



2024 **Annual Report**

**Fayette County Appraisal District
P. O. Box 836
La Grange, TX 78945**

2024 ANNUAL REPORT

FAYETTE COUNTY APPRAISAL DISTRICT

INTRODUCTION

The Fayette County Appraisal District is a political subdivision of the State of Texas. 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 Fayette County Appraisal District (FCAD) provides market value appraisals of all taxable property and collects ad valorem taxes in a fair, equitable and cost effective manner on behalf of the taxing entities of Fayette County while providing services and assistance to the county's citizens. This will be done by administering the laws under the property tax system and operating under the standards of:

- The Property Tax Assistance Division of the Texas State Comptroller's Office (PTAD)
- The International Association of Assessing Officers
- The Uniform Standards of Professional Appraisal Practices

OVERVIEW

The Fayette County Appraisal District is responsible for local property tax appraisal and exemption administration for 15 jurisdictions or taxing units in the county. Each taxing unit, such as the county, a city, school district, municipal utility district, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Property appraisals and estimated values by the appraisal district allocate the year's tax burden on the basis of each taxable property's market value. The District also determines eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, charitable or religious organizations and agricultural productivity valuation.

FCAD is responsible for 960 square miles and 55,249 accounts within Fayette County. Portions of Giddings ISD, Smithville ISD and Weimar ISD cross into Fayette County. These properties are appraised by FCAD and are included in the total number of accounts.

FCAD's required operations are outlined in the Texas Administrative Code and are monitored by the Texas Comptroller of Public Accounts. Except as otherwise provided by the Texas Property Tax Code, all taxable property is appraised at "market value" as of January 1. Under the Texas Property Tax Code, Sec. 1.04(7), "market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if: exposed for sale in the

open market with a reasonable time for the seller to find a purchaser; both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and; both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The Texas Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec 23.12), dealer inventory (Sec 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03).

TAXING JURISDICTIONS

The Fayette County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that have territory located within Fayette County. They are as follows:

- Fayette County
- La Grange ISD
- Schulenburg ISD
- Flatonia ISD
- Fayetteville ISD
- Round Top/Carmine ISD
- Giddings ISD
- Smithville ISD
- Weimar ISD
- City of La Grange
- City of Schulenburg
- City of Flatonia
- City Fayetteville
- City of Carmine
- Town of Round Top
- Fayette County Groundwater Control District
- Cummins Creek WCID
- Monument Hill WCID

ACTIVITIES PERFORMED BY FCAD IN 2024

The FCAD uses a process called mass appraisal. Mass appraisal allows for the valuing of large groups of property as of a given date and allows for statistical testing. The appraised value of real estate is calculated using specific information about each property. Using computer-assisted mass appraisal programs and recognized appraisal methods and techniques, information is compared with the data of similar properties and with recent cost and market data. The District, as required by the state of Texas, follows the standards of the International Association of Assessing Officers (IAAO) regarding its appraisal practices and procedures, and subscribes to the standards promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable. Chapter 23 of the Texas Property Tax Code contains statutes dealing with appraisal methods and procedures. Section 23.01 of this

chapter was amended in 1997 to specify that appraisal districts are required to comply with the mass appraisal standards of USPAP (Standard Six) when the appraised *value* of a property is established using mass appraisal techniques.

The FCAD's Valuation Process

In order to make a valuation, the staff must first identify new properties. This is done by viewing aerial photography, scouring local government records such as building permits and septic permits, or locating advertisements in the newspaper or internet.

The staff must then collect data by visiting new and existing properties. The staff assesses the value of new structures, as well as assesses depreciation and the value of any new additions to existing structures. Additionally appraisers must classify the quality of the construction by examining features such as rooflines, add-ons, construction type such as brick or wood, etc. Data regarding sales and building prices must also be collected.

These values must be entered into the automated system along with changes in property parcel sizes and exemptions received from homeowners, the elderly, disabled veterans, charitable or religious organizations, and agricultural productivity valuation (this includes wildlife management).

Then the data must be analyzed following the mass appraisal standards of the USPAP. Properties are grouped by school district, subdivision, town and neighborhood. Questions such as 'does the FCAD value match recent sales values?' must be answered. Value is then assessed to as close to 100% of market value as possible (per state law). If this is not the case, then an analysis must be done to determine the reason the values are not within an acceptable range. Once this is determined, further adjustments are made according to existing professional standards.

Additionally FCAD must

- Analyze and revise office operations to conform with legislative changes,
- Compile and file reports required by the state,
- Work with customers regarding concerns and appeals,
- Prepare for state audits and inspections, and
- Perform required community outreach.

FCAD had 12 full-time employees during 2024 with the following classifications:

- 2 Administrative Professionals
- 4 Field Appraisers
- 1 Business Personal Property Appraiser
- 4 Technicians/Clerks
- 1 Administrative Support Professional

Note: Because the work is highly technical and closely regulated, appraisers and professionals must obtain licensing and attend yearly training on legislative updates. Additionally, all staff are now required by the state of Texas to obtain yearly customer service training.

