

ROCKWALL CENTRAL APPRAISAL DISTRICT
2016 ANNUAL REPORT

October, 2016

Welcome from the Chief Appraiser:

It is my pleasure to present the 2016 Rockwall Central Appraisal District Report. The purpose of this report is to provide a summary of year over year comparison and analysis of appraisal activity as well as to provide transparency in reporting of imperative data.

The Rockwall Central Appraisal District strives to provide fair and uniform market value appraisals while operating in an efficient and accurate manner. With the combination of experience and dedication, our office looks forward to growing and evolving with our fast-paced community.

It is our honor to serve the governing entities and the citizens of Rockwall County with professionalism, accountability and integrity.

Appraisal Date:	January 1, 2016	Appraisal Area:	Rockwall County
Tax Year:	2016	Parcels Appraised:	40,608
Last Physical Inspection:	August, 2015 to March, 2016	Property Types:	Real and Business Personal
Prior Tax Year:	2015	Assessment Ratio:	100% Market Value
		Value Appraised:	Fee Simple, Market Value

General Information

The Rockwall Central Appraisal District (RCAD) is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A five-member board are appointed by the governing bodies of the taxing authorities in the district. The chief appraiser is appointed by the board and serves as the chief administrator and chief executive office of the appraisal district.

The Texas Legislature meets in odd-numbered year. There we significant Texas Property Tax Law changes made during the 2015 session. The changes are explained in the booklet "Texas Property Tax Law Changes 2015" published by the Property Tax Assistance division of the Texas Comptroller of Public Accounts.

Market Value Defined as:

The pricing at which 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.

Purpose of Report:

The purpose of this report is to better inform the property owners within the boundaries of the Rockwall Central Appraisal District (RCAD) and to comply with Standards Rule 607 of Uniform Standards of Professional Appraisal Practice (USPAP), effective, January 1, 2002. Standards Rule 7-7 addresses a written summary report of a mass appraisal for ad valorem taxation. Mass appraisal is 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 RCAD boundaries will use the appraised values for ad valorem tax purposes only.

The purpose of the appraisals performed by RCAD 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 RCAD. "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.

Intended Use of the Appraisal:

To provide the taxing entities of Rockwall County a certified appraisal roll of all taxable property within their jurisdictions for purposes of Ad Valorem Taxation.

Entities Served:

City of Dallas	Rockwall County	Sonoma PID
City of Fate	Rockwall ISD	Williamsburg PID #1 Phase 1B
City of Heath	Royse City ISD	Williamsburg PID #2 Phase 1C
City of McLendon-Chisholm	RW CO CONS MUD 1	WM PID No. 1
City of Rockwall	RW CO MUD 6	
City of Royse City	RW CO MUD 7	
City of Rowlett	RW CO MUD 8	
City of Wylie	RW CO CONS MUD 9	

Assumptions and Limiting Conditions:

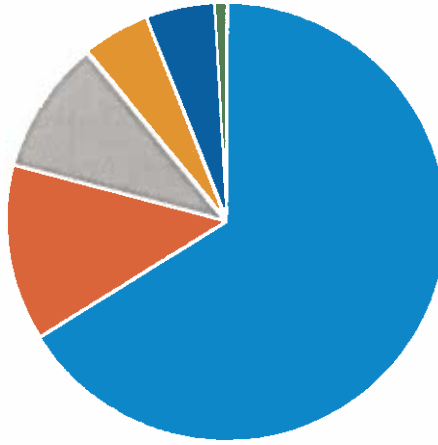
- A) Some sales were not included in the statistical analysis of this report for one of the following reasons:
 - The 1/1/16 assessed value did not include improvement value but the sale price included improvements (i.e. new construction that has not been assessed yet for 2016).
 - The improvements were less than 100% complete on 1/1/16.

- An improvement that was included in the sale price was torn down or moved after the sale.
 - The ratio of the 1/1/16 assessed value to the sale price was considered to be an outlier.
 - The characteristics of the property have changed from the time of sale.
- B) All sales information reported to RCAD through various commercial sources and individual property owners has been considered reliable.
- C) Not all sales information has been reported and used in this appraisal as Texas is a non-disclosure state.
- D) Appraisers typically only inspect the outside of property and rarely are allowed to see the inside of properties limiting the appraiser's knowledge of the condition and finish out of the improvements.

