

POTTER – RANDALL APPRAISAL DISTRICT



2020

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

5701 HOLLYWOOD ROAD (LOOP 335) • PO BOX 7190 • AMARILLO, TX 79114-7190

PHONE (806) 358-1601 • FAX (806) 355-8426

Visit our web site @ www.prad.org Email: info@prad.org

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 2020 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 2020 appraised values were approved by the Appraisal Review Board on July 08, 2020 for Randall County and on July 09, 2020 for Potter County. The appraisal rolls were certified to the taxing entities on July 20, 2020 and included 74,422 tax accounts in Potter County and 70,154 tax accounts in Randall County. The total taxable value of these properties is \$19.7 billion, a \$701.4 million increase from the previous year. The primary reason for the 3.7% 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

TABLE OF CONTENTS

INTRODUCTION	3
Boards of Directors	3
Appraisal Review Boards.....	3
Agricultural Advisory Boards	3
List of Taxing Entities.....	4
Tax Account History by Property Type (2016 – 2020).....	4
RELEVANT OPERATIONS DATA	5
Staffing/Departments	5
PRAD Funding Sources	6
PRAD Annual Budget & Employee History (2016 – 2020).....	6-7
Tax Appraisal Calendar.....	7
VALUES AND TYPES OF PROPERTY	8
Percentage of Value by Property Type (2020).....	8
2020 Value by County and Property Type.....	8
Five-Year History of Market Values, Exemptions and Taxable Values by County	9
Certified Taxable Value and Number of Accounts by Taxing Entity (2018-2020).....	10
NEW PROPERTY VALUE	11
TOP TAXPAYERS	12-13
EXEMPTIONS	14-15
APPEALS	16
RATIO STUDY ANALYSIS (aka Property Value Study)	17
LEGISLATIVE CHANGES	18

POTTER-RANDALL APPRAISAL DISTRICT

2020 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
Cindy Spanel, Vice Chairman
Leon Church, Secretary
Kay Ledbetter
Mitzi Wade
Sherri Aylor (non-voting)

Randall County Board of Directors

Dennis Beene, Chairman
James Barrington, Vice Chairman
Tim Gilliland, Secretary
Joe Shehan
Albert Harris
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

Tom Roller, Chairman
Cindy Cunningham, Secretary
Dennis Horn
Kent Meyer
Tony Rhodes

Randall County Appraisal Review Board

Jason Ault, Chairman
Justin Kite, Secretary
Lyndon Latham
Rick Thomason
John Mark Fields

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

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

Randall County Ag Advisory Board

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

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 2020, there are 144,576 total accounts for which PRAD is responsible. The five-year span between 2016 and 2020 indicates an increase of 2,973 accounts (2.1% overall increase from 2016). 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 (2016– 2020)

