canyon ISD	\$4,242,007,758	\$4,759,967,653	\$5,205,239,591	\$445,271,938	9.35%	36,740
Happy ISD	\$24,662,834	\$25,380,499	\$26,558,728	\$1,178,229	4.64%	570
Highland Park ISD	\$1,097,780,669	\$1,183,668,936	\$1,281,986,720	\$98,317,784	8.31%	3,594
River Road ISD	\$260,256,546	\$272,068,500	\$286,065,278	\$13,996,778	5.14%	4,966
Wildorado ISD	\$2,939,834	\$3,021,226	\$3,176,688	\$155,462	5.15%	63
Amarillo College	\$12,183,529,834	\$12,914,679,011	\$13,282,812,272	\$368,133,261	2.85%	94,185
High Plains Water - Potter	\$787,311,625	\$825,419,312	\$814,506,831	(\$10,912,481)	-1.32%	3,242
High Plains Water - Randall	\$6,752,890,100	\$7,315,003,691	\$7,624,196,604	\$309,192,913	4.23%	44,319
Panhandle Groundwater	\$6,480,851,434	\$6,801,862,186	\$7,044,629,484	\$242,767,298	3.57%	72,769
South Randall Hospital	\$1,508,203,570	\$1,839,676,395	\$1,852,334,766	\$12,658,371	.69%	15,662
*Noxious Weed	n/a	n/a	n/a	n/a	n/a	n/a

Source: Certified Appraisal Rolls

New Property Value

New property value includes not only new separate structures on all properties, including those properties that already have existing improvements, but also additions to existing improvements. Only the value of the new improvement itself is considered new value, not the increase in value of any existing structure. For business personal property, new value includes only the personal property located within a new structure or improvement, not new inventory in an existing building. Further, new property value includes value in the current year that was previously exempt under an abatement agreement. Newly constructed buildings, additions to improvements, new personal property within those buildings/additions and property that was previously exempt under an abatement agreement added a total of \$411.4 million taxable value to the 2018 tax rolls. Within all of PRAD’s jurisdiction, new property value for 2018 was 2% of the total taxable value within the two counties as shown in the table below.



New Property Value (2016 – 2018) by County

Jurisdiction / Value	2016	2017	2018
POTTER COUNTY			
New Property Value	\$129,371,288	\$153,718,266	\$130,431,863
Total Taxable Value	\$7,280,286,985	\$7,646,124,701	\$7,888,440,011
New Property % of Total Value	1.78%	2.01%	1.65%
RANDALL COUNTY			
New Property Value	\$202,166,158	\$436,049,784	\$281,055,170
Total Taxable Value	\$9,224,857,792	\$10,074,310,780	\$10,379,604,826
New Property % of Total Value	2.19%	4.33%	2.70%
PRAD’S JURISDICTION (Potter & Randall)			
New Property Value	\$331,537,446	\$589,768,050	\$411,487,033
Total Taxable Value	\$16,505,144,777	\$17,720,435,481	\$18,268,044,837
New Property % of Total Value	2.00%	3.32%	2.25%

Source: Certified Appraisal Rolls

Top Taxpayers

PRAD's net taxable property values total more than \$18.3 billion for 2018. The taxable value of the top twenty taxpayers in Potter County and the top twenty in Randall County are listed in the tables below.

Top 20 Taxpayers in Each County (2018)

