

POTTER – RANDALL APPRAISAL DISTRICT



2016

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 2016 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.

A cornerstone of our operation is to fairly appraise property and administer exemptions in a changing real estate market in a cost-effective manner, while providing the best customer service possible. Fairness and equity in property appraisals is PRAD's foremost goal and the primary reason for our existence. 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 2016 appraised values were approved by the Appraisal Review Board on July 6, 2016 for Randall County and on July 7, 2016 for Potter County. The appraisal rolls were certified to the taxing entities on July 18, 2016 and included 75,666 tax accounts in Potter County and 65,937 tax accounts in Randall County. The total taxable value of these properties is \$16.5 billion, a \$697.2 million increase from the previous year. The primary reason for the 4.4% 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

2016 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
Lillie P. Miller
Sherri Aylor (non-voting)

Randall County Board of Directors

Dennis Beene, Chairman
Elaine Dollar, Vice Chairman
Henry Hamilton, Secretary
Joe Shehan
James Barrington
Sharon Hollingsworth (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
Thomas Nelson

Randall County Appraisal Review Board

Chris Lyons, Chairman
Gerry Nickell, Vice Chairman
Jason Ault, Secretary
Carol Whittenburg
Lyndon Latham

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

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

Randall County Ag Advisory Board

Randy Darnell, Chairman
Marvin Hartman, Vice Chairman
Mike Kuhlman
Earl Reynolds
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 2016, there are 141,603 total accounts for which PRAD is responsible. The five-year span between 2012 and 2016 indicates an increase of 4,611 accounts (3.3% overall increase from 2012). 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 (2012 – 2016)**

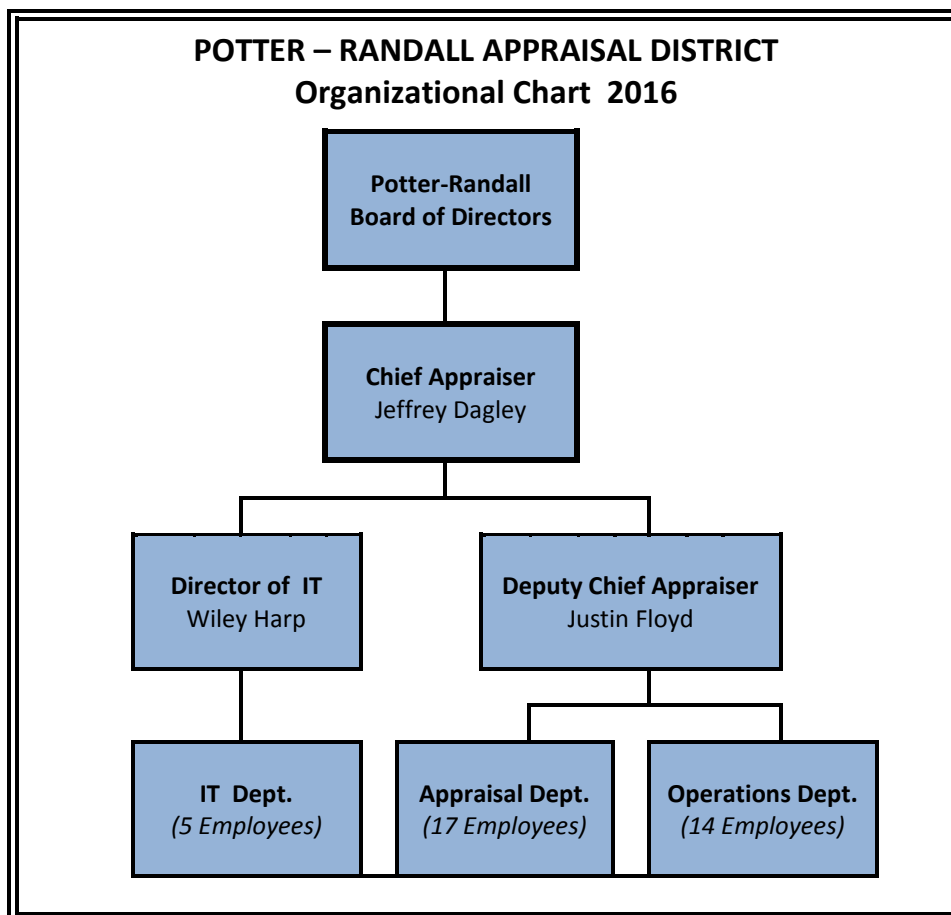
TAX ACCT TYPE	2012	2013	2014	2015	2016
Real Estate Accounts	107,337	108,190	109,054	109,844	110,187
Bus. Personal Property	12,298	13,297	13,466	13,529	13,485
Mobile Homes	6,053	5,933	5,933	5,805	5,780
Oil/Gas Accounts	11,304	12,854	12,642	13,019	12,151
TOTAL ACCOUNTS	136,992	140,274	141,095	142,197	141,603
# of Accts Added/Year	1,537	3,282	821	1,102	-594
% Annual Increase	1.13 %	2.40 %	.59 %	.78%	-0.42%

