

NOVEMBER 1, 2016



2016 ANNUAL REPORT

OCHILTREE APPRAISAL DISTRICT

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Table of Contents

Introduction.....	2
Purpose.....	2
Responsibilities	3
Types and Uses of Properties Appraised	3
Relevant Operations Data	4
Office of the Chief Appraiser.....	4
Education	4
Other Appraisal Staff	5
Philosophy Statement	5
Models Used in Appraisal.....	5
1. Market or Sales Comparison:.....	5
2. Cost Approach:	6
3. Income Method:	6
Exemptions	6
Appeals	7
New Property Value.....	7
Legislative Changes	7
Top Taxpayers	8
Ratio Study Analysis.....	9
Conclusion	10
Appendix A – Exemption Amounts per Entity.....	11
Appendix B – Calendar of Important Dates.....	12
Partial Exemptions by Jurisdiction	13

OCHILTREE COUNTY APPRAISAL DISTRICT 2016 ANNUAL REPORT

Introduction

Purpose

The purpose of this report is to better inform property owners and taxing entities within the boundaries of the Ochiltree County Appraisal District (OCAD) regarding methods and procedures utilized in the valuation and revaluation of taxable property. Properties at OCAD are appraised using mass appraisal which is defined as the process of valuing a group of properties as of a given date, using standard methods, and employing common data, which allows for statistical testing. The intended use of the appraised values is to establish a tax base upon which a property tax will be levied. Each taxing unit within OCAD boundaries will use the appraised values for ad valorem tax purposes only.

The purpose of the appraisals performed by OCAD is to estimate market value on January 1 of each year (as defined by the Texas Property Tax Code Sec. 1.04) on all taxable property within the boundaries of OCAD, "Market Value" is defined by Sec. 1.04 as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if-

- (A) Exposed for sale in the open market with a reasonable time for the seller to find a purchaser.
- (B) 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
- (C) Both the seller and the purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

It should be noted that market value as defined by the Texas Property Tax Code differs from the definition as established by USPAP; therefore a jurisdictional exception applies.

OCAD follows an orderly sequence of tasks in arriving at appraised value for a property. The order is broadly prescribed in the Texas Property Tax Code which lists certain dates/deadlines that appraisal districts must comply with. A summary of this calendar of important dates is shown in the appendix. As mentioned above the effective appraisal date for most taxable property in this report is January 1 with the exception of inventory which may be appraised at its market value on September 1; the appraisal herein reported was completed on July 25, 2016.

Responsibilities

The appraisal district is responsible for appraising property in the district (all of Ochiltree County) for ad valorem tax purposes for each taxing unit that imposes ad valorem taxes. OCAD serves the public and nine taxing entities in Ochiltree County. Taxing entities in Ochiltree County are as follows:

1. Perryton ISD
2. Booker ISD (the portion that falls within Ochiltree County)
3. Spearman ISD (the portion that falls within Ochiltree County)
4. City of Perryton
5. City of Booker (the portion that falls within Ochiltree County)
6. Ochiltree County
7. Ochiltree Hospital District
8. North Plains Ground Water Conservation District
9. Frank Phillips College-Ochiltree

Types and Uses of Properties Appraised

The district employs Pritchard and Abbott, Inc., an appraisal firm located in Amarillo, Texas, to appraise minerals, pipelines and compressors, and some industrial property. The firm is also engaged to provide the District with software used by the District to appraise and maintain property values. All other properties are appraised by local staff at the Ochiltree Appraisal District.

The Appraisal District certified a total of 35,185 parcels with a total market value of \$1,575,482,789 (adjusted for productivity value) for 2016. The following chart breaks this total down into specific categories (the categories on the left are state-mandated designations for the various types of properties in this district):

A	REAL: RESIDENTIAL SINGLE FAMILY	2,827	249,719,683
B	REAL:RESIDENTIAL , MULTI-FAMILY	62	7,405,774
C	REAL: VACANTS/LOTS TRACTS	418	4,616,330
D1	REAL: QUALIFIED AG LAND	2,475	84,126,775
D2	REAL:NON-QUALIFIED AG LAND	172	5,014,560
E	REAL: FARM AND RANCH IMPROVEMENTS	832	56,215,098
F1	REAL: COMMERCIAL	949	73,899,875
F2	REAL: INDUSTRIAL	42	261,945,256
G1	REAL: MINERAL & GAS	20,095	475,727,620
J	REAL AND TTANGIBLE PERSONAL:UTILITIE	836	161,958,190
L1	PERSONAL COMMERCIAL & INDUSTRIAL	619	70,714,937
L2	PERSONAL: INDUSTRIAL- MANUFACTURING	1,918	98,356,407
M1	MOBILE HOMES	604	5,510,753
S	SPECIAL INVENTORY	11	1,658,775
X	EXEMPT PROPERTY	3,325	18,612,756
	TOTALS	35,185	1,575,482,789

