

HASKELL COUNTY APPRAISAL DISTRICT ANNUAL REPORT 2022

The Haskell County Appraisal District is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirement of the appraisal district. The members of the Board of Directors are elected by the taxing units within the boundaries of Haskell County and must live within the district two years prior to serving on the board. The Chief Appraiser is appointed by the Board of Directors and is the chief administrator of the appraisal district. The appraisal district is responsible for local property tax appraisal, valuation, property tax collections and exemption administration. The local taxing units such as the county, schools, cities, emergency service district and ground-water conservator district set tax rates that allow for maintenance and operation of the entity. The Haskell CAD serves the following taxing units:

Entity	Market Value(\$)	Taxable Value(\$)
Haskell County	2,031,561,020	606,149,615
Farm-Market Road	2,031,541,840	604,293,615
County Precinct Road	2,031,561,840	615,070,735
City of Haskell	148,603,300	123,896,015
City of O'Brien	4,068,470	2,697,540
City of Rochester	7,760,560	5,571,160
City of Rule	27,577,550	21,359,420
City of Weinert	6,814,760	4,730,960
City of Stamford	11,918,610	11,601,480
Haskell CISD-M&O	980,954,420	357,569,715
Haskell CISD-I&S	980,954,420	549,359,015
Knox City - O'Brien CISD	60,599,050	13,947,540
Paint Creek ISD-M&O	680,239,030	206,298,010
Paint Creek ISD-I&S	680,239,030	469,987,510
Rule ISD	233,300,910	100,325,430
Munday CISD-M&O	36,830,180	16,005,910
Munday CISD-I&S	36,830,180	24,612,860
Stamford ISD	39,639,670	7,910,660
Haskell Mem Hosp	1,991,921,780	606,876,625
Stamford Hosp Dist	39,639,670	8,191,800
NCTMWA	148,603,300	123,896,015
Haskell County Water #1	423,121,430	40,938,930
Rolling Plains GWCD	2,031,401,970	1,218,148,515

The district maintains approximately 13,000 parcels of various types that include: residential, commercial, business personal property and exempt property. We have approximately 4000 mineral, industrial, industrial personal property, and utilities accounts that are outsourced for valuation to Pritchard and Abbott, an independent appraisal firm.

Exemption Data: The law allows for the following exemptions to be offered to the taxpayers: homestead, over 65, disabled person and disabled veterans exemptions. The land included under a homestead may not exceed 20 acres and is normally the land utilized as a yard. You may only apply for homestead on one property in a tax year. The qualifying criteria to obtain a homestead exemption are:

- ~ you must own and reside in the home
- ~ you must provide a copy of your drivers license or state issued identification card and the address must match the physical address of the residence in question

Owners can file this application once ownership is filed & all qualifications are met. Taxes may be prorated if you do not own your home as of January 1 in that year. You may file a late homestead exemption if you file it no later than one year after the date taxes become delinquent.

Exemption Data

Entity	General Homestead	Over 65	Disabled	Tax Rate		
Haskell County		12,000		0.335411		
Farm-Market Rd	3,000	12,000		0.105879		
Precinct Road				0.066109		
City of Haskell				0.554089		
City of O'Brien		3000 (local)		0.450390		
City of Rochester				0.564470		
City of Rule				0.452148		
City of Weinert				0.652377		
City of Stamford				0.9813325		
Haskell CISD	40,000	10,000	10,000	1.186100		
Knox City-O'Brien CISD	40,000	10,000	10,000	1.007300		
Paint Creek ISD	40,000	10,000	10,000	1.092000		
Rule ISD	40,000 & 20%	10,000	10,000	0.942900		
Munday CISD	25,000	10,000	10,000	1.483500		
Stamford ISD	25,000	10,000	10,000	1.281800		
Haskell Memorial Hospital				0.221400		
Stamford Hosp Dist				0.358326		
NCTMWA				0.097781		
Haskell Co Water Dist #1				0.118588		
Rolling Plains GWCD				0.028081		

Disabled Veterans	Percentage	Amount(\$)
DVET - 1	10-29%	5,000
DVET - 2	30-49%	7,500
DVET - 3	50-69%	10,000
DVET - 4	70-100%	12,000

The total disabled veteran exemption can only apply to General Homestead Exemption and cannot be combined with Over 65.

AGRICULTURAL 1-D-1 OPEN SPACE, TIMBER AND WILDLIFE MANAGEMENT

Entity	Market Value (\$)	Productivity Value (\$)	Productivity Loss (\$)
Haskell County	796,944,930	45,123,590	751,821,340
City of Haskell	925,710	72,300	853,410
City of O'Brien	66,170	5,150	61,020
City of Rochester	10,900	910	9,990
City of Rule	32,060	2,440	29,620
City of Weinert	83,910	7,350	76,560
City of Stamford	167,670	2,290	165,380
Haskell CISD	380,131,180	23,309,640	356,821,540
Knox City -O'Brien CISD	44,533,980	4,215,640	40,318,340
Paint Creek ISD	207,432,770	7,679,090	199,753,680
Rule ISD	119,822,610	7,592,480	112,230,130
Munday CISD	12,442,020	828,800	11,613,220
Stamford ISD	32,582,370	1,497,940	31,084,430
Haskell Mem Hosp Dist	764,362,560	43,625,650	720,736,910
Stamford Hosp Dist	32,582,370	1,497,940	31,084,430
NCTMWA	925,710	72,300	853,410
Haskell Co Water Dist #1	92,178,550	7,124,080	85,054,470
Rolling Plains GWCD	796,944,930	45,123,590	751,821,340

RATIO STUDY ANALYSIS - 2021 Property Value Study

Entity	Single Family Residence		Rural Land
Haskell CISD	0.9859		1.6024
Knox City - O'Brien CISD	NA		NA
Paint Creek ISD	NA		NA
Rule ISD	NA		NA
Munday CISD	NA		NA
Stamford ISD	NA		NA

The Property Value Study is conducted by the State Comptroller's Office every other year to estimate the taxable property value in each school district to measure the performance of appraisal districts. If the Appraisal District is within a 5% percent margin of the State's value, the State Comptroller will certify the local value to the Commissioner of Education. The findings of the study are used in the school funding formula for state aid. Haskell CAD has received local value for all entities.

New Construction:

Entity	New Construction
Haskell County	\$3,343,310
City of Haskell	\$1,247,380
City of O'Brien	\$0
City of Rochester	\$61,040
City of Rule	\$7,000
City of Weinert	\$0
City of Stamford	\$0
Haskell CISD	\$2,328,790
Knox City-O'Brien CISD	\$0
Paint Creek ISD	\$749,920
Rule ISD	\$264,600
Munday CISD	\$0
Stamford ISD	\$0
Haskell Mem Hosp	\$3,343,310
Stamford Hosp Dist	\$0
NCTMWA	\$1,247,380
Haskell Co Water #1	\$575,580
Rolling Plains GWCD	\$283,712,690