Property Types:

2016 CLASSIFICATION BREAKDOWNS			
STATE CODE	CLASS	MARKET VALUE	% OF TOTAL
A, B, M, O	RESIDENTIAL REAL	\$7,134,548,747	66%
F1, F2	COMMERCIAL/INDUSTRIAL REAL	\$1,388,283,759	13%
C1, D1, E1	VACANT LAND	\$1,068,241,209	10%
L1, L2, S	BUSINESS PERSONAL PROPERTY	\$513,053,894	5%
X	TOTAL EXEMPT PROPERTY	\$574,497,166	5%
J	UTILITIES	\$137,037,148	1%

Classification Breakdown

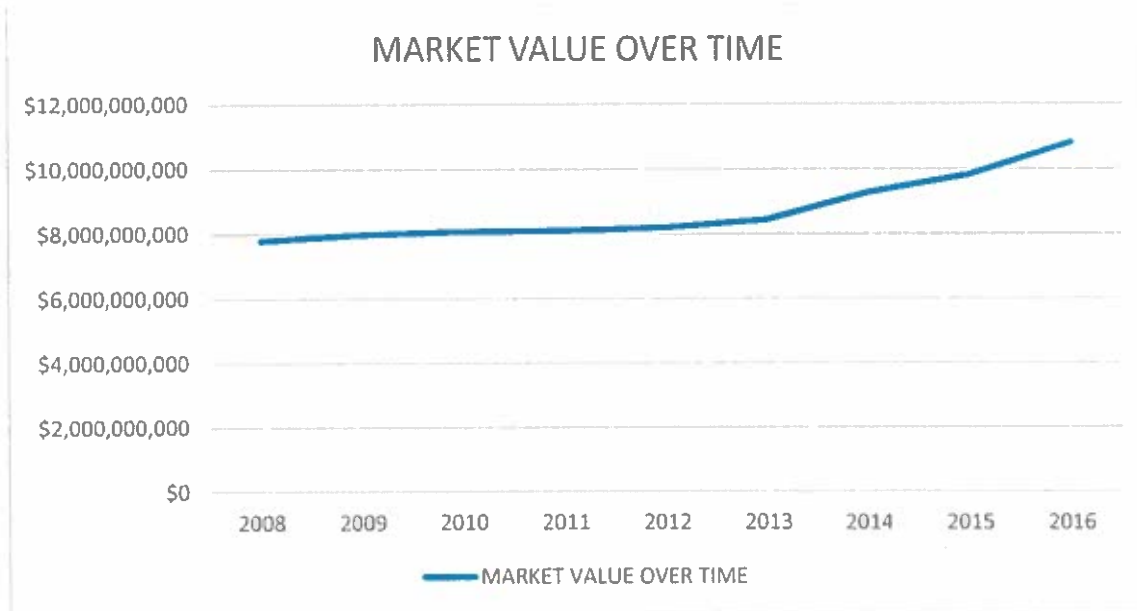


- Residential Real
- Commercial/Industrial
- Vacant Land
- Business Personal Property
- Exempt Property
- Utilities

Summary of Changes:

2015-2016 MARKET COMPARISON					
ENTITY	2015 MARKET	2016 MARKET NOTICED	2016 CERTIFIED MARKET	CHANGE FROM 2015	CHANGE FROM NOTICED
CAD	\$9,827,928,361	\$10,832,357,132	\$10,863,447,308	1.11	1.01
CITY OF DALLAS	\$20,166,660	\$9,114,540	\$21,619,580	1.07	2.37
CITY OF FATE	\$790,699,560	\$911,006,737	\$911,325,447	1.15	1.01
CITY OF GARLAND	\$73,180	\$73,180	\$73,180	1.00	1.00
CITY OF HEATH	\$1,442,120,653	\$1,624,506,218	\$1,631,881,169	1.13	1.01
CITY OF MCLENDON CHISHOLM	\$333,824,022	\$388,320,859	\$388,736,979	1.16	1.01
CITY OF ROYSE CITY	\$509,098,249	\$580,836,470	\$580,999,460	1.14	1.01
CITY OF ROWLETT	\$569,126,577	\$615,112,191	\$615,708,881	1.08	1.01
CITY OF ROCKWALL	\$5,010,562,645	\$5,481,251,122	\$5,487,915,542	1.10	1.01
CITY OF WYLIE	\$58,186,627	\$67,560,673	\$67,560,670	1.16	1.00

ROCKWALL COUNTY	\$9,812,224,231	\$10,822,572,056	\$10,853,662,232	1.11	1.01
ROCKWALL COUNTY MUD #1	\$332,176,073	\$363,582,231	\$363,582,231	1.13	1.00
ROCKWALL COUNTY MUD #6	\$19,399,379	\$20,447,357	\$20,447,357	1.05	1.00
ROCKWALL COUNTY MUD #7	N/A	\$5,398,090	\$5,398,090	N/A	1.00
ROCKWALL COUNTY MUD #8	\$3,980,800	\$3,980,800	\$3,980,800	1.00	1.00
ROCKWALL COUNTY MUD #9	\$12,470,180	\$12,174,590	\$12,174,590	0.98	1.00
ROYSE CITY ISD	\$1,241,732,278	\$1,359,499,470	\$1,359,836,655	1.10	1.01
ROCKWALL ISD	\$8,568,548,189	\$9,461,530,779	\$9,492,283,770	1.11	1.01
TIFF ZONE	\$93,372,257	\$94,999,631	\$94,999,631	1.02	1.00
WILLIAMSBURG PID #1 PH 1B	\$1,113,800	\$1,113,800	\$1,113,800	1.00	1.00
WILLIAMSBURG PID #2 PH 1C	\$9,602,382	\$19,211,455	\$19,211,455	2.00	1.00
WM PID NO. 1	\$61,925,568	\$70,458,699	\$70,458,699	1.14	1.00