Properties in the District are shown by use and percentage of total value below:

- Single Family Residences, 15.85 % of total value
- Multifamily Residences, .47% of total value
- Vacant Lots and Tracts, .29% of total value
- Farm land, qualified & unqualified and improvements, 9.23% of total value
- Commercial and Industrial properties, 21.32% of total value
- Mineral Property, 30.20% of total value
- Business Personal Property, 10.73% of total value
- Business Personal Property, Utilities, 10.28%
- Mobile Homes, .35% of total value
- Special Inventory, .10% of total value
- Exempt Property, 1.18% of total value

Relevant Operations Data

The Ochiltree County Appraisal District was created by the Texas Legislature. The OCAD appraises property for nine entities in Ochiltree County, Texas. OCAD is a political subdivision of the State of Texas. The appraisal district is governed by a seven-member board of directors, all seven of which are appointed by the voting entities in the county. The board appoints the chief appraiser who serves at the pleasure of the board. The board also approves the budget and sets policy.

Office of the Chief Appraiser

The Chief Appraiser is the chief administrator of the appraisal district. The Chief Appraiser is appointed by the Board of Directors and answers directly to that body. The Chief appraiser employs and directs the District's staff, and oversees all aspects of the operations for the District, including, but not limited to:

- Appraisal of property which includes discovery, listing, review and valuation of all taxable property within the District, using standard approaches for estimating market value.
- Administration of exemptions, which includes approving or denying applications for total or partial exemption pursuant to Chapter 11 of the Texas Property Tax Code.
- Administration of special valuation including approving or denying applications for productivity valuation or other special valuations in accordance with Chapter 23 of the Texas Property Code.

Other duties including maintenance of all property records as required by the Texas Property Code; Sending and receiving rendition forms concerning property; preparing and sending required notices, postings and publications; any other duties necessary for the efficient appraisal of property for tax purposes in the District.

Education

All appraisers are required to be registered with the Texas Department of License and Registration (TDLR). The TDLR registration requires that each appraiser must

successfully complete a five-year educational program and pass a required number of course hours within a specified time. Additionally, all appraisers must pass review exams at levels three and four of the certification program. After successfully completing the required curriculum and passing the state tests, an appraiser is awarded the designation of Registered Professional Appraiser (RPA). There is also a requirement of at least thirty hours of continuing education units every two years in order to re-certify the RPA designation. OCAD currently has two RPA's on staff. The OCAD appraisal staff stays abreast of current trends affecting property through review of published materials, attendance at conferences, course work, and continuing education.

Other Appraisal Staff

During the period covered by this report, the District had two Registered Professional Appraisers, one Registered Tax Assessor/Collector, two appraisers that were working toward an RPA designation, and one support person. The District appraises and collects taxes for the entities in this County. During the yearly cycle, the staff is either engaged in activities of appraisal or, depending on the time of year, may be collecting taxes and disbursing to the entities.

Philosophy Statement

The Ochiltree County Appraisal District believes that the most important asset of the District is its people. Every employee is important and deserves to be treated fairly with consideration and respect. OCAD believes in providing good working conditions, a safe, clean, and friendly work place to help each employee do his or her job effectively. We also believe that every employee has an obligation to develop his or her talents to the fullest.

The Ochiltree County Appraisal District exists for the purpose of providing services to the property owners and taxing units within our jurisdiction. It is important that we recognize our responsibility to provide quality services on a cost effective basis. Every property owner should be approached in a respectful, positive and friendly manner. Property owners should be assisted in a timely and courteous fashion. OCAD employees have an obligation as public servants to promote goodwill toward all property owners, not only in manner but by example.

Models Used in Appraisal

In arriving at appraised value, appraisers at OCAD use models that are indicated based on the type of property being appraised. The models used in the appraisal covered by this report include three basic models, briefly described here:

1. Market or Sales Comparison:

This approach “considers the marketplace directly and uses the market to estimate value by comparing the subject property to similar properties that have recently sold.”