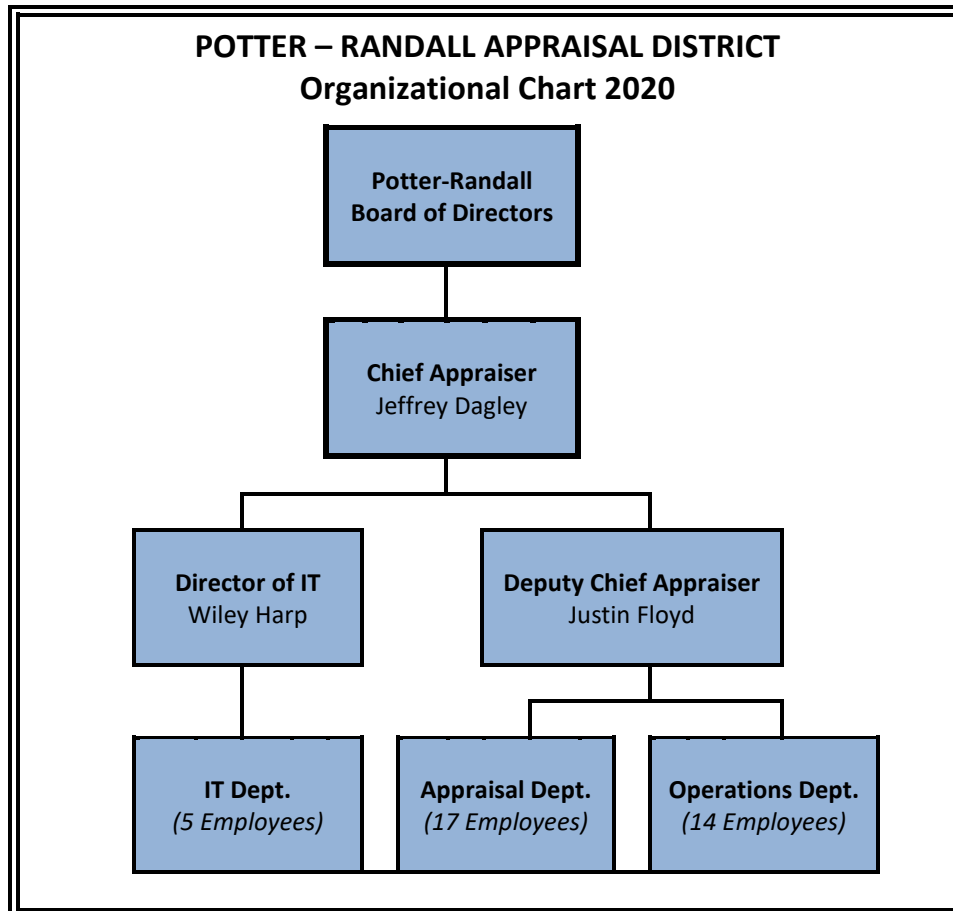
TAX ACCT TYPE	2016	2017	2018	2019	2020
Real Estate Accounts	110,187	111,401	112,254	113,487	114,726
Bus. Personal Property	13,485	13,601	13,191	13,376	13,596
Mobile Homes	5,780	5,808	5,793	5,748	5,757
Oil/Gas Accounts	12,151	12,371	12,523	12,688	10,497
TOTAL ACCOUNTS	141,603	143,181	143,761	145,299	144,576
# of Accts Added/Year	(594)	1,578	580	1,538	-723
% Annual Increase	(.04 %)	1.11 %	0.41%	1.07%	-0.49%

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 2019 Tax Levy)**



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

Source: 2020 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, Just Appraised, 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 (2016 – 2020)**

TAXING ENTITY	2016	2017	2018	2019	2020	\$ Change (2019-20)	% Change (2019-20)
PRAD BUDGET							
Personnel Services	\$2,508,600	\$2,516,280	\$2,605,500	\$2,681,300	\$2,757,152	75,852	2.83%
Supplies & Materials	31,200	29,200	29,200	26,200	26,200	0	0%
Contractual Services	609,500	603,600	621,400	756,335	622,352	(133,983)	-17.71%
Other Charges	417,600	486,370	431,500	549,000	471,641	(77,359)	-14.09%
Less:							
Interest & Other Income	-4,400	-4,600	-4,600	-4,500	-4,500	0	0%
TOTAL OPERATING BUDGET	\$3,562,500	\$3,630,850	\$3,683,000	\$4,008,335	\$3,872,845	(\$135,490)	-3.38%
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.