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 2015 Tax Levy)



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

Source: 2016 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 declined while the total number of tax accounts (shown previously in the Tax Account History table) for which they are responsible has grown. Part of the reduction in staff has been due to consolidation in administrative responsibilities and cross-training. However, software programs such as Pictometry, ChangeFindr and ArcGIS have allowed PRAD to use these high-technology resources to increase work productivity with fewer overall staff members. The past five years, PRAD staffing levels have been reduced, 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 (2012 – 2016)**

TAXING ENTITY	2012	2013	2014	2015	2016	\$ Change (2015-16)	% Change (2015-16)
PRAD BUDGET							
Personnel Services	\$2,452,450	\$2,474,915	\$2,537,200	\$2,618,600	\$2,508,600	-\$110,000	-4.20%
Supplies & Materials	25,000	28,200	28,000	28,500	31,200	2700	9.47%
Contractual Services	527,500	539,015	551,300	584,400	609,500	25,100	4.29%
Other Charges	370,600	330,600	320,140	351,550	417,600	66,050	18.79%
Less:							
Interest & Other Income	-8,600	-5,800	-5,500	-5,100	-4,400	-700	-\$13.75%
TOTAL OPERATING BUDGET	\$3,366,950	\$3,366,930	\$3,431,140	\$3,577,950	\$3,562,500	-\$15,450	-\$.43%
PRAD Number of Employees	40	39	39	39	39	----	----

Source: PRAD Yearly Budget (Actual budgeted amount)

Tax Appraisal Calendar

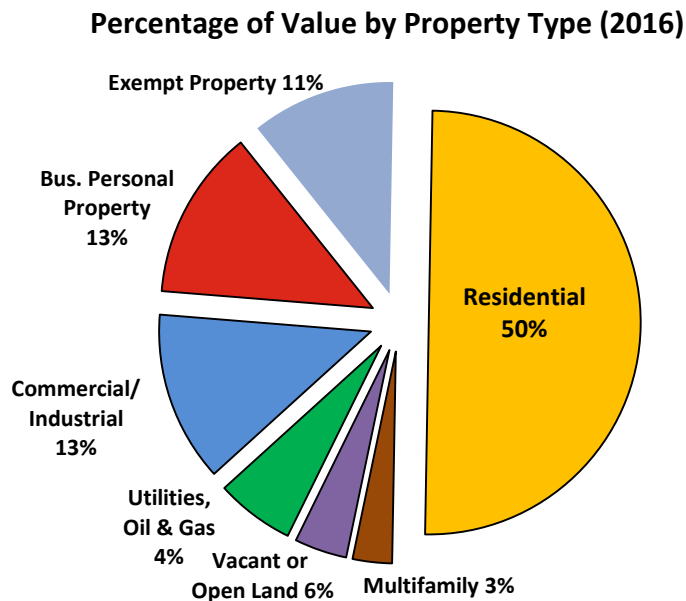
The Texas Property Tax Code lists several important property tax dates/deadlines for appraisal districts. The Potter-Randall Appraisal District's operations coincide with the tax appraisal calendar set by State law as summarized in the following table.