(Property Assessment Valuation – IAAO) Appraised values are directly correlated to the

prevailing market trends in the area. This method is the most widely used by OCAD in arriving at the appraisals covered by this report.

2. Cost Approach:

This model is used by OCAD when reliable market value is not available or when a property’s most accurate appraisal would be obtained by using this method such as for unique properties. In the cost approach, value is determined by land value plus the depreciated cost of improvements.

3. Income Method:

The income method is used by OCAD to appraise income-producing properties. This method converts all expected future net benefits into a present value figure.

Exemptions

OCAD 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, not so obvious exemptions overseen by OCAD are pollution control (to ensure that capital expenses required to comply with environmental mandates do not result in an increase in a facility’s property taxes), the minimum value for business personal property, leased personal vehicles, and vehicles used for both personal and use and to produce income. The table below shows the number of exemptions and the value lost from exemptions for each taxing entity. See Appendix A for the amounts granted by each entity per eligible property.

Exemptions/Loss of Exemptions by Taxing Unit

	Number of Exemptions	Value Lost from Exemptions
Ochiltree County	6,104	70,214,448
City of Perryton	710	18,811,247
City of Booker (in Ochiltree County)	3	14,802
Perryton ISD	5,398	75,399,604
Spearman ISD (in Ochiltree County)	755	598,030
Booker ISD (in Ochiltree County)	496	486,121
Frank Phillips College (Ochiltree)	6,104	70,214,448
North Plains Water Cons Dist	6,101	93,086,582
Ochiltree Hospital District	6,104	70,214,448

In addition, OCAD maintains records on abatements, tax deferrals, caps on homesteads as described in the “single family residence” section of this report. In 2016, OCAD maintained records for one abatement for two entities.

Appeals

Notices of appraised value are mailed to property owners each year by May 1 or as soon as practicable after that date (as allowed by the Texas Property Tax Code). The notice includes a proposed value for the property, a list of the taxing units that will tax that property, estimated taxes that will be due for that year, plus information on how to protest the 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 may opt to file a protest electronically. Prior to the ARB hearing, the taxpayer may speak to an OCAD appraiser for an informal meeting to resolve concerns regarding property values, taxation in the wrong taxing jurisdiction, denial of an exemption, or any 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.

For the 2016 tax year, out of a total of 35,185 accounts, 27,987 were noticed which is 80% of total accounts. Of those, 9% protested which is a total of 2572. The appraisal review board heard 67 by affidavit, none in person; the remainder were settled in informal sessions with the OCAD appraisers, or did not show up to the hearing.

New Property Value

New Property value includes not only construction of new structures but also additions to existing structures. Only the value of the new improvement 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. Also, 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 \$8.34 million taxable value to the 2016 tax rolls.

Legislative Changes

The Texas State Legislature meets every two years, the 84th session having met in 2015. The Legislature will meet again in 2017 and at that time will no doubt enact new laws that will affect the operations of all appraisal districts including OCAD. The Chief Appraiser and the staff at OCAD closely follow each session, implementing any bills that are signed into law by the Governor. The Texas Department of Licensing and Regulation requires appraisal staff to receive two hours of training after each of the sessions of the Legislature. These sessions cover new laws that affect the appraisal process. The Comptroller of Public Accounts publishes highlights of any recent legislation concerning property tax which is displayed on the Comptroller's

website and is a public document. Since the Legislature did not meet in 2016, OCAD was not required to make big adjustments to comply this year; however, the 2015 session resulted in several rather major changes which are itemized in OCAD's 2015 Annual Report.

Top Taxpayers

Ochiltree County net taxable property values total \$1,317,303,535 for 2016. The taxable and appraised values for the top 20 taxpayers in the County are listed below.

