



# Ellis Appraisal District 2019 Annual Report



This is the ninth edition of the Ellis Appraisal District (EAD) Annual Report. The report includes information on the following areas that we believe are important to give you insight into the performance of your Appraisal District:

- Taxing Entities EAD Serves
- EAD Reappraisal Plan
- Comptroller's Property Value Study and Methods Assistance Program
- EAD Budget
- Growth Indicators
- Facilities
- Appeals, Arbitration and Litigation

Appraisal Districts were created and governed by the Texas Property Tax Code. The Code was created in 1979 by legislation known as the Peveto Bill. Prior to the creation of appraisal districts all taxing entities had their own appraisal staff. Properties were often listed on different taxing entities rolls at dramatically different appraised values and assessment ratios were also applied with no uniformity between entities. The Peveto Bill created one appraisal district within each county to appraise properties for all taxing entities at 100% market value with fairness and equality and abolished assessment ratios. The plan was to create a level playing field where no one would be subject to paying taxes based on more or less than their fair share.

Ellis Appraisal District is here to serve you through discovering, listing and appraising your property fairly and uniformly. The Appraisal District is *not a taxing entity* and *does not set tax rates or collect taxes*. The Appraisal District team has many responsibilities and we must be good stewards. We know that we are here to serve you, the property owners of Ellis County, and we are committed to performing our work with courtesy, professionalism and excellence.

Our hope is that through this report you will find that you are well served and gain a better understanding into the challenges and successes of your Ellis Appraisal District.

Kathy Rodrigue, RPA  
Chief Appraiser

***Taxing Entities Serve by the Ellis Appraisal District***

EAD is an Appraisal District formed by the Texas Legislature in 1979 and is charged with the appraisal of all taxable property within Ellis County. There are 42 taxing entities partially or totally within the District's boundaries. Currently these taxing entities are as follows:

**Ellis County  
Ellis County Lateral Road**

<u>Cities</u>	<u>School Districts</u>	<u>Special Districts</u>
City of Alma	Avalon ISD	Ellis County Emergency Service District #1
City of Bardwell	Ennis ISD	Ellis County Emergency Service District #2
City of Cedar Hill	Ferris ISD	Ellis County Emergency Service District #3
City of Ennis	Frost ISD	Ellis County Emergency Service District #4
City of Ferris	Italy ISD	Ellis County Emergency Service District #5
City of Garrett	Maypearl ISD	Ellis County Emergency Service District #6
City of Glenn Heights	Midlothian ISD	Ellis County Emergency Service District #7
City of Grand Prairie	Milford ISD	Ellis County Emergency Service District #8
City of Italy	Palmer ISD	Ellis County Emergency Service District #9
City of Mansfield	Red Oak ISD	
City of Maypearl	Waxahachie ISD	Ellis County Fresh Water Supply District #1
City of Midlothian		Midlothian Municipal Management Dist #3
City of Milford		
City of Oak Leaf		
City of Ovilla		
City of Palmer		
City of Pecan Hill		
City of Red Oak		
City of Venus		
City of Waxahachie		

**EAD as a Resource**

**Communication:** We believe it is very important to keep the EAD Taxing Entities informed with timely delivery of a complete and accurate certified appraisal roll, weekly reports of changes, budget, reappraisal plan and audit reports and all other information that relates to EAD's service to them.

**Compliance and Performance:** We are pleased to file all reports related to property values and exemptions that are required by the Comptroller's Office for the Taxing Entities. We are also proud to have performed well in the State Property Value Study and the Methods Assistance Program Audit.

**Sharing Technology:** We are pleased through our contract with Pictometry to share digital ortho and oblique images and software with our Taxing Entities. This unique relationship provides for one purchase to benefit all those who pay into the EAD budget. These images can be used in many ways, such as planning, development, emergency management, etc.

**Ellis Appraisal District Reappraisal Plan**

The Board of Directors establishes a reappraisal plan in compliance with Section 6.05 of the Texas Property Tax Code. This plan is reviewed and adopted biennially to inform the public and taxing entities of the needs and progress of the appraisal process.