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.
May 15	Last day for property owners to file renditions if they requested an extension in writing.
May 30	Last day to apply for agricultural, timber, or wildlife productivity appraisal without penalty.
May 31	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 (50%), 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

2016 VALUE BY COUNTY AND PROPERTY TYPE

OPERTY TYPE	POTTER COUNTY	RANDALL COUNTY	TOTAL	% of Total Value
Residential	\$3,250,654,908	\$6,952,013,846	\$10,202,668,754	50.43%
Commercial/Industrial	\$1,742,508,501	\$922,479,516	\$2,664,988,017	13.17%
Business Personal Property	\$1,828,909,113	\$777,822,969	\$2,606,732,082	12.88%
Vacant or Open Land	\$382,008,157	\$772,042,138	\$1,154,050,295	5.70%
Utilities, Oil & Gas	\$654,922,536	\$238,459,399	\$893,381,934	4.42%
Multifamily Residential	\$198,525,110	\$340,855,873	\$539,380,983	2.67%
100% Exempt Property	\$1,240,267,044	\$931,326,556	\$2,171,593,600	10.73%
	\$9,297,795,369	\$10,935,000,297	\$20,232,795,666	100.00%

Source: Certified Appraisal Rolls

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

POTTER COUNTY

TAX ACCT TYPE	2012	2013	2014	2015	2016
REAL ESTATE	\$6,381,331,310	\$6,405,381,315	\$6,586,965,242	\$6,717,683,019	\$6,886,842,001
less market value of agric.	-259,158,617	-258,829,741	-262,147,079	-262,408,637	-262,194,742
plus use value of agric.	19,445,897	18,795,780	17,446,472	17,702,527	18,220,312
less CAP value loss	-6,306,296	-5,059,986	-6,600,752	-5,099,900	-12,826,214
NET REAL ESTATE	\$6,135,312,294	\$6,160,287,368	\$6,335,663,883	\$6,467,877,009	\$6,630,041,357
BUSINESS PERSONAL	\$2,051,146,259	\$2,032,951,643	\$2,191,505,128	\$2,292,749,832	\$2,340,198,312
MANUFACTURED HOMES	\$31,995,342	\$29,789,217	\$27,844,400	\$29,162,596	\$27,976,256
less CAP value loss	-----	-----	-2,900	-17,228	-922
NET MANUFACTURED	\$31,995,342	\$29,789,217	\$27,841,500	\$29,145,368	\$27,975,334
OIL & GAS	\$116,718,100	\$99,019,910	\$93,840,000	\$70,309,780	\$42,778,800
TOTAL MARKET VALUE	\$8,335,171,995	\$8,322,048,138	\$8,648,850,511	\$8,860,081,989	\$9,040,993,803
LESS EXEMPTIONS	<u>-1,845,123,682</u>	<u>-1,641,787,976</u>	<u>-1,749,640,758</u>	<u>-1,855,987,325</u>	<u>-1,760,706,818</u>
TOTAL TAXABLE VALUE	\$6,490,048,313	\$6,680,260,162	\$6,899,209,753	\$7,004,094,664	\$7,280,286,985
CHANGE FROM PRIOR YR					
Taxable \$ Change	\$154,295,400	\$190,211,849	\$218,949,591	\$104,884,911	\$276,192,321
Taxable % Change	2.44%	2.93%	3.28%	1.52%	3.94%