Mineral, Industrial, Utility and Related Personal Property

Mineral, Industrial, Utility and Related personal property is appraised by Pritchard & Abbott, Inc. (P&A) at the fair market value by utilizing approaches such as the cost approach, market approach, and income approach. The main source P&A uses for data collection is fieldwork by the appraisers and commercially/publicly available schedules developed on current costs such as Marshall & Swift, Handy-Whitman, Chemical Engineering Magazine, Oil & Gas Journal, etc. The validity of the values by P&A's income and cost approaches to value is tested against actual market transactions, if and when these transactions and verifiable details of the transactions are disclosed to P&A. These transactions are checked for meeting all requisites of fair market value definition. Any conclusions from this analysis are also compared to industry benchmarks before being incorporated in the calibration procedure.

Property Types Appraised

The appraisal district is responsible for the appraisal of approximately 55,249 parcels. The following represents a summary of property types appraised by the district for **2024**:

PTAD Classification	Property Type	Parcel Count	Market Value
A	Single Family	7,103	1,795,783,750
B	Multi Family	69	31,071,669
C	Vacant Lot	1,575	68,141,208
D1	Qualified Ag Land	12,367	9,696,729,520
D2	Imps. On Non AG Land	1,434	31,239,520
E	Non Qualified AG Land	8,596	2,293,510,588
F1	Commercial Real Prop.	1,238	489,837,698
F2	Industrial Real Prop.	82	452,592,726
G1	Oil & Gas	20,772	498,791,344
J1	Water Systems	7	207,860
J2	Gas Dist. System	21	5,300,050
J3	Electric Company	63	100,094,570
J4	Telephone Company	108	25,203,520
J5	Railroad	37	86,659,460
J6	Pipeline Company	875	160,864,680
J7	Cable Television Company	13	463,720
J8	Other Type of Utility	18	4,328,910
J9	Railroad Rolling Stock	1	17,582,321
L1	Commercial Personal Prop.	1,108	112,105,996
L2	Industrial Personal Prop.	326	188,837,970
M1	Mobile Homes	801	33,243,380
O	Residential Inventory	0	0
S	Special Inventory	21	14,829,340
X	Exempt Property	8,132	604,428,128

General Information

	2023	2024
Properties Inspected	3,438	8,250
Exemptions Processed	780	650
1-d-1 Applications Processed	816	733

Inquiry and Formal Protest Data

	2023	2024
Informal Appeals Processed	986	690
Formal Appeals Processed	3,581	2,992
ARB Decision	1,224	1,070
Arbitration Cases	5	6

Certified Values for All Jurisdictions

	2023			2024	
	Market Value	Taxable Value		Market Value	Taxable Value
Fayette County Gen Fund	13,505,224,838	5,045,678,762		16,718,206,665	5,695,231,909
Farm/Market Road	13,488,687,405	5,019,132,083		16,700,379,714	5,667,351,836
La Grange ISD	4,645,943,243	1,606,097,269		5,456,554,906	1,617,733,490
Schulenburg ISD	1,873,491,817	589,416,047		2,016,313,376	610,107,132
Flatonia ISD	2,172,730,638	600,192,433		2,895,819,913	**942,473,880
Fayetteville ISD	1,359,330,179	370,487,048		1,607,815,935	370,403,745
Round Top/Carmine ISD	3,099,698,591	752,469,382		4,327,108,451	918,317,377
City of La Grange	728,843,848	479,774,521		798,846,477	513,084,354
City of Schulenburg	433,797,015	361,745,698		477,300,638	387,896,694
City of Flatonia	199,079,613	143,837,643		225,803,195	162,309,834
City of Fayetteville	92,305,453	69,567,265		108,875,886	77,687,480
City of Carmine	76,775,980	52,353,481		112,003,660	63,019,368
Town of Round Top	185,503,200	115,319,516		250,542,579	133,705,790
Fayette County GWCD	13,487,834,605	5,068,406,345		16,699,502,274	5,952,266,431
Monument Hill WCID	104,178,944	69,756,044		103,744,293	73,289,709
Cummins Creek WCID	3,889,944,556	1,224,128,883		5,182,324,095	1,434,182,997
Giddings ISD*	88,171,800	57,131,575		111,393,681	79,819,594
Smithville ISD*	86,121,660	28,199,993		110,296,010	26,742,364
Weimar ISD*	161,405,707	26,904,302		172,847,842	28,590,523

*Includes only that portion which is situated in Fayette County.

