

HASKELL COUNTY APPRAISAL DISTRICT

HOW IS MY PROPERTY APPRAISED?

At least once every three years, each parcel of property in Haskell County is visited and reviewed by an appraiser from the appraisal district in accordance with Texas Law.

During the visit, the appraiser reviews property characteristics and records any changes from the last review cycle. For example, if you have added or removed a barn, shed, or swimming pool. The appraiser also looks closely at your improvements (houses or buildings) to see if there is any change in the exterior condition of your property.

Appraisal district appraisers never ask to inspect your home from the interior.

Typically, an appraiser will validate the:

- Size of your improvements
- Construction quality of your improvements, and physical condition of your improvements

If your property has an interior problem that is not visible from the exterior, an appraiser may request pictures of the interior of your home.

Using these facts, the appraisal district will determine the market value of your property as of January 1st considering one of the three methods of appraisal:

- Sales comparison / market approach
- Cost approach
- Income approach

And because the appraisal district is placing a value on a large number of properties annually, the appraisal district must utilize applicable features of each method and apply them uniformly to similar properties in a process known as mass appraisal.

Sales Approach

In order to determine the value of your property, the appraisal district must first know what properties have sold, and how much they are selling for in today's market. By maintaining a database of real estate transactions, we can arrive at the property value by studying sales of comparable properties.

Cost Approach

This method of appraising property is based on how much it would cost today to build an identical structure on the property. If the property is not new, we must also determine how much value the building has lost over time (depreciated).

Income Approach

This method is preferred when appraising an income producing property. This approach determines value through analysis of Income and Expenses to determine market value. Consideration is given for operating expenses, maintenance costs, and the return (or profit) that could reasonably be expected on the property.

Mass Appraisal

There are basically only two kinds of appraisal: Fee Appraisal and Mass Appraisal. Both types of appraisals utilize the same basic appraisal principles and theories. A Fee Appraisal utilizes the three methods discussed above with only one parcel of property being valued. Mass Appraisal values the entire county where market areas, neighborhoods, subdivisions, and large groupings of similar properties are appraised at one time adopted standards.

Oil or Gas Property

The value of your oil or gas property is based upon the reserves left in the ground rather than the amount of money you received in the last calendar year. If you need more information about the appraisal of this complex property, the appraisal district can provide someone to explain the appraisal method to you.

Market Value and Taxable Value – What’s the Difference?

When you receive a Notice of Appraised Value from the appraisal district in April or May, you will see a listing of *market* values both from last year and proposed for this year for your land and improvements. If you have a residential homestead exemption on your property, you might notice that your *taxable* value is less than your *market* value. That’s because Texas Law provides that the *taxable* value of a residence homestead property can only increase by ten percent per year, regardless of how much the *market* value increases. Your *taxable* value may increase at a rate of ten percent per year until it matches the district’s appraised *market* value.

If you have applied for and are receiving a special valuation for agricultural or timber use on your land, you will also see the *productivity* value that has been assigned to your property. In this case, your taxes in October will be based upon the *productivity* value rather than the *market* value of the property.

How Can Appraised Value Change from Year to Year?

Property tax is “ad valorem”, which means “according to value”. When the market value of a property changes, so may its appraised value. Your property’s market value can change as a result of the economy in general or because of changes you have made to the property, making it more valuable. A sluggish economy, slow growth, and no demand or few potential buyers in the market may cause a decline in property values. A growing economy with rapid growth may cause a rapid increase in property values.

What if I Disagree with the Value Placed on my Property by the Appraisal District?

If you disagree with the value that has been proposed on your property, you should contact the appraisal district within thirty days of receiving a Notice of Appraised Value. If you are not satisfied with the explanation that has been given to you, you have the right to file a formal protest with the Appraisal Review Board (ARB). The ARB is a panel of local citizens that will listen to evidence presented by both you and the appraisal district and make a determination regarding the issues you have protested.

Appraised Value and Tax Rate

Appraisal districts only determine your appraisal value, not your tax amount. They are only responsible for determining what the market value of your property was on January 1st. Tax rates are set by local government entities. Each has an assessor-collector or tax office to handle assessment and collections. Once the Chief Appraiser certifies the appraisal roll to the taxing jurisdictions (county, city, school districts, etc), these local government entities then set the tax rate upon which the amount of property tax you owe is calculated. Most taxing jurisdictions are required to publish a notice in a local newspaper regarding proposed tax rates and must allow public discussion prior to adopting tax rates.

For more information, contact us at:

Haskell County Appraisal District

PO Box 467

Haskell, Texas 79521

(940) 864-3805