POTTER COUNTY

COMMERCIAL REAL ESTATE TAXPAYER	Development Type	2018 Taxable Value	2018 Appraised Value
SOUTHWESTERN PUBLIC SERVICE	ELECTRIC UTILITY	\$404,701,153	\$425,688,493
BELL HELICOPTER TEXTRON I	OSPREY PRODUCTION	\$144,692,751	\$224,091,540
BNSF RAILWAY COMPANY	RAILROAD	\$134,401,001	\$134,401,001
BSA HOSPITAL LLC	HOSPITAL	\$131,300,694	\$131,300,694
LINDE GAS NORTH AMERICA L	HELIUM @ BLM CLIFFSIDE FIELD	\$97,156,512	\$97,156,512
NORTHWEST TEXAS HEALTHCAR	HOSPITAL - 1501 COULTER	\$83,603,329	\$83,603,329
AMARILLO ECONOMIC DEV CORP	COMMERCIAL / ECONOMIC DEVELOPMENT	\$72,837,086	\$76,601,895
TYSON FRESH MEATS INC	MEAT PACKING- 5000 N FM 1912	\$69,134,541	\$118,340,612
ASARCO	COPPER REFINERY - 7001 ST HWY 136	\$62,454,551	\$174,510,413
AMARILLO MALL LLC	SHOPPING MALL/WESTGATE MALL	\$60,631,102	\$60,631,102
ATMOS ENERGY	GAS UTILITY	\$54,011,525	\$54,011,525
WAL MART REAL ESTATE	RETAIL STORE	\$53,369,502	\$53,369,502
AMARILLO NATIONAL BANK	BANK	\$38,410,225	\$38,410,225
MATHESON TRI GAS INC	HELIUM-13301 BRICKPLANT RD	\$36,261,125	\$36,261,125
AIR PRODUCTS LP	HELIUM @BLM – CLIFFSIDE FIELD	\$35,264,355	\$148,794,746
BEN E KEITH COMPANY	GROCERY WHOLESALE – 2300 N LOOP 335E	\$30,947,819	\$35,480,770
TOOT N TOTUM INC	RETAIL STORE	\$30,813,157	\$30,849,125
SHARYLAND UTILITIES	ELECTRIC TRANSMISSION LINE	\$29,304,350	\$29,304,350
DIPAK PATEL	VARIOUS HOTELS	\$26,563,139	\$26,563,139
PHILLIPS TEXAS PIPELINE	PIPELINE	\$25,558,503	\$25,558,503
TOTALS		\$1,621,416,420	\$2,004,928,601

RANDALL COUNTY

COMMERCIAL REAL ESTATE TAXPAYER	Development Type	2018 Taxable Value	2018 Appraised Value
SOUTHWESTERN PUBLIC SERVICE	ELECTRIC UTILITY	\$121,549,144	\$121,549,144
AFFILIATED FOODS INC	FOOD DISTRIBUTOR - 6700 FM 1541	\$92,460,214	\$124,657,936
LONE STAR DAIRY PRODUCTS LLC	DAIRY-401 W UH 60	\$77,036,817	\$77,505,386
BNSF RAILWAY COMPANY	RAILROAD	\$71,131,212	\$71,131,212
CASE PROPERTIES	APARTMENT COMPLEXES	\$66,183,013	\$66,183,013
OWENS CORNING	INDUSTRIAL – 1701 W LOOP 335 S	\$63,638,879	\$74,465,905
WAL MART REAL ESTATE	RETAIL STORE	\$58,536,988	\$58,536,988
ATMOS ENERGY	GAS UTILITY	\$43,143,381	\$43,143,381
TIGRIS LTD	REDSTONE APTS - COULTER	\$26,695,154	\$26,695,154
STREET TOYOTA INC	AUTO DEALER	\$23,749,011	\$23,749,011
B & M EQUITIES LLC	VARIOUS RESIDENTIAL	\$22,667,351	\$22,675,851
TOOT N TOTUM INC	RETAIL STORE	\$22,322,398	\$22,365,675
RESIDENCES AT TOWN SQUARE	APTS/RETAIL – TOWN SQUARE	\$21,750,043	\$21,750,043
UNITED SUPERMARKETS INC	GROCERY / RETAIL	\$20,580,530	\$20,580,530
STICKLINE PROPERTIES LLC	VARIOUS PROPERTIES/HILLSIDE TERRACE	\$18,731,296	\$19,576,776
SUDDENLINK COMMUNICATIONS	CABLE COMPANY	\$16,892,042	\$16,892,042
CHRISWAY HOLDINGS LLC	VARIOUS RESIDENTIAL	\$16,772,318	\$16,780,818
TREEPOINT MEADOW APTS	APARTMENTS - 4711 S VIRGINIA	\$12,790,420	\$12,790,420
ATTEBURY ELEVATORS INC	LAND DEVELOPMENT	\$12,758,539	\$38,544,241
AMARILLO GEORGIA LP	APARTMENTS-3101 SW 58TH AVE	\$12,713,686	\$12,713,686
TOTALS		\$822,102,436	\$892,287,212

Exemptions

PRAD determines eligibility for and administration of various types of property tax exemptions, such as those for residential homestead exemptions, exemptions for age 65 or over, disabled individuals, disabled veterans, charitable or religious organizations, and government-owned properties. Other exemptions overseen by PRAD are pollution control (to ensure that capital expenses required to comply with environmental mandates does not result in an increase in a facility's property taxes), minimum value for business personal property, Freeport goods ("goods-in-transit" are goods that are held in Texas for a short time, then transported out of Texas), leased personal vehicles and vehicles used for both personal and to produce income. The two tables below show the number of exemptions and the value lost from exemptions for each taxing entity.