**For I&S purposes only. M&O = 650,398,870

Average Value of Single Family Residence

	2023			2024	
	Market Value	Taxable Value		Market Value	Taxable Value
Fayette County Gen Fund	283,039	221,421		303,843	247,278
Farm/Market Road	283,039	220,000		303,843	245,894
La Grange ISD	295,298	196,583		310,685	166,307
Schulenburg ISD	213,155	138,217		224,384	104,743
Flatonia ISD	243,471	145,527		259,451	121,599
Fayetteville ISD	282,705	199,143		308,596	176,062
Round Top/Carmine ISD	488,982	174,639		599,781	148,872
City of La Grange	296,559	171,192		305,634	192,715
City of Schulenburg	206,637	168,632		217,015	188,485
City of Flatonia	255,575	178,784		271,289	207,413
City of Fayetteville	318,083	271,708		358,354	321,655
City of Carmine	268,160	191,664		308,318	226,264
Town of Round Top	1,326,204	699,487		1,672,281	742,576
Fayette County GWCD	283,039	221,421		303,843	247,278
Monument Hill WCID	433,578	271,458		430,146	303,508
Cummins Creek WCID	400,685	277,237		475,876	319,897
Giddings ISD	137,515	83,304		153,800	57,790
Smithville ISD	174,538	122,412		190,939	90,582
Weimar ISD	233,083	162,315		244,093	132,046

Certified New Value for All Jurisdictions

	2023			2024	
	Market Value	Taxable Value		Market Value	Taxable Value
Fayette County Gen Fund	151,117,066	142,597,378		200,234,792	193,151,963
Farm/Market Road	151,085,676	142,537,626		200,175,572	193,051,391
La Grange ISD	54,353,122	48,055,246		43,738,910	36,217,751
Schulenburg ISD	19,645,865	17,467,635		15,934,470	14,212,861
Flatonia ISD	35,060,540	34,647,576		311,366,859	**33,454,033
Fayetteville ISD	9,019,359	8,853,329		10,043,250	9,118,130
Round Top/Carmine ISD	29,516,630	27,816,825		38,457,210	36,119,380
City of La Grange	7,222,490	6,510,520		5,569,530	5,013,180
City of Schulenburg	5,725,690	5,650,540		2,582,600	2,580,300
City of Flatonia	1,177,240	1,177,240		2,765,140	2,765,140
City of Fayetteville	1,930,409	1,891,479		4,167,200	3,693,170
City of Carmine	825,420	825,420		1,125,970	1,125,970
Town of Round Top	1,999,000	1,953,050		1,082,940	1,082,940
Fayette County GWCD	151,113,726	142,639,752		422,525,409	415,516,219
Monument Hill WCID	141,050	123,370		378,860	338,804
Cummins Creek WCID	34,431,039	34,335,969		46,200,900	45,660,041
Giddings ISD	383,190	382,543		1,342,380	1,275,091
Smithville ISD*	1,206,280	1,178,340		722,810	658,450
Weimar ISD*	1,965,320	1,954,060		982,350	982,350

**M&O only

Top 10 Taxpayers - 2024

	Market Value		Taxable Value
Magnolia Oil & Gas Oper.	156,882,290		146,220,459
Union Pacific Railroad Co.	85,489,040		85,489,040
7V Solar Ranch LLC	312,075,010		78,018,750
Wink to Webster Pipeline LTD	75,821,180		75,821,180
LCRA Transmission SVCS Corp.	73,757,450		73,757,450
Baytex Energy USA, Inc.	65,163,770		65,163,770
ETC Texas Processing LTD	59,309,670		59,000,980
Geosouthern Operating II LLC	46,225,740		44,383,676
Dairy Farmers of America	40,010,420		39,501,680
Lazy Q Ranch LLC	48,662,500		38,972,450

2024 STATE OF TEXAS OVERSIGHT

The Property Value Study (PVS)

The PVS is a biennial audit by the state of Texas Comptroller of Public Accounts' Property Tax Assistance Division (PTAD). PTAD conducts the PVS to estimate a school district's taxable property value. The last study the FCAD received was in 2024 and the results were released in January 2025, wherein the PTAD determined that FCAD was appraising at market value in the Flatonia ISD, Schulenburg ISD, La Grange ISD, Round Top-Carmine ISD and Fayetteville ISD and their values were deemed to be valid.

Methods and Assistance Program (MAP) Reviews

Tax Code Section 5.102 requires the Comptroller of Public Accounts to review county appraisal district (CAD) governance, taxpayer assistance, operating standards and appraisal standards, procedures and methodology at least once every two years. The first audit was completed in 2011. FCAD performed well and substantially completed all recommendations made in the initial MAP review and the subsequent reviews of 2013, 2015, 2017, 2019, 2021 and 2023. FCAD is therefore in compliance with Texas Property Tax Code Section 5.102.

LEGISLATIVE CHANGES

There were numerous legislative changes as a result of the 2023 legislative sessions with numerous bills passed affecting appraisal districts and property tax. The FCAD continues to administer the new laws that occurred in the 88th Legislative Session. One of the more notable changes came as result of HJR 2 or the Property Tax Relief Act which increased the homestead exemption amount for school districts from \$40,000 to \$100,000 for the 2023 tax year. New laws as a result of the 88th Legislative Session of 2023 have been implemented as applicable.

FCAD AND THE FUTURE

FCAD expects operating expenses to continue to rise in the coming years based on population growth, land fragmentation and increased state regulatory mandates and oversight. Currently FCAD employs 12 staff members, four of which are appraisers. Staffing has remained constant in the last several years in spite of the County's growth.

Please contact the appraisal district if you have any questions regarding this report at:

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P.O. Box 836
111 S. Vail St.
La Grange, TX 78945

Phone: (979) 968-8383
Fax: (979) 968-8385
Website: fayettecad.org
Email: inquiries@fayettecad.org