EAD is an Appraisal District formed by the Texas Legislature in 1979 and is charged with the appraisal of all taxable property within Ellis County. There are various taxing entities partially or totally within the District's boundaries. These entities are as follows:					
<b>Entities</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
County/FM Road	2	2	2	2	2
Schools	11	11	11	11	11
Cities	20	20	20	20	19
Special Districts	11	10	10	10	10
EAD currently conducts reappraisal on a three-year rotation. While all property values are updated annually to reflect market values, one-third of the district is re-inspected every year. The re-inspection consists mainly of the use of Pictometry images and the geographic information system, augmented by the physical inspection of properties. The account breakdown is based on their location within an ISD.					
<b>ISD's:</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
Avalon	746			765	
Ennis		13,930			14,023
Ferris			5,590		
Frost	66			71	
Italy	1944			1,941	
Maypearl	2892			2,755	
Midlothian	21544			18,334	
Milford	933			944	
Palmer			3,205		
Red Oak		11,811			11,801
Waxahachie			20,148		
<b>Account Breakdown:</b>					
Single Family Residential	19306	18,267	20,446	15,087	17,093
Multi Family Residential	165	356	330	138	370
Vacant Lots/Acreage	5305	3,938	4,403	5,296	5,239
Comm/Indust Real & BPP	1740	2,343	2,745	1,502	2,280
Utilities/Minerals	288	217	200	1,784	224
Exempt Property	1321	620	819	1,005	618
<b>Total Accounts</b>	<b>28,125</b>	<b>25,741</b>	<b>28,943</b>	<b>24,812</b>	<b>25,824</b>

For additional details please view the current Reappraisal Plan on the appraisal district website at [www.elliscad.com](http://www.elliscad.com).

*Performance in Comptroller's Property Value Study and Methods Assistance Program*

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
<b>Property Value Study</b>					
Yes/No	Yes/No	Yes	No	Yes	No
	Preliminary				
<b>CAD Performance Measures</b>					
Median Level of Appraisal	n/a	0.97	n/a	0.99	n/a
Coefficient of Dispersion	n/a	10.73	n/a	6.12	n/a
Price Related Differential	n/a	1.01	n/a	1.00	n/a
ISD's with Local Value Assignments	10	5	n/a	11	n/a
Avalon	45,468,450	37,704,631	36,619,680	36,627,860	35,917,625
Ennis	2,368,291,060	2,021,602,286	1,925,642,392	1,863,144,264	1,782,827,606
Ferris	476,200,823	381,199,788	335,421,060	302,374,967	289,489,468
Frost	2,772,167	2,348,191	2,340,678	2,547,979	2,278,634
Italy	149,021,965	124,278,568	111,831,029	107,297,898	95,433,011
Maypearl	395,778,273	346,144,663	310,283,639	287,593,029	270,502,458
Midlothian	4,761,801,306	4,201,159,640	3,823,934,553	3,466,925,920	3,169,190,157
Milford	69,194,872	53,981,285	50,800,202	51,017,578	50,675,097
Palmer	349,292,050	284,092,936	252,408,668	230,928,626	217,688,340
Red Oak	2,058,691,843	1,789,990,818	1,635,785,031	1,490,766,885	1,423,948,006
Waxahachie	4,533,748,282	3,950,161,538	3,632,221,479	3,318,576,781	3,071,158,583
	15,210,261,091	13,192,664,344	12,117,288,411	11,175,914,367	10,409,108,985
<b>Method Assistance Program</b>					
				<u>2019</u>	<u>2017</u>
<b>Mandatory Requirements</b>				<b>PASS/FAIL</b>	<b>PASS/FAIL</b>
1. Does the appraisal district have up-to-date appraisal maps?				PASS	PASS
2. Is the implementation of the appraisal district's most recent reappraisal plan current?				PASS	PASS
3. Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?				PASS	PASS
4. Are values reproducible using the appraisal district's written procedures and appraisal records?				PASS	PASS
<b>Appraisal District Activities</b>				<b>RATING</b>	<b>RATING</b>
Governance				MEETS ALL	MEETS ALL
Taxpayer Assistance				MEETS ALL	MEETS ALL
Operating Procedures				MEETS ALL	MEETS ALL
Appraisal Standards, Procedures and Methodology				MEETS ALL	MEETS ALL
<b>Appraisal District Ratings:</b>					
<b>Meets All</b> – The total point score is 100. <b>Meets</b> - The total point score ranges from 90 to less than 100.					
<b>Needs Some Improvement</b> – The total point score ranges from 85 to less than 90. <b>Needs Significant Improvement</b> - The total point score ranges from 75 to less than 85. <b>Unsatisfactory</b> - The total point score is less than 75.					
We are proud to continue our high ratings as EAD earned these same achievements in the 2011, 2013, 2015 and 2017 MAP Reviews.					

