

HASKELL COUNTY APPRAISAL DISTRICT ANNUAL REPORT 2021

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 requirements 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	1,471,720,100	550,801,005
Farm-Market Road	1,471,715,480	548,992,015
County Precinct Road	1,471,721,130	559,701,735
City of Haskell	139,208,550	113,946,675
City of O'Brien	3,418,450	2,329,170
City of Rochester	5,369,020	4,390,210
City of Rule	22,541,370	18,696,090
City of Weinert	5,393,930	4,076,980
City of Stamford	11,597,280	11,251,990
Haskell CISD-M&O	829,878,580	295,827,085
Haskell CISD-I&S	829,878,580	545,679,715
Knox City - O'Brien CISD	44,393,680	13,399,700
Paint Creek ISD-M&O	380,295,750	193,706,390
Paint Creek ISD-I&S	380,295,750	259,486,960
Rule ISD	151,962,660	65,112,260
Munday CISD-M&O	39,223,830	16,391,720
Munday CISD-I&S	39,223,830	31,217,640
Stamford ISD	25,968,120	6,515,470
Haskell Mem Hosp	1,445,753,010	552,960,945
Stamford Hosp Dist	25,968,120	6,740,630
NCTMWA	139,208,550	113,946,675
Haskell County Water #1	407,627,090	31,888,230
Rolling Plains GWCD	1,471,599,560	959,186,335

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 on January 1 of the tax year
- 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 should file this application between January 1 and April 30. 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		0.352312		
Farm-Market Rd	3,000	12,000		0.092254		
Precinct Road				0.050332		
City of Haskell				0.549309		
City of O'Brien		3000 (local)		0.463192		
City of Rochester				0.655586		
City of Rule				0.498345		
City of Weinert				0.735469		
City of Stamford				0.981333		
Haskell CISD	25,000	10,000	10,000	1.294900		
Knox City-O'Brien CISD	25,000	10,000	10,000	1.051700		
Paint Creek ISD	25,000	10,000	10,000	1.092000		
Rule ISD	25,000 & 20%	10,000	10,000	0.963000		
Munday CISD	25,000	10,000	10,000	1.483500		
Stamford ISD	25,000	10,000	10,000	1.301800		
Haskell Memorial Hospital				0.194839		
Stamford Hosp Dist				0.350716		
NCTMWA				0.100000		
Haskell Co Water Dist #1				0.168834		
Rolling Plains GWCD				0.027000		

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	510,722,460	41,841,240	468,881,220
City of Haskell	1,326,940	60,640	1,266,300
City of O'Brien	59,910	4,400	55,510
City of Rochester	10,900	980	9,920
City of Rule	33,390	2,870	30,520
City of Weinert	69,120	5,920	63,200
City of Stamford	129,130	2,040	127,090
Haskell CISD	249,695,080	21,557,740	228,137,340
Knox City - O'Brien CISD	30,985,310	4,466,930	26,518,380
Paint Creek ISD	119,948,140	6,945,800	113,002,340
Rule ISD	81,160,500	6,845,580	74,314,920
Munday CISD	8,664,230	693,040	7,971,190
Stamford ISD	20,269,200	1,332,150	18,937,050
Haskell Mem Hosp Dist	490,453,260	40,509,090	449,944,170
Stamford Hosp Dist	20,269,200	1,332,150	18,937,050
NCTMWA	1,326,940	60,640	1,266,300
Haskell Co Water Dist #1	66,579,290	6,325,510	60,253,780
Rolling Plains GWCD	510,722,460	41,841,240	468,881,220

RATIO STUDY ANALYSIS - 2020 Property Value Study

Entity	Single Family Residence		Rural Land
Haskell CISD	0.8918		1.1321
Knox City - O'Brien CISD	0.6124		1.2398
Paint Creek ISD	0.8204		1.0653
Rule ISD	0.8396		1.1192
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	\$2,266,130
City of Haskell	\$1,109,680
City of O'Brien	\$980
City of Rochester	\$10,320
City of Rule	\$37,890
City of Weinert	\$0
City of Stamford	\$1,330
Haskell CISD	\$2,010,910
Knox City-O'Brien CISD	\$27,400
Paint Creek ISD	\$162,130
Rule ISD	\$64,360
Munday CISD	\$0
Stamford ISD	\$1,330
Haskell Mem Hosp	\$2,264,800
Stamford Hosp Dist	\$1,330
NCTMWA	\$1,109,680
Haskell Co Water #1	\$5,650
Rolling Plains GWCD	\$2,266,130