2016 Top Taxpayers - Ochiltree County

	Market Value	Taxable Value
Mewbourne Oil Company	\$ 75,723,950	\$ 75,723,950
Palo Duro Wind Energy LLC	\$ 210,217,860	\$ 73,576,250
Courson Oil & Gas Inc	\$ 51,039,390	\$ 51,039,390
Chaparral Energy LLC	\$ 46,358,900	\$ 46,145,900
PVR Midstream LLC	\$ 41,530,940	\$ 41,530,940
Apache Corporation	\$ 29,127,110	\$ 29,127,110
Chaparral USA Energy Inc	\$ 26,438,370	\$ 26,438,370
Texas Farm LLC	\$ 23,943,279	\$ 20,721,400
FourPoint Energy Texas LLC	\$ 20,721,400	\$ 20,721,400
DCP Midstream LP	\$ 20,144,280	\$ 20,144,280
Eagle Rock Energy Partners LP	\$ 19,777,270	\$ 19,777,270
Texas American Resources LLC	\$ 17,196,630	\$ 17,196,630
Cimarron River Pipeline LLC	\$ 16,806,120	\$ 16,806,120
B P America Production Co	\$ 16,613,630	\$ 16,613,630
EOG Resources Inc	\$ 13,949,070	\$ 13,949,070
Mid America Pipeline Co	\$ 13,774,950	\$ 13,774,950
Southwestern Public Service	\$ 13,407,540	\$ 13,407,540
Regency Field Services	\$ 13,112,700	\$ 13,112,700
Gorman & Phillips Construction	\$ 10,569,910	\$ 10,569,910
DCP Tolar Pipeline Co LLC	\$ 10,187,820	\$ 10,187,820
Total of Top 20 Taxpayers	\$ 690,641,119	\$ 550,564,630
% of County Appraised Value Taxable	79.72%	

Reptd on 10/12/2016

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 this county is included in the 2014 Property Value Study on the Texas Comptroller of Public Accounts' website and is shown below. As soon as the 2015 Value Study is available, these figures will be updated.

Category	Local Tax Roll Value	2014 WTD Mean Ratio	2014 PTAD Value Estimate	2014 Value Assigned
A. Single-Family Residences	222,357,095	.8073	275,433,042	222,357,095
B. Multi-Family Residences	7,238,720	N/A	7,238,720	7,238,720
C1. Vacant Lots	4,413,340	N/A	4,413,340	4,413,340
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	98,984,516	1.0936	90,515,319	98,984,516
D2. Real Prop Farm & Ranch	0	N/A	0	0
E. Real Prop NonQual Acres	52,239,801	N/A	52,239,801	52,239,801
F1. Commercial Real	71,372,576	N/A	71,372,576	71,372,576
F2. Industrial Real	29,696,156	N/A	29,696,156	29,696,156
G. Oil, Gas, Minerals	931,403,448	1.0318	902,697,662	931,403,448
J. Utilities	120,239,911	N/A	120,239,911	120,239,911
L1. Commercial Personal	3,017,718	N/A	3,017,718	3,017,718
L2. Industrial Personal	219,767,230	N/A	219,767,230	219,767,230
M. Other Personal	4,843,304	N/A	4,843,304	4,843,304
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	0	N/A	0	0
S. Special Inventory	0	N/A	0	0
Subtotal	1,765,573,815		1,781,474,779	1,765,573,815
Less Total Deductions	56,929,250		71,849,182	56,929,250
Total Taxable Value	1,708,644,565		1,709,625,597	1,708,644,565 T2

The taxable values shown here will not match the values reported by your appraisal district

Conclusion

At OCAD, we are very interested in helping you, the taxpayer, understand the process that we go through in appraising your property. We realize that in this summary report we did not cover all the questions or issues you may have. Additional questions are welcomed and may be addressed to our office.

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Appendix A – Exemption Amounts per Entity

OCHILTREE COUNTY APPRAISAL EXEMPTIONS QUICK REFERENCE

GENERAL HOMESTEAD

02 COUNTY	20% MINIMUM 5,000
04 NPGCD	10% MINIMUM 1,000
05 FPC	20% MINIMUM 5,000
10 HOSPITAL	20% MINIMUM 5,000
11 CITY M&O	0
12 CITY I&S	0
19 SISD I&S	25,000
20 SISD M&O	25,000
21 PISD M&O	25,000
24 PISD I&S	25,000
25 BISD M&O	25,000
26 BOOKER CITY	0
27 BISD I&S	25,000

DISABLED VETERAN (31%-50%)

ALL ENTITIES GIVE 7,500 EXCEPT CITY OF BOOKER

DISABLED VETERAN (51%-70%)

ALL ENTITIES GIVE 10,000 EXCEPT CITY OF BOOKER

DISABLED VETERAN (71%-99% & AGE 65)