## Ellis Appraisal District Budget

Each year the chief appraiser prepares and presents to the Board of Directors and Taxing Entities information in compliance with Section 6.06 of the Texas Property Tax Code. The process of publication and adoption of the budget is mandated by law. The Chief Appraiser prepares the proposed budget and schedules a workshop for the budget committee appointed by the Chairperson. The proposed budget is then presented to the full Board for review. By June 15<sup>th</sup>, the proposed budget is submitted to all taxing entities participating in the District. The Board shall hold a public hearing, make any changes to the proposed budget and approve the budget before September 15th. Presented are the 2019 and prior four years budgets with value and entity levy information:

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Ellis Appraisal District Budget	\$2,606,235.21	\$2,456,166.85	\$2,340,231.51	\$2,189,596.48	\$2,150,471.23
Number of Parcels	87,182	85,100	83,111	81,262	80,103
Residential	52,431	49,725	48,124	46,668	45,543
Commercial/Industrial	6,427	6,378	6,201	6,085	5,984
Farm/Ranch	14,719	14,856	15,377	14,997	15,053
Oil & Gas	1,403	1,330	1,012	1,257	1,490
Utilities	675	671	668	666	660
Exempt Properties	2,496	2,350	2,612	2,504	2,310
Other	9,031	9,790	9,117	9,085	9,063
\$/Parcel	\$29.89	\$28.86	\$28.16	\$26.94	\$26.85
Ellis County Market Value	22,091,892,965	19,321,690,740	17,591,197,082	16,195,477,490	15,194,825,434
Ellis County Taxable Value	17,592,041,486	15,355,774,687	14,040,948,509	12,972,185,399	12,028,867,796
New Market Value	775,673,350	640,609,261	429,775,900	424,284,278	398,100,727
New Taxable Value	689,909,660	558,986,224	399,092,099	399,322,427	272,774,053
Levy Information					
County	\$62,046,824.57	\$55,862,031.49	\$54,217,319.00	\$52,709,593.53	\$49,091,545.23
ISD	\$225,139,388.45	\$207,421,326.23	\$190,560,821.80	\$175,920,528.12	\$165,726,935.95
City	\$84,813,523.81	\$75,004,485.32	\$66,141,490.32	\$60,864,946.97	\$55,652,459.67
Special Districts	\$3,852,131.09	\$3,387,936.16	\$3,448,159.44	\$3,198,653.96	\$2,894,820.55
Total	\$375,851,867.91	\$341,675,779.20	\$314,367,790.56	\$292,693,722.58	\$273,365,761.41
Percentage of Budget/Levy	0.69%	0.72%	0.74%	0.75%	0.79%
Levy Increase Over Prior Year	10.00%	8.69%	7.41%	7.07%	8.35%
Population (Actual or Estimated)	185,716	179,436	173,620	168,381	163,391
Growth Rate	3.50%	3.35%	3.11%	3.05%	2.59%

The costs of District operations are shared by the various taxing entities participating in the District. Each taxing entity's allocation is based on its tax levy relative to the total tax levy of all the participating taxing entities. The District's budget is currently less than 1% of the entity's levy.

The Board may use excess funds to build reserves for litigation or appropriately approved capital expenditures.

## Growth Indicators

Ellis County is geographically located in the southern part of the Dallas/Fort Worth Metroplex and is poised for growth with four major transportation corridors. As the economy grows, so will Ellis County. Below are some statistics that indicate growth in the following areas:

<b>GROWTH INDICATORS</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
Population (Actual or Estimated)	185,716	179,436	173,620	168,381	163,285
Growth Rate	3.50%	3.35%	3.11%	3.12%	2.58%
<b>Deed Transactions</b>	<b>9,979</b>	<b>10,921</b>	<b>9,860</b>	<b>8,397</b>	<b>9,299</b>
<b>Property ID's Transferred</b>	<b>11,167</b>	<b>11,081</b>	<b>10,462</b>	<b>9,380</b>	<b>10,126</b>
<b>Instruments (2015 Volumes/Instuments)</b>	<b>39,659</b>	<b>38,341</b>	<b>36,979</b>	<b>35,380</b>	<b>28/20,696</b>
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<b>Subdivisions or Replats</b>	159	176	140	105	122
<b>Residential Inventory</b>	3,754	3,537	3,090	2,899	2,730
<b>Personal Property Accounts</b>	3,828	3,814	3,692	3,591	3,518
<b>Building Permits</b>	4,378	4,210	4,115	3,299	3,093
<b>Residential</b>	3,744	3,545	3,237	2,865	2,650
<b>Commercial/Industrial</b>	299	347	300	325	330
<b>Other</b>	335	318	578	109	113
<b>Confirmed Sales</b>	3,900	3,690	3,688	3,316	2,944
<b>Market Transactions</b>	3,847	3,597	3,497	3,130	2,787
<b>Sales Confirmation (% of Deed Transactions)</b>	39.08%	33.79%	37.40%	39.49%	31.66%
<b>New Improvement Market Value</b>	<b>775,673,350</b>	<b>640,609,261</b>	<b>429,775,930</b>	<b>424,284,278</b>	<b>398,100,727</b>
<b>Single Family Residential</b>	<b>565,122,920</b>	<b>500,003,120</b>	<b>367,022,140</b>	<b>284,455,420</b>	<b>224,199,171</b>
<b>Multifamily Residential</b>	<b>60,003,710</b>	<b>16,896,930</b>	<b>1,251,080</b>	<b>1,431,050</b>	<b>311,150</b>
<b>Commercial/Industrial/Pipeline</b>	<b>87,562,230</b>	<b>52,643,421</b>	<b>48,107,300</b>	<b>119,296,198</b>	<b>52,748,547</b>
<b>Exempt</b>	<b>62,984,490</b>	<b>71,065,790</b>	<b>13,395,410</b>	<b>19,101,610</b>	<b>120,841,859</b>
<b>Special Appraisal</b>					
<b>Ag App Approved</b>	1,474	690	532	622	645
<b>Ag App Denied</b>	180	54	64	63	56
<b>Ag Rollback</b>	230	296	306	144	136
<b>Partial Exemptions</b>					
<b>Homestead</b>	39,331	37,725	36,319	34,809	34,758
<b>Over 65</b>	12,853	12,181	11,577	11,083	10,643
<b>Disabled</b>	1,547	1,475	1,414	1,346	1,320
<b>Total Veterans</b>	741	629	533	437	357
<b>Partial Veterans</b>	1,580	1,435	1,358	1,231	1,204
<b>Death Certificate Review</b>	1,029	778	973	907	810
<b>Address Changes</b>	6,556	4,580	3,029	2,403	2,038

## Facilities

On August 26, 1994 the Board of Directors purchased the property at 400 Ferris Avenue for \$400,000. This purchase included an office originally constructed in 1964 that had a total of 8,799 square feet on 1.139 acres. At the time of the purchase, 3,254 square feet of the building was leased and the rent covered the cost of the note until the tenant moved out January 2003. In March 2003, the Board of Directors approved the \$39,012.07 payoff of the note. The purchased EAD facilities cost the property owners and taxing entities of Ellis County less than \$40,000.

In 2006, after a thorough study of the anticipated growth needs of the appraisal district, the Board of Directors in compliance with Section 6.051 of the Texas Property Tax Code, gained approval from the taxing entities to finance an expansion and renovation of the property.

Construction was completed in 2009 and financed by a 25 year note for \$974,873.10. In 2012, the Board of Directors authorized the payoff of the note. The current facility is a highly modernized, energy efficient professional office that should meet the needs of the appraisal district for the foreseeable future.

## Annual Utility Usage Summary Report

Listed below is an annual summary of our utility usage and expense. For a detailed monthly review prepared in compliance with Section 2265.001(b) of the Texas Government Code, please visit our website at [www.elliscad.com](http://www.elliscad.com).

Utility Use	Electricity		Natural Gas		Water		Irrigation		Total
	Year	KWk	Cost	ccf	Cost	100cf	Cost	100cf	Cost
2019	166,060	\$14,706.94	1,348	\$1,253.02	43,200	\$757.87	192,100	\$1,299.35	\$18,017.18
2018	166,440	\$16,196.39	1,806	\$1,729.76	49,000	\$770.16	177,200	\$1,193.52	\$19,889.83
2017	144,120	\$18,963.46	824	\$1,155.81	44,100	\$687.99	241,900	\$1,426.65	\$22,233.91
2016	151,980	\$14,389.14	836	\$1,002.03	38,600	\$636.65	334,600	\$1,879.41	\$17,907.23
2015	158,400	\$15,021.73	1,473	\$1,440.20	76,500	\$912.62	256,100	\$1,446.23	\$18,820.78
2014	161,700	\$16,956.11	1,997	\$1,837.62	*103,700	\$675.28	258,500	\$1,361.46	\$20,830.47
					* Water Leak (City Leakage Abatement)				



*Excellence In Service*

One of the biggest challenges any Appraisal District faces is the discovery and accurate listing of property. Most CADs physically inspect all properties in their district in accordance with their reappraisal plan and in some cases, the work load exceeds manpower.