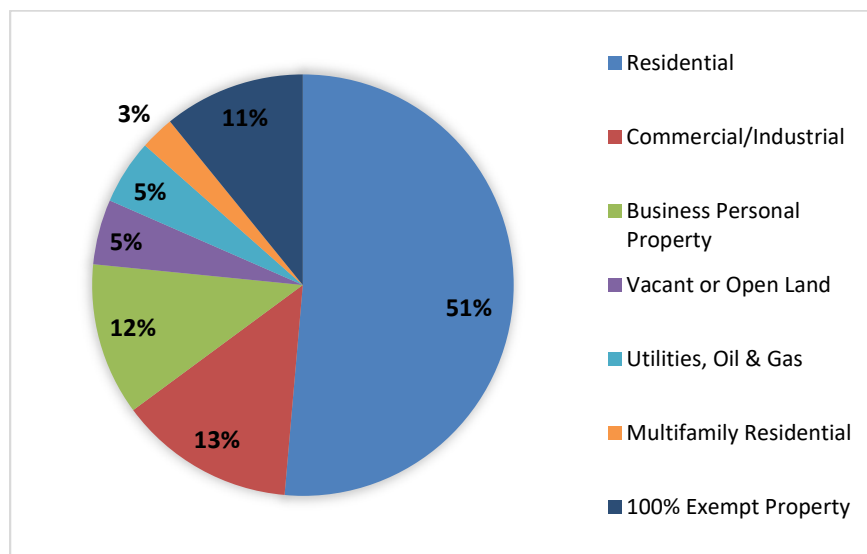
Tax Appraisal Calendar	
January 1	Date that determines taxable and exemption status
January 31	Current year property taxes are due by January 31. For taxpayers who are 65 or older, disabled or a veteran, the first property tax Installment Plan payment is due on or before January 31 along with the application.
April 15	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 12%. Vacant land/open space comprise 5%, utilities, oil & gas values make up 5% 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.

Percentage of Value by Property Type (2020)



Source: Certified Appraisal Rolls

2020 VALUE BY COUNTY AND PROPERTY TYPE

PROPERTY TYPE	POTTER COUNTY	RANDALL COUNTY	TOTAL	% of Total Value
Residential	\$3,817,597,629	\$8,618,848,151	\$12,436,445,780	51.37%
Commercial/Industrial	\$1,982,499,508	\$1,289,344,023	\$3,271,843,531	13.51%
Business Personal Property	\$1,959,464,975	\$868,871,541	\$2,828,336,516	11.68%
Vacant or Open Land	\$392,340,167	\$816,865,876	\$1,209,206,043	4.99%
Utilities, Oil & Gas	\$879,374,510	\$322,254,299	\$1,201,628,809	4.96%
Multifamily Residential	\$232,873,173	\$401,654,897	\$634,528,070	2.62%
100% Exempt Property	\$1,492,393,082	\$1,135,197,923	\$2,627,591,005	10.85%
	\$10,756,543,044	\$13,453,036,710	\$24,209,579,754	100.00%

Source: Certified Appraisal Rolls

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

TAX ACCT TYPE	2016	2017	2018	2019	2020
REAL ESTATE	\$6,886,842,001	\$7,230,693,082	\$7,434,274,993	\$7,723,401,529	\$8,020,035,066
less market value of agric.	-262,194,742	-265,316,240	-262,849,494	-261,114,727	-259,425,292
plus use value of agric.	18,220,312	18,407,868	19,063,157	18,268,250	15,975,808
less CAP value loss	-12,826,214	-29,631,359	-18,875,472	-16,524,256	17,235,946
NET REAL ESTATE	\$6,630,041,357	\$6,954,153,351	\$7,171,613,184	\$7,464,030,796	\$7,759,349,636
BUSINESS PERSONAL	\$2,340,198,312	\$2,448,622,346	\$2,556,696,675	\$2,708,905,121	\$2,654,121,575
MANUFACTURED HOMES	\$27,976,256	\$28,490,611	\$29,912,907	\$27,745,365	\$28,279,563
less CAP value loss	-922	-456	-14,463	-28,760	-21,526
NET MANUFACTURED	\$27,975,334	\$28,490,155	\$29,898,444	\$27,716,605	\$28,258,037
OIL & GAS	\$42,778,800	\$50,517,660	\$49,392,660	\$65,264,650	\$54,106,840
TOTAL MARKET VALUE	\$9,040,993,803	\$9,481,783,512	\$9,807,600,963	\$10,265,917,172	\$10,495,836,088
LESS EXEMPTIONS	<u>-1,760,706,818</u>	<u>-1,835,658,811</u>	<u>-1,919,160,952</u>	<u>-2,058,012,661</u>	<u>-2,063,236,837</u>
TOTAL TAXABLE VALUE	\$7,280,286,985	\$7,646,124,701	\$7,888,440,011	\$8,207,904,511	\$8,432,599,251
CHANGE FROM PRIOR YR					
Taxable \$ Change	\$276,192,321	\$365,837,716	\$242,315,310	\$319,464,500	\$224,694,740
Taxable % Change	3.94%	5.03%	3.17%	4.05%	2.74%