Source: Certified Appraisal Rolls

RANDALL COUNTY

TAX ACCT TYPE	2012	2013	2014	2015	2016
REAL ESTATE	\$8,367,505,512	\$8,570,804,076	\$9,006,909,225	\$9,530,086,834	\$9,917,313,140
less market value of agric.	-478,997,667	-488,839,923	-497,862,270	-578,270,406	-575,982,220
plus use value of agric.	55,411,732	53,993,736	35,608,479	34,985,718	37,895,423
less CAP value loss	-6,957,203	-6,398,261	-10,946,009	-6,029,501	-5,676,038
NET REAL ESTATE	\$7,936,962,374	\$8,129,559,628	\$8,533,709,425	\$8,980,772,645	\$9,373,550,305
BUSINESS PERSONAL	\$805,105,546	\$827,027,168	\$885,862,133	\$921,454,711	\$979,473,980
MANUFACTURED HOMES	\$42,404,766	\$39,995,806	\$38,121,163	\$40,465,287	\$38,213,177
less CAP value loss	-----	-----	-20,478	-28,132	-0
NET MANUFACTURED	\$42,404,766	\$39,995,806	\$38,100,685	\$40,437,155	\$38,213,177
OIL & GAS	-----	-----	-----	-----	-----
TOTAL MARKET VALUE	\$8,784,472,686	\$8,996,582,602	\$9,457,672,243	\$9,942,664,511	\$10,391,237,462
LESS EXEMPTIONS	<u>-994,965,889</u>	<u>-1,000,096,209</u>	<u>-1,089,446,081</u>	<u>-1,138,821,520</u>	<u>-1,166,379,670</u>
TOTAL TAXABLE VALUE	\$7,789,506,797	\$7,996,486,393	\$8,368,226,162	\$8,803,842,991	\$9,224,857,792
CHANGE FROM PRIOR YR					
Taxable \$ Change	\$226,744,275	\$206,979,596	\$371,739,769	\$435,616,829	\$421,014,801
Taxable % Change	3.00%	2.66%	4.65%	5.21%	4.78%

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 2014 through 2016, the change in these values between 2015 and 2016, and the total number of accounts for 2016. 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