Ellis Appraisal District is a leader in using technology to comply with the International Association of Assessing Officers standards. In the EAD reappraisal plan, all accessible new construction is scheduled for physical inspection in the year of construction and all other existing properties are first inspected using Images. Any accounts where Images are not sufficient to accurately list changes are coordinated with new construction to efficiently cover all physical inspections at once in a geographic area. We also were the first Appraisal District in Texas to use Change Detection software to discover changes from the previous year that might have otherwise been overlooked, thus avoiding omitted property assessments that are very difficult to receive and administer. With the growth in Ellis County, we are proud that the changes to our budget for the appraisal staff have been modest.

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>AVERAGE CHANGE OVER 5 YEARS</u>
<i>Appraisers [Budget]</i>	<i>11</i>	<i>11</i>	<i>11</i>	<i>11</i>	<i>11</i>	<i>2.00%</i>
<i>(Actual)</i>	<i>11</i>	<i>11</i>	<i>10</i>	<i>9</i>	<i>8</i>	<i>4.44%</i>
<i>App Support</i>	<i>3</i>	<i>2</i>	<i>2</i>	<i>1</i>	<i>1</i>	<i>40.00%</i>
<i>App Staff Budget</i>	<i>\$861,711</i>	<i>\$799,148</i>	<i>\$764,392</i>	<i>\$721,477</i>	<i>\$706,800</i>	<i>7.88%</i>
<i>Parcels</i>	<i>87,182</i>	<i>85,100</i>	<i>83,111</i>	<i>81,262</i>	<i>80,103</i>	<i>2.05%</i>
<i>Par/App [Budget]</i>	<i>7,926</i>	<i>7,736</i>	<i>7,556</i>	<i>7,387</i>	<i>7,282</i>	<i>0.04%</i>
<i>(Actual)</i>	<i>7,926</i>	<i>7,736</i>	<i>8,311</i>	<i>9,029</i>	<i>10,013</i>	<i>-1.96%</i>
<i>Protests</i>	<i>15,197</i>	<i>11,198</i>	<i>9,473</i>	<i>6,301</i>	<i>5,375</i>	<i>36.44%</i>

We are very proud of the improved accuracy and the cost savings that we have pioneered for those we serve. We will continue to pursue the use of technology to improve the quality and efficiency of the work we do and look forward to seeking additional savings as well.

## Appeals, Arbitration and Litigation

The appraisal district sends out appraisal notices each year based on changes in ownership, value and the reappraisal plan. Property owners have a right to appeal information on their notices. Most appeals are filed because a property owner believes their value is over market value or appraised unequally compared with other like properties appropriately adjusted. Below are statistics related to this appeals process:

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
<b>Appeals Season</b>					
Settled With Staff	10,317	8,580	7,498	5,227	4,656
ARB Hearing	1,867	862	591	401	248
ARB No Show/Declined	3,013	1,756	1,384	673	471
ARB Adjusted	1,050	297	239	132	101
ARB Sustained CAD	817	565	352	269	138
<b>Property Type</b>					
Single Family Residential	10,286	8,069	6,599	3,860	2,934
Multi Family Residential	676	256	440	149	114
Land	1,733	1,051	1,069	887	960
Commercial/Industrial	1,886	1,156	1,107	956	951
Utilities/Oil & Gas	616	666	258	449	416
<b>Total Appeals</b>	<b>15,197</b>	<b>11,198</b>	<b>9,473</b>	<b>6,301</b>	<b>5,375</b>
Notice Value	7,950,991,619	6,128,338,338	6,211,137,687	4,162,103,666	4,412,214,773
Adjusted Value	7,313,823,350	5,431,316,540	5,677,302,080	4,021,730,424	4,115,872,337
Difference	-637,168,269	-697,021,798	-533,835,607	-140,373,242	-296,342,436
Percent Change	-8.01%	-11.37%	-8.59%	-3.37%	-6.72%
<b>Request for Arbitration Filed</b>	<b>15</b>	<b>5</b>	<b>4</b>	<b>1</b>	<b>4</b>
<b>Lawsuits Filed</b>	<b>42</b>	<b>14</b>	<b>13</b>	<b>11</b>	<b>12</b>



Our goal is to serve others the way we would like to be served and in keeping with the statement below, courtesy and efficiency are the main requirements of this office.

A PROPERTY OWNER

Is not dependent on us - We are dependent on them.

Is not an interruption of our work - **They are the purpose of it.**

Is not an outsider to our business - They are a part of it.

Is doing us a favor by letting us - Serve their needs.

A PROPERTY OWNER is the most important person in the world to us.

Courtesy and Efficiency are the main requirements of this office.

It is our hope that the Ellis Appraisal District Annual Report has revealed the stewardship the Board of Directors, Chief Appraiser and Staff exercise in the service of all Ellis County Property Owners and Taxing Entities. We are here to serve you and look forward to continued service with excellence.