RANDALL COUNTY

TAX ACCT TYPE	2016	2017	2018	2019	2020
REAL ESTATE	\$9,530,086,834	\$10,791,832,322	\$11,264,882,872	\$11,757,273,582	\$12,270,399,154
less market value of agric.	-578,270,406	-601,852,487	-596,157,762	-589,574,007	-586,264,326
plus use value of agric.	34,985,718	38,800,513	39,648,825	32,245,187	29,370,038
less CAP value loss	-6,029,501	-16,537,199	-17,324,741	-10,607,243	-6,244,545
NET REAL ESTATE	\$8,980,772,645	\$10,212,243,149	\$10,691,049,194	\$11,189,337,519	\$11,707,260,321
BUSINESS PERSONAL	\$921,454,711	\$1,013,852,947	\$1,078,812,300	\$1,092,774,145	\$1,144,644,855
MANUFACTURED HOMES	\$40,465,287	\$37,153,247	\$39,217,594	\$37,450,301	\$37,992,701
less CAP value loss	-28,132	-0	-0	-0	-0
NET MANUFACTURED	\$40,437,155	\$37,153,247	\$39,217,594	\$37,450,301	\$37,992,701
OIL & GAS	----	----	----	----	
TOTAL MARKET VALUE	\$9,942,664,511	\$11,263,249,343	\$11,809,079,088	\$12,319,561,965	\$12,889,897,877
LESS EXEMPTIONS	<u>-1,138,821,520</u>	<u>-1,188,938,563</u>	<u>-1,429,474,262</u>	<u>-1,530,518,861</u>	<u>-1,624,111,236</u>
TOTAL TAXABLE VALUE	\$8,803,842,991	\$10,074,310,780	\$10,379,604,826	\$10,789,043,104	\$11,265,786,641
CHANGE FROM PRIOR YR					
Taxable \$ Change	\$435,616,829	\$849,452,988	\$305,294,046	\$409,438,278	\$476,743,537
Taxable % Change	5.21%	9.21%	3.03%	3.94%	4.42%

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 2018 through 2020, the change in these values between 2018 and 2020, and the total number of accounts for 2020. These figures are reported for each taxing entity under PRAD's jurisdiction. *Noxious Weed is assessed by acreage (not value) on real property.