NUMBER OF EXEMPTIONS BY TAXING ENTITY

TAXING ENTITY	2016	2017	2018	# Change (2017-18)	% Change (2017-18)
Potter County	11,855	11,821	12,120	299	2.5%
Randall County	15,201	15,534	16,108	574	3.7%
City of Amarillo	20,283	20,398	20,797	399	2.0%
City of Canyon	1,240	1,232	1,279	47	3.8%
City of Happy	4	4	3	-1	-0.2%
Village of Bishop Hills	58	63	61	-2	-3.2%
Village of Palisades	57	58	62	4	6.9%
Village of Timbercreek	114	129	136	7	5.4%
Amarillo ISD	50,244	49,655	49,514	-141	-0.3%
Bushland ISD	2,882	2,968	3,190	222	7.5%
Canyon ISD	20,618	21,081	21,852	771	3.7%
Happy ISD	119	120	118	-2	-1.7%
Highland Park ISD	806	783	822	39	5.0%
River Road ISD	2,972	2,974	3,005	31	1.0%
Wildorado ISD	10	10	10	0	0.0%
Amarillo College	20,453	20,566	20,972	406	2.0%
High Plains Water - Potter	547	551	560	9	1.6%
High Plains Water - Randall	11,045	11,287	11,711	424	3.8%
Panhandle Groundwater	11,327	11,300	11,590	290	2.6%
South Randall Hospital	2,491	2,544	2,691	147	5.8%
Randall Noxious Weed	----	----	----	----	----

Source: Certified Appraisal Rolls

VALUE LOST FROM EXEMPTIONS BY TAXING ENTITY

TAXING ENTITY	2016	2017	2018	# Change (2017-18)	% Change (2017-18)
Potter County	\$1,760,706,818	\$1,835,658,811	\$1,919,160,952	\$83,502,141	4.5%
Randall County	\$1,166,379,670	\$1,188,938,563	\$1,429,474,262	\$240,535,699	20.23%
City of Amarillo	\$2,020,400,640	\$2,102,746,587	\$2,165,143,672	\$62,397,085	2.9%
City of Canyon	\$270,897,441	\$270,008,628	\$275,866,693	\$5,858,065	2.2%
City of Happy	\$32,559	\$32,401	\$19,545	-\$12,856	-.40%
Village of Bishop Hills	\$675,426	\$919,581	\$994,834	\$75,253	8.2%
Village of Palisades	\$613,501	\$630,855	\$673,175	\$42,320	6.7%
Village of Timbercreek	\$849,004	\$1,475,385	\$1,631,861	\$156,476	10.6%
Amarillo ISD	\$2,218,468,826	\$2,232,032,752	\$2,264,763,627	\$32,730,875	1.5%
Bushland ISD	\$213,454,633	\$266,514,795	\$289,773,576	\$23,258,781	8.7%
Canyon ISD	\$1,044,323,283	\$1,078,021,321	\$1,111,943,487	\$33,922,166	3.1%
Happy ISD	\$15,528,536	\$15,563,150	\$15,591,125	\$27,975	0.2%
Highland Park ISD	\$430,608,676	\$397,929,725	\$438,026,954	\$40,097,229	10.0%
River Road ISD	\$93,898,517	\$93,928,865	\$94,647,412	\$718,547	76%
Wildorado ISD	\$234,289	\$239,789	\$239,789	\$0	0%
Amarillo College	\$2,020,202,868	\$2,105,823,473	\$2,167,948,508	\$62,125,035	3.0%
High Plains Water - Potter	\$68,454,285	\$71,641,963	\$73,469,880	\$1,827,917	2.6%
High Plains Water - Randall	\$671,140,039	\$710,274,386	\$740,346,562	\$30,072,176	4.2%
Panhandle Groundwater	\$1,704,376,514	\$1,782,859,241	\$1,874,994,336	\$92,135,095	5.2%
South Randall Hospital	\$333,010,337	\$333,397,751	\$543,629,029	\$210,231,278	.63%
Randall Noxious Weed	----	----	----	----	----

Source: Certified Appraisal Rolls

In addition, PRAD maintains records on abatements, tax deferrals and historically-designated properties. PRAD also maintains records on Tax Increment Reinvestment Zone (TIRZ) values. TIRZ is a way to subsidize redevelopment or community improvement projects by reinvesting increases in property taxes within the zone. It is theorized that property values will increase over the lifetime of the TIRZ when the properties are reappraised due to the improvements made in the area.

