

Panola County Appraisal District

2024 Annual Report

INTRODUCTION

The Panola County Appraisal District is a political subdivision of the state. The Constitution of the State of Texas, the Texas Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the appraisal district.

MISSION

The mission of Panola County Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of the district for ad valorem tax purposes. The effective date of each appraisal is January 1st, unless the property owner has elected to have their business personal property appraised as of September 1st. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. This will be done by administering the laws under the property tax system and operating under the standards of the:

- Property Tax Assistance Division (PTAD) of the Texas State Comptroller's Office
- International Association of Assessing Officers (IAAO), and
- Uniform Standards of Professional Appraisal Practice (USPAP).

GOVERNANCE

The appraisal district is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office,
- Adopt its operating budget,
- Contract for necessary services,
- Hire the Chief Appraiser,
- Appoint the Appraisal Review Board (ARB)
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board,
- Approve contracts with appraisal firms selected by the chief appraiser to perform appraisal services for the district,
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries.

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the county for at least two years prior to their appointment. Their terms are staggered. There are no legal limits to the number of terms a board member can serve.

The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be licensed (or actively working toward licensing) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Members to the Appraisal Review Board are appointed by the Board of Directors. ARB members serve two year staggered terms. They are limited by law to serving no more than three consecutive 2 year terms. They must be certified by the Texas Comptroller as having attended required training. Their responsibility is to settle value disputes between the taxpayer and the chief appraiser. Their decisions regarding value are binding to the chief appraiser for the tax years protested.

The Agricultural Appraisal Advisory Board is appointed by the Chief Appraiser with the advice and consent of the Board of Directors. The Advisory Board aides the Chief Appraiser in determining typical practices and standards for agricultural and timber land activities in the district.

TAXING JURISDICTIONS

The Panola County Appraisal District is responsible for appraising all properties for each of the fourteen taxing jurisdictions that have territory located within the 821 square miles of Panola County. Following are those taxing jurisdictions with territory located in the district:

- Panola County (including Special)
- Beckville ISD
- Carthage ISD
- Elysian Fields ISD
- Gary ISD
- Joaquin ISD
- Tatum ISD
- Tenaha ISD
- City of Beckville
- City Of Carthage
- City Of Tatum
- Panola College
- Panola County ESD #1
- Panola County GWCD

PROPERTY TYPES APPRAISED

PCAD staff is responsible for appraising residential, commercial, land, and business personal property. PCAD contracts Pritchard & Abbott to appraise oil and gas properties, utilities, pipelines, industrial property, and industrial personal property in the district.

The following represents a summary of property types and their certified values for 2024:

C Code	Property Type	Parcel Count	Market Value
A	Single Family Homes	7,992	1,162,170,080
B	Multi Family Homes	35	6,805,875
C	Vacant Lot	3,521	78,362,830
D	Land Acreage	9,682	96,767,200
E	Farm & Ranch Improvements	3,418	269,435,420
F1	Commercial Real Property	705	152,728,603
F2	Industrial Real Property	78	31,728,420
J	Utilities	2,505	1,244,538,290
L	Commercial & Industrial Personal Property	1377	729,183,040
M1	Tangible Personal Mobile Home	1,869	113,250,930
O	Residential Inventory	20	689,450
X	Total Exempt Property	52,080	213,477,570

PROPERTY DISCOVERY

The district aggressively seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Field discovery
- Filed Material/Mechanic's Liens
- Mobile home installation reports
- Electric connection reports
- Advertisements
- Railroad Commission Reports (oil/gas)
- Realtor and Appraisers

EXEMPTION DATA

Property owners may qualify for a variety of exemptions as provided by the Texas Constitution. Some of the most commonly occurring exemptions are described below. Other less commonly occurring exemptions are available and described in the Texas Property Tax Code, Chapter 11.

Residential Exemptions

The following chart represents the total exemption amounts available to homeowners who qualify for this exemption on home sites with a maximum of 20 acres:

County	Regular	STATE MANDATED			OPTIONAL	
		Over-65	Disability	Regular %	Over 65	Disability
Panola County (General)	None	None	None	20%	\$35,000	\$35,000
Panola County (Special)	\$3,000	None	None	20%	\$35,000	\$35,000
Cities						
City of Beckville	None	None	None	None	\$6,000	None
City of Carthage	None	None	None	20%	\$10,000	\$10,000
City of Tatum	None	None	None	20%	\$5,000	\$5,000
Schools						
Beckville ISD	\$100,000	\$10,000	\$10,000	20%	None	None
Carthage ISD	\$100,000	\$10,000	\$10,000	20%	None	None
Elysian Fields ISD	\$100,000	\$10,000	\$10,000	20%	None	None
Gary ISD	\$100,000	\$10,000	\$10,000	20%	None	None
Joaquin ISD	\$100,000	\$10,000	\$10,000	20%	None	None
Tatum ISD	\$100,000	\$10,000	\$10,000	20%	None	None
Tenaha ISD	\$100,000	\$10,000	\$10,000	None	None	None
Special						
Panola College	None	None	None	20%	\$35,000	\$35,000
Panola County ESD #1	None	None	None	None	None	None
Panola County GWCD	None	None	None	None	None	None

For school tax purposes, the over 65 exemptions; the age 55 or older surviving spouse exemptions (of a deceased spouse previously receiving the over 65 exemption); and the disability exemptions – lead to or create a tax ceiling prohibiting increased taxes on the homestead on existing buildings (any new areas added to the home-site will cause the ceiling to be readjusted and set in the subsequent tax year). Panola County (general and special funds) is the only other taxing entity where a tax ceiling applies.

For a 100% disabled veteran’s residential homestead, the veteran is entitled to a total exemption from their homestead taxes.

All homeowners who qualify for the residential homestead exemption are protected from substantial increases in their appraised value. The “homestead cap” is limited to annual increases to no more than ten percent per year. The market value is still maintained by the appraisal district. Any additions or changes to a homestead are not protected by the cap.

Disabled Veterans Exemptions

In addition to the disabled veterans residential homestead exemption described above, disabled veterans are allowed a partial exemption on any property they own based upon the percentage rating as determined by the Department of Veterans Affairs. Current exemptions amounts, based upon these ratings, are:

Disability Percentage	Exemption Amount
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000

DELIVERED IN PACKETS WITH 2024 CERTIFIED VALUES TO ALL ENTITIES ON July 25, 2024