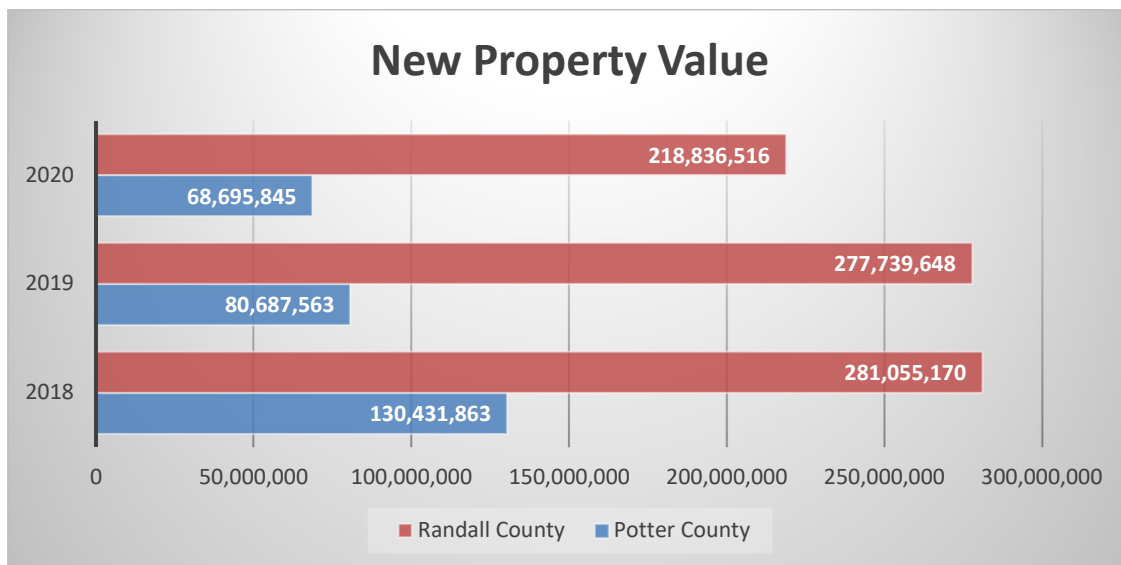
CERTIFIED TAXABLE VALUE & NUMBER OF ACCOUNTS BY TAXING ENTITY

TAXING ENTITY	2018	2019	2020	\$ Change (2019-2020)	% Change (2019-20)	No. of Accounts (2020)
Potter County	\$7,888,440,011	\$8,207,904,511	\$8,432,599,251	\$224,694,740	2.74%	74,422
Randall County	\$10,379,604,826	\$10,789,043,104	\$11,265,786,641	\$476,743,537	4.42%	70,154
City of Amarillo	\$13,149,054,756	\$13,616,633,451	\$14,098,673,321	\$482,039,870	3.54%	94,116
City of Canyon	\$817,010,622	\$796,876,550	\$829,999,961	\$33,123,411	4.16%	6,063
City of Happy	\$985,361	\$947,179	\$962,625	\$15,446	1.63%	63
Village of Bishop Hills	\$21,781,535	\$22,338,107	\$21,542,111	(\$795,996)	-12.01%	152
Village of Palisades	\$10,753,678	\$10,954,485	\$11,258,961	\$304,476	2.78%	616
Village of Timbercreek	\$47,596,498	\$50,825,525	\$52,808,982	\$1,983,457	3.90%	513
Amarillo ISD	\$9,279,107,055	\$9,577,767,426	\$9,931,688,949	\$353,921,523	3.70%	80,134
Bushland ISD	\$1,319,333,493	\$1,409,680,912	\$1,432,300,263	\$22,619,351	1.60%	16,744
Canyon ISD	\$5,205,239,591	\$5,514,708,986	\$5,783,494,432	\$268,785,446	4.87%	38,342
Happy ISD	\$26,558,728	\$25,826,845	\$26,388,685	\$561,840	2.18%	580
Highland Park ISD	\$1,288,654,855	\$1,308,461,518	\$1,330,888,910	\$22,427,392	1.71%	3,655
River Road ISD	\$286,065,278	\$330,253,160	\$316,134,537	(\$14,118,623)	-4.28%	4,900
Wildorado ISD	\$3,176,688	\$2,877,652	\$3,264,136	\$386,484	13.43%	68
Amarillo College	\$13,282,812,272	\$13,745,154,746	\$14,245,425,446	\$500,270,700	3.64%	95,326
High Plains Water - Potter	\$814,506,831	\$849,942,873	\$878,148,266	\$28,205,393	3.32%	3,476
High Plains Water - Randall	\$7,624,196,604	\$7,967,024,485	\$8,305,625,321	\$338,600,836	4.25%	46,284
Panhandle Groundwater	\$7,044,629,484	\$7,328,986,846	\$7,535,069,786	\$206,082,940	2.81%	70,950
South Randall Hospital	\$1,852,334,766	\$1,980,322,105	\$2,082,290,759	\$101,968,654	5.15%	16,388
*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 \$287.5 million taxable value to the 2020 tax rolls. Within all of PRAD's jurisdiction, new property value for 2020 was 1.46% of the total taxable value within the two counties as shown in the table below.