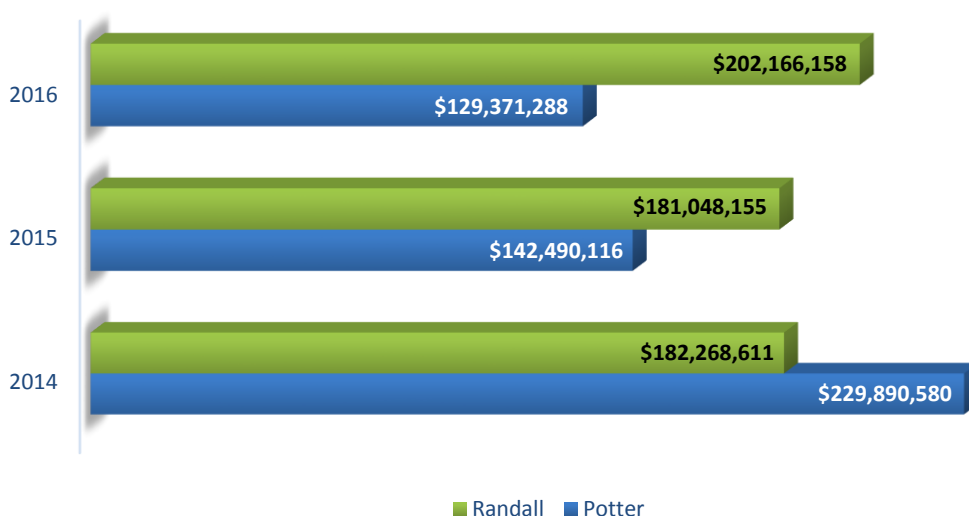
TAXING ENTITY	2014	2015	2016	\$ Change (2015-16)	% Change (2015-16)	No. of Accounts (2016)
Potter County	\$6,899,209,753	\$7,004,094,664	\$7,280,286,985	\$276,192,321	3.94%	75,666
Randall County	\$8,368,226,162	\$8,803,842,991	\$9,224,857,792	\$421,014,801	4.78%	65,937
City of Amarillo	\$11,100,054,718	\$11,542,059,264	\$12,065,465,099	\$523,405,835	4.53%	92,265
City of Canyon	\$594,542,671	\$630,787,444	\$648,437,743	\$17,650,299	2.80%	5,647
City of Happy	\$936,015	\$971,720	\$979,975	\$8,255	.85%	63
Village of Bishop Hills	\$18,345,249	\$18,649,406	\$19,669,927	\$1,020,521	5.47%	149
Village of Palisades	\$9,861,579	\$10,102,693	\$10,393,969	\$291,276	2.88%	639
Village of Timbercreek	\$43,027,715	\$43,191,416	\$43,298,945	\$107,529	0.25%	511
Amarillo ISD	\$8,334,526,843	\$8,297,110,931	\$8,611,062,620	\$313,951,689	3.78%	79,638
Bushland ISD	\$1,139,585,197	\$1,120,533,172	\$1,176,999,041	\$56,465,869	5.04%	17,602
Canyon ISD	\$3,852,248,940	\$3,981,499,458	\$4,242,007,758	\$260,508,300	6.54%	35,039
Happy ISD	\$23,622,372	\$24,172,585	\$24,662,834	\$490,249	2.03%	569
Highland Park ISD	\$975,189,588	\$1,012,728,808	\$1,097,780,669	\$85,051,861	8.40%	3,577
River Road ISD	\$281,704,666	\$262,114,242	\$260,256,546	-\$1,857,696	-0.71%	4,950
Wildorado ISD	\$2,979,356	\$2,920,933	\$2,939,834	-\$18,901	0.65%	68
Amarillo College	\$11,207,890,892	\$11,652,419,468	\$12,183,529,834	\$531,110,366	4.56%	93,479
High Plains Water - Potter	\$701,880,424	\$730,269,104	\$787,311,625	\$57,042,521	7.81%	3,073
High Plains Water - Randall	\$6,100,100,941	\$6,420,205,341	\$6,752,890,100	\$332,684,759	5.18%	43,189
Panhandle Groundwater	\$6,198,835,864	\$6,262,308,915	\$6,480,851,434	\$218,542,519	3.49%	72,594
South Randall Hospital	\$1,361,490,571	\$1,443,664,559	\$1,508,203,570	\$64,539,011	4.47%	15,022
*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 \$331.5 million taxable value to the 2016 tax rolls. Within all of PRAD's jurisdiction, new property value for 2016 was 2% of the total taxable value within the two counties as shown in the table below.

New Property Taxable Value



New Property Value (2014 – 2016) by County

Jurisdiction / Value	2014	2015	2016
POTTER COUNTY			
New Property Value	\$229,890,580	\$142,490,116	\$129,371,288
Total Taxable Value	\$6,899,209,753	\$7,004,094,664	\$7,280,286,985
New Property % of Total Value	3.33%	2.03%	1.78%
RANDALL COUNTY			
New Property Value	\$182,268,611	\$181,048,155	\$202,166,158
Total Taxable Value	\$8,368,226,162	\$8,803,842,991	\$9,224,857,792
New Property % of Total Value	2.18%	2.06%	2.19%
PRAD'S JURISDICTION (Potter & Randall)			
New Property Value	\$412,159,191	\$323,538,271	\$331,537,446
Total Taxable Value	\$15,267,435,915	\$15,807,937,655	\$16,505,144,777
New Property % of Total Value	2.70%	2.05%	2.00%

Source: Certified Appraisal Rolls

Top Taxpayers

PRAD's net taxable property values total more than \$16.5 billion for 2016. 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 (2016)