Appeals

Notices of appraised value are mailed to property owners each year by May 1 or as soon as practicable thereafter. The notice includes the proposed value of their property, a list of taxing units in which the property is located, estimated taxes due for the year, etc., plus an explanation of the procedure for protesting value. A taxpayer who disagrees with the information may file a protest in writing and be scheduled to speak at an Appraisal Review Board hearing regarding the matter. Residential properties that have homestead exemptions can also file a protest electronically. Prior to the ARB hearing, the taxpayer may speak to a PRAD appraiser for an informal meeting to resolve concerns regarding property values, being taxed in the wrong taxing jurisdiction, denial of an exemption, and/or other similar issue. If the appraiser determines that the property owner has a valid concern based upon the evidence provided, the issue may be resolved at that time with the appraiser documenting the evidence explaining the reason for their judgment and the property owner signing an Agreement of Value. If the issue cannot be resolved by the appraisers, the taxpayer is given the opportunity to continue through the protest process and present their case to the Appraisal Review Board. If dissatisfied with the final order rendered by the ARB, the property owner may file an appeal in State district court or under specified conditions, agree to binding arbitration.

The table below details the property appeals for the past five years.

PROPERTY APPEALS HISTORY (2014 – 2018)

ITEM	2014	2015	2016	2017	2018
Total Accounts	141,095	142,217	141,603	143,181	143,793
Appraisal Notices Mailed	121,816	107,482	91,181	107,965	112,386
Percent Noticed	86%	76%	64%	75%	78%
Total Protest	2,091	2,455	2,420	4,258	3,669
Percent of Total Accts Protested	1.48%	1.73%	1.71%	2.97%	2.55%
Appraisal Review Board					
Protests Signed In	479	584	517	1348	804
Protests Heard	125	144	191	294	298

Source: Protest History, Chief Appraiser Records

Ratio Study Analysis

The Property Tax Assistance Division (PTAD) of the Texas Comptroller's Office conducts a Property Value Study every two years to determine the market value of all taxable property within each school district. The ratio study measures how close to market value each appraisal district appraises property, therefore, appraisal districts strive to appraise values as close to 100% of market value as possible. The most recent ratio study analysis for both Potter and Randall Counties is included in the 2017 Property Value Study as detailed on the Texas Comptroller of Public Accounts website as shown below. (*Note: 188 Potter also includes Randall County*).

2017 PROPERTY VALUE STUDY

CAD Summary Worksheet

188 Potter

Category	Number of Ratios **	2017 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
A. Single-Family Residences	1,656	10,925,762,264	.98	10.49	69.62	90.57	1.03
B. Multi-Family Residences	45	590,071,882	*	*	*	*	*
C1. Vacant Lots	0	251,647,379	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	5,111,070	*	*	*	*	*
E. Rural non-qualified	11	57,391,283	*	*	*	*	*
F1. Commercial Real	151	2,586,340,737	.97	12.54	59.60	86.75	1.07
F2. Industrial Real	0	360,208,728	*	*	*	*	*
G. Oil, Gas, Minerals	0	50,290,010	*	*	*	*	*
J. Utilities	16	911,935,911	1.00	13.56	37.50	93.75	1.17
L1. Commercial Personal	122	1,846,052,227	1.00	3.93	93.44	99.18	1.00
L2. Industrial Personal	0	736,144,775	*	*	*	*	*
M. Other Personal	0	45,561,049	*	*	*	*	*
O. Residential Inventory	0	14,459,027	*	*	*	*	*
S. Special Inventory	0	93,195,342	*	*	*	*	*
Overall	2,001	18,474,171,684	.98	10.50	69.41	90.10	1.07

* Not Calculated - Need a minimum of 5 ratios from either (A) categories representing at least 25% of total CAD category value or (B) 5 ISDs or half the ISDs in the CAD, whichever is less

** Statistical measures may not be reliable when the sample is small

Legislative Changes

The Texas State Legislature meets every two years and 2017 marked the 85th Legislative session. Typically, there are new laws that affect the operations of appraisal districts. PRAD closely follows each session, implementing any bills signed into law by the Governor. The Texas Department of Licensing and Regulation requires the appraisal staff to undergo two hours of training after each session covering new laws and rules that govern our organization. To aid in our understanding of the new laws, the Texas Comptroller of Public Accounts publishes highlights of recent legislation concerning property tax. This document can be viewed at: <http://www.comptroller.texas.gov/taxinfo/proptax/pdf/96-669.pdf>.