New Property Value (2018 – 2020) by County

Jurisdiction / Value	2018	2019	2020
POTTER COUNTY			
New Property Value	\$130,431,863	\$80,687,563	\$68,695,845
Total Taxable Value	\$7,888,440,011	\$8,207,904,511	\$8,432,599,251
New Property % of Total Value	1.65%	0.98%	0.81%
RANDALL COUNTY			
New Property Value	\$281,055,170	\$277,739,648	\$218,836,516
Total Taxable Value	\$10,379,604,826	\$10,789,043,104	\$11,265,786,641
New Property % of Total Value	2.70%	2.57%	1.94%
PRAD'S JURISDICTION (Potter & Randall)			
New Property Value	\$411,487,033	\$358,427,211	\$287,532,361
Total Taxable Value	\$18,268,044,837	\$18,996,947,615	\$19,698,385,892
New Property % of Total Value	2.25%	1.89%	1.46%

Source: Certified Appraisal Rolls

Top Taxpayers

PRAD's net taxable property values total more than \$19.0 billion for 2020. 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 (2020)

POTTER COUNTY

Name	Type	2020 Taxable Value	2020 Appraised Value
SOUTHWESTERN PUBLIC SERVICE	ELECTRIC UTILITY	\$497,049,813	\$520,470,947
BELL HELICOPTER TEXTRON I	OSPREY PRODUCTION	\$183,033,086	\$254,297,784
BNSF RAILWAY COMPANY	RAILROAD	\$151,329,291	\$151,329,291
BSA HOSPITAL LLC	HOSPITAL	\$128,543,674	\$128,543,674
TYSON FRESH MEATS INC	MEAT PACKING- 5000 N FM 1912	\$89,006,698	\$157,465,921
NORTHWEST TEXAS HEALTHCARE	HOSPITAL - 1501 COULTER	\$84,897,807	\$84,897,807
AIR PRODUCTS LP	HELIUM @ BLM CLIFFSIDE FIELD	\$65,554,567	\$146,654,512
ATMOS ENERGY	GAS UTILITY	\$62,515,696	\$62,515,696
ASARCO	COPPER REFINERY - 7001 ST HWY 136	\$55,254,606	\$124,701,028
WAL MART REAL ESTATE	RETAIL STORE	\$49,173,116	\$49,173,116
ONCOR NTU (FKA SHARYLAND)	ELECTRIC TRANSMISSION LINE	\$45,880,210	\$45,880,210
MESSER LLC	HELIUM @ CLIFFSIDE	\$41,646,119	\$41,646,119
AMARILLO NATIONAL BANK	BANK	\$40,320,968	\$40,320,968
SCOUT ENERGY MANAGEMENT LLC	PIPELINE	\$34,352,710	\$34,352,710
DIPAK PATEL	VARIOUS HOTELS	\$32,854,653	\$32,854,653
BEN E KEITH COMPANY	GROCERY WHOLESALE – 2300 N LOOP 335E	\$32,735,116	\$37,515,021
HP INC	CONSIGNMENT - 6900 I40 W	\$31,411,921	\$31,411,921
PHILLIPS TEXAS PIPELINE	PIPELINE	\$28,694,871	\$28,694,871
WESTGATE MALL REALTY LLC	WESTGATE MALL	\$27,869,045	\$27,869,045
AMARILLO ECONOMIC DEV COR	COMMERCIAL/ECONOMIC DEVELOPMENT	\$27,653,788	\$28,796,637
TOTALS		\$1,709,777,755	\$2,029,391,931