POTTER COUNTY

TAXPAYER	Development Type	2016 Taxable Value	2016 Appraised Value
SOUTHWESTERN PUBLIC SERVICE	ELECTRIC UTILITY	\$334,110,190	\$354,592,010
LINDE GAS NORTH AMERICA	HELIUM @ BLM CLIFFSIDE FIELD	\$119,261,089	\$119,261,089
BSA HOSPITAL LLC	HOSPITAL	\$118,678,763	\$118,678,763
BNSF RAILWAY COMPANY	RAILROAD	\$115,951,380	\$115,951,380
NORTHWEST TEXAS HEALTHCAR	HOSPITAL - 1501 COULTER	\$89,048,264	\$89,048,264
TYSON FRESH MEATS INC	MEAT PACKING - 5000 N FM 1912	\$70,652,183	\$106,418,476
ASARCO	COPPER REFINERY - 7001 ST HWY 136	\$68,039,189	\$202,222,982
BELL HELICOPTER TEXTRON I	OSPREY PRODUCTION	\$64,616,901	\$157,887,128
AMARILLO MALL LLC	SHOPPING MALL – WESTGATE MALL	\$61,084,580	\$61,084,580
WAL MART REAL ESTATE	RETAIL STORE	\$56,634,426	\$56,634,426
AMARILLO ECONOMIC DEV CORP	COMMERCIAL / ECONOMIC DEVELOPMENT	\$56,613,788	\$77,763,013
ATMOS ENERGY	GAS UTILITY	\$43,484,485	\$43,484,485
AMARILLO NATIONAL BANK	BANK	\$36,382,943	\$36,382,943
BEN E KEITH COMPANY	GROCERY WHOLESALE – 2300 N LOOP 335E	\$31,381,300	\$36,071,140
PIONEER NATURAL RESOURCES	PIPELINE	\$28,171,680	\$28,171,680
TOOT N TOTUM INC	RETAIL STORE	\$27,188,239	\$27,224,390
AIR PRODUCTS LP	HELIUM @BLM – CLIFFSIDE FIELD	\$26,114,906	\$75,607,719
SHARYLAND UTILITIES	ELECTRIC TRANSMISSION LINE	\$22,773,810	\$22,773,810
PIONEER NATURAL RESOURCES	OIL & GAS	\$22,561,120	\$22,561,120
TUCO INC	COAL WAREHOUSE – DENTON ST	\$22,354,942	\$22,354,942
TOTAL OF TOP 20 TAXPAYERS		\$1,415,104,178	\$1,774,174,340
Percentage of Potter County Taxable Value		19.43%	

Source: Certified Appraisal Rolls

RANDALL COUNTY

TAXPAYER	Development Type	2016 Taxable Value	2016 Appraised Value
SOUTHWESTERN PUBLIC SERVICE	ELECTRIC UTILITY	\$97,672,303	\$97,672,303
AFFILIATED FOODS INC	FOOD DISTRIBUTOR - 6700 FM 1541	\$90,794,112	\$126,210,863
CASE PROPERTIES	APARTMENT COMPLEXES	\$66,412,409	\$66,412,409
BNSF RAILWAY COMPANY	RAILROAD	\$61,908,375	\$61,908,375
OWNES CORNING	INDUSTRIAL – 1701 W LOOP 335 S	\$61,202,862	\$71,525,106
WAL MART REAL ESTATE	RETAIL STORE	\$56,518,345	\$56,518,345
ATMOS ENERGY	GAS UTILITY	\$29,932,911	\$29,932,911
STREET TOYOTA INC	AUTO DEALER	\$22,509,350	\$22,517,850
UNITED SUPERMARKETS INC	GROCERY / RETAIL	\$21,564,901	\$21,564,901
TIGRIS LTD	REDSTONE APTS - COULTER	\$21,533,987	\$21,533,987
CEBRIDGE ACQUISITIONS LP	CABLE / UTILITY	\$18,789,865	\$18,789,865
RESIDENCES AT TOWN SQUARE	APTS/RETAIL – TOWN SQUARE	\$18,768,409	\$18,768,409
TOOT N TOTUM INC	RETAIL STORE	\$17,291,943	\$17,335,220
SOUTHWESTERN BELL TELEPHONE	TELEPHONE – UTILITY	\$13,968,680	\$13,968,680
STICKLINE PROPERTIES LLC	VARIOUS PROPERTIES/HILLSIDE TERRACE	\$12,252,563	\$12,252,563
KIR SONCY LP	SHOPPING CENTER - THE SHOPS @ SONCY	\$12,206,103	\$12,206,103
PILCHERS SUMMIT LP	COMMERCIAL – 7400 SW 34TH	\$12,188,542	\$12,188,542
ALLIANCE GD IJ LIMITED PT	APARTMENTS / WIND TREE	\$12,123,275	\$12,123,275
TREEPOINT MEADOW APTS	APARTMENTS - 4711 S VIRGINIA	\$11,948,593	\$11,948,593
LOWES HOME CENTERS INC	RETAIL STORE	\$11,840,218	\$11,840,218
TOTAL OF TOP 20 TAXPAYERS		\$671,427,746	\$717,218,518
Percentage of Randall County Taxable Value		7.28%	