ALL ENTITIES GIVE 12,000 EXCEPT CITY OF BOOKER

DISABLED VETERAN (10% - 30%)

ALL ENTITIES GIVE 5,000 EXCEPT CITY OF BOOKER

DISABLED VETERAN (100% EXEMPT)

ALL ENTITIES EXCEPT CITY OF BOOKER

HOMESTEAD OVER 65

02 COUNTY	10,000
04 NPGCD	100,000
05 FPC	10,000
10 HOSPITAL	10,000
11 CITY M&O	6,660
12 CITY I&S	6,660
19 SISD I&S	10,000
20 SISD M&O	10,000
21 PISD M&O	10,000
24 PISD I&S	10,000
25 BISD M&O	10,000
26 BOOKER CITY	0
27 BISD I&S	10,000

HOMESTEAD DISABLED

04 NPGCD	100,000
19 SISD I&S	10,000
20 SISD M&O	10,000
21 PISD M&O	10,000
24 PISD I&S	10,000
25 BISD M&O	10,000
27 BISD I&S	10,000

Appendix B – Calendar of Important Dates

January 1	Date that determines if property will be taxable or be eligible for exemptions.
January 31	Current year property taxes are due. For taxpayers who are 65 or older, disabled, or a veteran, the first property tax installment is due on or before January 31.
April 15	Last day for property owners to file renditions unless they requested an extension in writing.
May/June	Notices of Appraised Value are mailed to taxpayers.
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/June	Deadline for filing written protests to the Appraisal Review Board is 30 days after the notice of appraised value is mailed to the property owner. Late protests are only heard under a few specific conditions prescribed by law.
By June 15	OCAD Budget for coming year is adopted.
July	Appraisal Review Board hearings are held.
July 25	Chief Appraiser certifies the appraisal roll by the 25th.
October	Statements are mailed out to taxpayers.

Partial Exemptions by Jurisdiction

2016

Taxing Entity	Type	Number	Amount
Ochiltree County	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled		
	Disabled Veteran 100%	9	\$ 932,005
	Disabled Veteran	22	\$ 215,118
	Aged 65 - Optional	644	\$ 6,319,253
	Homestead Optional %	2099	\$ 43,915,936
North Plains GCD	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled	17	\$ 933,949
	Disabled Veteran 100%	9	\$ 932,005
	Disabled Veteran	11	\$ 100,500
	Aged 65 - Optional	635	\$ 45,345,554
	Homestead Optional %	2099	\$ 26,942,438
Ochiltree Hospital	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled		
	Disabled Veteran 100%	9	\$ 932,005
	Disabled Veteran	22	\$ 215,118
	Aged 65 - Optional	644	\$ 6,319,253
	Homestead Optional %	2099	\$ 43,915,936
Frank Phillips College	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled		
	Disabled Veteran 100%	9	\$ 932,005
	Disabled Veteran	22	\$ 215,118
	Aged 65 - Optional	644	\$ 6,319,253
	Homestead Optional %	2099	\$ 43,915,936
City of Perryton	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled		
	Disabled Veteran 100%	8	\$ 824,651
	Disabled Veteran	17	\$ 172,500
	Aged 65 - Optional	529	\$ 3,511,321
	Homestead Optional %		
City of Booker	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled		
	Disabled Veteran 100%		
	Disabled Veteran		

Partial Exemptions by Jurisdiction

Continued

Booker City – Cont.	Aged 65 - Optional		
	Homestead Optional %		
Perryton ISD	Homestead - Mandatory	2077	\$ 49,918,189
	Age 65 - Mandatory	600	\$ 5,824,865
	Disabled	16	\$ 145,370
	Disabled Veteran 100%	9	\$ 637,005
	Disabled Veteran	19	\$ 184,971
	Aged 65 - Optional		
	Homestead Optional %		
Spearman ISD	Homestead - Mandatory	18	\$ 450,000
	Age 65 - Mandatory	4	\$ 40,000
	Disabled		
	Disabled Veteran 100%		
	Disabled Veteran	1	\$ 12,000
	Aged 65 - Optional		
	Homestead Optional %		
Booker ISD	Homestead - Mandatory	13	\$ 325,000
	Age 65 - Mandatory	7	\$ 66,706
	Disabled		
	Disabled Veteran 100%		
	Disabled Veteran		
	Aged 65 - Optional		
	Homestead Optional %		