RANDALL COUNTY

Name	Type	2020 Taxable Value	2020 Appraised Value
SOUTHWESTERN PUBLIC SERVICE	ELECTRIC UTILITY	\$130,078,228	\$130,078,228
AFFILIATED FOODS INC	FOOD DISTRIBUTOR - 6700 FM 1541	\$100,346,365	\$132,312,045
BNSF RAILWAY COMPANY	RAILROAD	\$80,820,251	\$80,820,251
CASE PROPERTIES	APARTMENT COMPLEXES	\$62,970,160	\$62,970,160
OWENS CORNING	INDUSTRIAL – 1701 W LOOP 335 S	\$59,940,347	\$69,168,579
WAL MART REAL ESTATE	RETAIL STORE	\$55,142,634	\$55,142,634
ATMOS ENERGY	GAS UTILITY	\$50,648,871	\$50,648,871
B & M EQUITIES LLC	VARIOUS RESIDENTIAL	\$27,727,499	\$27,747,999
TIGRIS LTD	VARIOUS APARTMENT COMPLEXES	\$27,523,315	\$27,523,315
TOOT N TOTUM INC	RETAIL STORE	\$27,434,206	\$27,475,363
STREET TOYOTA INC	AUTO DEALER	\$23,257,142	\$23,257,142
RESIDENCES AT TOWN SQUARE	APTS/RETAIL – TOWN SQUARE	\$22,638,897	\$22,638,897
CINERGY ENTERTAINMENT	ENTERTAINMENT-9297 CINERGY SQUARE	\$21,171,538	\$21,171,538
UNITED SUPERMARKETS INC	GROCERY / RETAIL	\$21,099,905	\$21,099,905
SUDDENLINK COMMUNICATION	CABLE COMPANY	\$17,087,566	\$17,087,566
CHRISWAY HOLDINGS LLC	VARIOUS RESIDENTIAL	\$15,302,481	\$15,302,481
AMARILLO GEORGIA LP	APARTMENT-3101 SW 58 TH AVE	\$13,243,025	\$13,243,025
ATTEBURY ELEVATORS INC	LAND DEVELOPMENT	\$13,076,323	\$40,480,481
PILCHERS SUMMIT LP	COMMERCIAL-7400 SW 34TH	\$12,900,992	\$12,900,992
LOWES HOME CENTERS INC	RETAIL STORE	\$12,236,029	\$12,236,029
TOTALS		\$794,645,774	\$863,305,501

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	2018	2019	2020	# Change (2019-20)	% Change (2019-20)
Potter County	12,120	12,298	12,510	212	1.7%
Randall County	16,108	16,607	17,019	412	2.5%
City of Amarillo	20,797	21,323	21,627	304	1.4%
City of Canyon	1,279	1,324	1,368	44	3.3%
City of Happy	3	3	3	0	0.0%
Village of Bishop Hills	61	62	65	3	4.8%
Village of Palisades	62	66	61	(5)	-7.6%
Village of Timbercreek	136	136	145	9	6.6%
Amarillo ISD	49,514	49,513	49,585	72	0.1%
Bushland ISD	3,190	3,166	3,352	186	5.9%
Canyon ISD	21,852	22,482	23,180	698	3.1%
Happy ISD	118	119	124	5	4.2%
Highland Park ISD	822	830	841	11	1.3%
River Road ISD	3,005	3,060	3,065	5	.16%
Wildorado ISD	10	11	11	0	0.0%
Amarillo College	20,972	21,498	21,795	297	1.4%
High Plains Water - Potter	560	594	606	12	2.0%
High Plains Water - Randall	11,711	12,127	12,441	314	2.6%
Panhandle Groundwater	11,590	11,745	11,936	191	1.6%
South Randall Hospital	2,691	2,813	2,956	143	5.1%
Randall Noxious Weed	----	----	----	----	----