Source: Certified Appraisal Rolls

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	2014	2015	2016	# Change (2015-16)	% Change (2015-16)
Potter County	11,682	11,753	11,855	102	0.8%
Randall County	14,575	14,862	15,201	339	2.0%
City of Amarillo	19,986	20,142	20,283	141	0.7%
City of Canyon	1,188	1,201	1,240	39	0.3%
City of Happy	3	4	4	0	0.0%
Village of Bishop Hills	55	52	58	6	11.5%
Village of Palisades	50	58	57	-1	-1.7%
Village of Timbercreek	99	106	114	8	7.5%
Amarillo ISD	51,324	50,663	50,244	-419	-0.8%
Bushland ISD	2,641	2,755	2,882	127	4.6%
Canyon ISD	19,831	20,186	20,618	432	2.1%
Happy ISD	115	122	119	-3	2.4%
Highland Park ISD	788	788	806	18	2.2%
River Road ISD	2,922	2,946	2,972	26	0.8%
Wildorado ISD	10	10	10	0	0.0%
Amarillo College	20,154	20,318	20,453	135	0.6%
High Plains Water - Potter	547	580	547	-33	-5.6%
High Plains Water - Randall	10,521	10,783	11,045	262	2.4%
Panhandle Groundwater	11,136	11,194	11,327	133	1.1%
South Randall Hospital	2,310	2,368	2,491	123	5.2%
Randall Noxious Weed	----	----	----	----	----

Source: Certified Appraisal Rolls

VALUE LOST FROM EXEMPTIONS BY TAXING ENTITY

TAXING ENTITY	2014	2015	2016	# Change (2015-16)	% Change (2015-16)
Potter County	\$1,749,640,758	\$1,855,987,325	\$1,760,706,818	-\$95,280,507	-5.1%
Randall County	\$1,089,446,081	\$1,138,821,520	\$1,166,379,670	\$27,558,150	2.4%
City of Amarillo	\$1,968,378,872	\$2,004,664,460	\$2,020,400,640	\$15,736,180	0.8%
City of Canyon	\$249,334,862	\$268,922,162	\$270,897,441	\$1,975,279	0.7%
City of Happy	\$32,375	\$32,613	\$32,559	-\$54	-0.2%
Village of Bishop Hills	\$737,818	\$560,443	\$675,426	\$114,983	20.5%
Village of Palisades	\$515,798	\$628,780	\$613,501	-\$15,279	-2.4%
Village of Timbercreek	\$717,257	\$732,638	\$849,004	\$116,366	15.9%
Amarillo ISD	\$1,935,267,814	\$2,220,983,849	\$2,218,468,826	-\$2,515,023	-0.1%
Bushland ISD	\$154,540,582	\$252,588,076	\$213,454,633	-\$39,133,443	-15.49%
Canyon ISD	\$859,649,938	\$1,024,773,053	\$1,044,323,283	\$19,550,230	1.9%
Happy ISD	\$14,957,553	\$15,499,872	\$15,528,536	\$28,664	0.2%
Highland Park ISD	\$455,177,432	\$493,445,603	\$430,608,676	-\$62,836,927	-12.7%
River Road ISD	\$76,888,065	\$94,105,736	\$93,898,517	-\$207,219	-0.2%
Wildorado ISD	\$164,469	\$234,289	\$234,289	\$0	0.0%
Amarillo College	\$1,970,945,054	\$2,007,615,627	\$2,020,202,868	\$12,587,241	0.6%
High Plains Water - Potter	\$63,639,320	\$68,134,103	\$68,454,285	\$320,182	0.5%
High Plains Water - Randall	\$630,442,794	\$653,459,218	\$671,140,039	\$17,680,821	2.7%
Panhandle Groundwater	\$1,684,494,903	\$1,799,369,867	\$1,704,376,514	-\$94,993,353	-5.3%
South Randall Hospital	\$302,028,859	\$327,084,043	\$333,010,337	\$5,926,294	1.8%
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 freezing property values at a specific point in time. 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 (2012 – 2016)