Source: Certified Appraisal Rolls

VALUE LOST FROM EXEMPTIONS BY TAXING ENTITY

TAXING ENTITY	2018	2019	2020	# Change (2019-20)	% Change (2019-20)
Potter County	\$1,919,160,952	\$2,058,012,661	\$2,063,236,837	\$5,224,176	0.25%
Randall County	\$1,429,474,262	\$1,530,518,861	\$1,624,111,236	\$93,592,375	6.12%
City of Amarillo	\$2,165,143,672	\$2,267,402,353	\$2,415,832,309	\$148,429,956	6.55%
City of Canyon	\$275,866,693	\$374,642,507	\$424,274,905	\$49,632,398	13.25%
City of Happy	\$19,545	\$19,915	\$19,915		0.00%
Village of Bishop Hills	\$994,834	\$921,403	\$805,771	(\$115,632)	-12.55%
Village of Palisades	\$673,175	\$739,863	\$704,927	(\$34,936)	-4.72%
Village of Timbercreek	\$1,631,861	\$2,597,592	\$3,318,350	\$720,758	27.75%
Amarillo ISD	\$2,264,763,627	\$2,344,418,750	\$2,467,816,957	\$123,398,207	5.26%
Bushland ISD	\$289,773,576	\$354,902,853	\$277,032,793	(\$77,870,060)	-21.94%
Canyon ISD	\$1,111,943,487	\$1,170,123,295	\$1,269,448,222	\$99,324,927	8.49%
Happy ISD	\$15,591,125	\$15,559,960	\$16,399,529	\$839,569	5.40%
Highland Park ISD	\$438,026,954	\$434,685,637	\$430,617,168	(\$4,068,469)	-0.94%
River Road ISD	\$94,647,412	\$95,943,956	\$100,012,670	\$4,068,714	4.24%
Wildorado ISD	\$239,789	\$239,855	\$239,837	(\$18)	-0.01%
Amarillo College	\$2,167,948,508	\$2,271,329,241	\$2,418,729,610	\$147,400,369	6.49%
High Plains Water - Potter	\$73,469,880	\$74,708,761	\$81,682,181	\$6,973,420	9.33%
High Plains Water - Randall	\$740,346,562	\$767,997,452	\$829,489,586	\$61,492,134	8.01%
Panhandle Groundwater	\$1,874,994,336	\$2,012,278,814	\$2,000,936,761	(\$11,342,053)	-0.56%
South Randall Hospital	\$543,629,029	\$548,729,746	\$586,653,565	\$37,923,819	6.91%
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 (2016 – 2020)

ITEM	2016	2017	2018	2019	2020
Total Accounts	141,603	143,181	143,793	145,299	144,576
Appraisal Notices Mailed	91,181	107,965	112,386	94,847	97,993
Percent Noticed	64%	75%	78%	65%	68%
Total Protest	2,420	4,258	3,669	3,407	4,222
Percent of Total Accts Protested	1.71%	2.97%	2.55%	2.34%	2.88%
Appraisal Review Board					
Protests Signed In	517	1348	804	858	599
Protests Heard	191	294	298	342	282

Source: Protest History, Chief Appraiser Records

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 2019 Property Value Study as detailed on the Texas Comptroller of Public Accounts website as shown below. *(Note: 188 Potter also includes Randall County).*

Ratio Study Analysis

2019 PROPERTY VALUE STUDY

CAD Summary Worksheet

188-Potter-Randall

Category	Number of Ratios **	2019 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	1528	11,866,052,374	0.98	9.38	68.07	91.14	1.01
B. MULTI-FAMILY RESIDENCES	60	611,308,061	*	*	*	*	*
C1. VACANT LOTS	0	259,116,961	*	*	*	*	*
D2. FARM/RANCH IMP	0	5,421,559	*	*	*	*	*
E. RURAL-NON-QUAL	20	69,262,181	*	*	*	*	*
F1. COMMERCIAL REAL	225	2,834,696,388	0.96	10.60	62.38	88.64	1.04
F2. INDUSTRIAL REAL	0	395,666,095	*	*	*	*	*
G. OIL, GAS, MINERALS	0	65,050,360	*	*	*	*	*
J. UTILITIES	14	1,095,327,134	0.89	13.56	65.79	78.07	0.89
L1. COMMERCIAL PERSONAL	169	1,966,541,425	1.00	4.49	92.24	100.56	1.01
L2. INDUSTRIAL PERSONAL	0	806,284,202	*	*	*	*	*
M. OTHER PERSONAL	0	46,117,910	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	17,414,916	*	*	*	*	*
S. SPECIAL INVENTORY	0	92,245,150	*	*	*	*	*
OVERALL	2016	20,130,505,516	0.98	9.46	68.49	90.88	1.02

* 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 2019 marked the 86th 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. The Legislature enacted numerous changes to the Tax Code including SB2 (Bettencourt, Paul), the omnibus property tax bill which includes a multitude of reform and transparency measures and HB3 (Huberty, Dan), the school finance reform bill which makes many changes pertaining to the funding of public education. PRAD will implement all of the changes in the law as they become effective.