ITEM	2012	2013	2014	2015	2016
Total Accounts	136,992	140,274	141,095	142,217	141,603
Appraisal Notices Mailed	102,422	72,531	121,816	107,482	91,181
Percent Noticed	75%	52%	86%	76%	64%
Total Protest	1,941	1,785	2,091	2,455	2,420
Percent of Total Accts Protested	1.42%	1.27%	1.48%	1.73%	1.71%
Appraisal Review Board					
Protests Signed In	351	438	479	584	517
Protests Heard	121	108	125	144	191

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 2015 Property Value Study as detailed on the Texas Comptroller of Public Accounts website as shown below. (*Note: 188 Potter – also includes Randall County*).

2015 Property Value Study CAD Summary Worksheet

188 Potter

Category	Number of Ratios **	2015 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	1,592	9,732,350,217	.98	9.32	71.29	93.96	1.02
B. Multi-Family Residences	44	553,521,338	*	*	*	*	*
C1. Vacant Lots	0	249,700,758	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	5,099,227	*	*	*	*	*
E. Rural non-qualified	11	50,369,760	*	*	*	*	*
F1. Commercial Real	143	2,363,243,444	.96	12.25	68.53	83.91	1.00
F2. Industrial Real	0	194,228,076	*	*	*	*	*
G. Oil, Gas, Minerals	0	69,660,370	*	*	*	*	*
J. Utilities	16	812,431,838	.99	5.49	75.00	100.00	1.01
L1. Commercial Personal	119	1,676,452,420	1.00	2.76	99.15	100.00	1.00
L2. Industrial Personal	0	761,648,246	*	*	*	*	*
M. Other Personal	0	47,272,596	*	*	*	*	*
O. Residential Inventory	0	16,161,619	*	*	*	*	*
S. Special Inventory	0	95,165,495	*	*	*	*	*
Overall	1,925	16,627,305,404	.98	9.19	72.36	93.24	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 2015 marked the 84th 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>.

Two bills (Senate Bill 1/Senate Joint Resolution 1 and House Bill 992/House Joint Resolution 75) that were passed in the 84th Legislative session amending the Texas Constitution were approved by voters in an election held November 3, 2015. Senate Bill 1 amended the residence homestead exemption from \$15,000 to \$25,000 for school district taxes and requires the tax ceiling of an individual who is at least 65 years of age or is disabled to reflect the additional \$10,000 homestead exemption. This amendment was applied beginning with the 2015 tax year. The second bill (House Bill 992), granted the total homestead exemption to the surviving spouse of a totally disabled veteran that would have qualified for a 100% exemption under Section 11.13 if it had been authorized at the time of their death. The law added in 2009 granting a 100% exemption for totally disabled veterans and the law added in 2011 for the surviving spouse to receive the same 100% exemption did not address a surviving spouse receiving the 100% exemption had the veteran died prior to 2009 or 2011. This constitutional amendment was approved by the voters and became effective January 1, 2016.