2008	2009	2010	2011	2012	2013	2014	2015	2016
\$7,777,859,004	\$7,966,548,548	\$8,060,851,464	\$8,091,173,900	\$8,180,568,730	\$8,433,462,431	\$9,266,150,808	\$9,827,928,361	\$10,822,572,056

TAXABLE VALUE OVER TIME

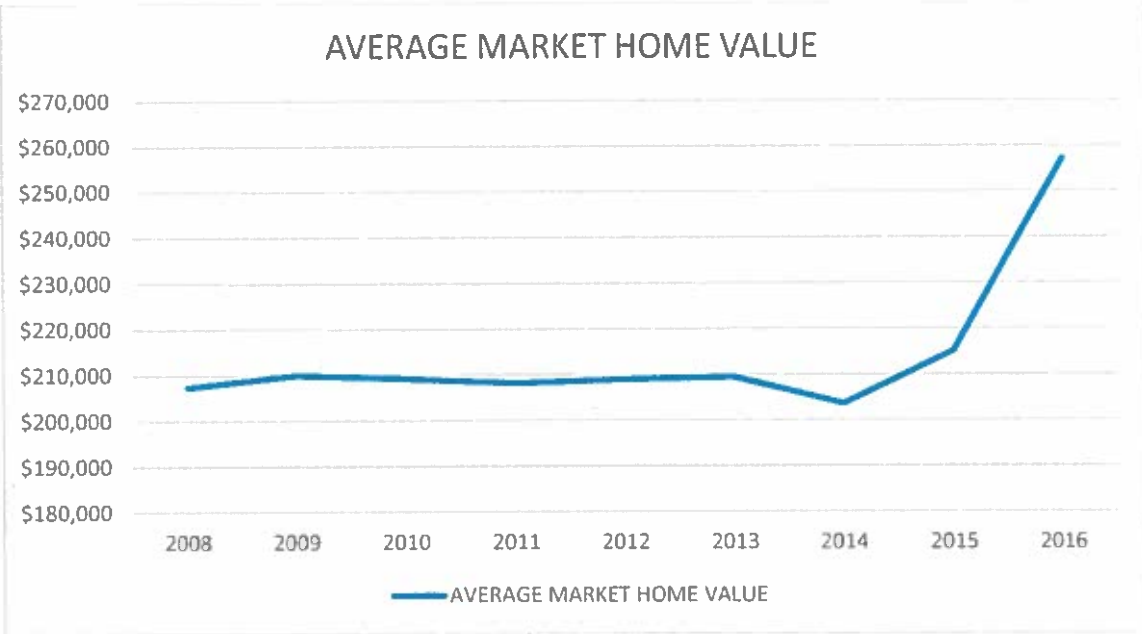


2008	2009	2010	2011	2012	2013	2014	2015	2016
\$6,895,994,598	\$7,077,050,684	\$7,064,588,258	\$7,082,545,082	\$7,172,858,926	\$7,427,040,454	\$8,161,254,186	\$8,701,931,464	\$9,342,325,395

NEW MARKET IMPROVEMENT VALUE



2008	2009	2010	2011	2012	2013	2014	2015	2016
\$395,120,940	\$280,153,340	\$263,397,560	\$130,417,125	\$130,258,380	\$197,788,827	\$326,875,350	\$291,298,860	\$284,164,960



2008	2009	2010	2011	2012	2013	2014	2015	2016
\$207,164	\$209,864	\$209,064	\$208,130	\$208,915	\$209,415	\$203,582	\$215,131	\$257,317

Taxpayer Appeal Results:

For the 2016 tax year in accordance with Texas Property Tax Code 25.19, the Rockwall Central Appraisal District mailed notices of value for all real properties on April 22, 2016 if the following criteria was met:

- The appraised value of the property is greater than it was in the preceding year;
- The appraised value of the property is greater than the value rendered by the property owner; or
- The property was not on the appraisal roll in the preceding year.

All owners of business personal property were mailed notice of value May 15, 2016.

All property owners and/or authorized tax consultants had until May 31, 2016, or thirty days from the date of notice to file an appeal with the Appraisal Review Board (ARB) under Texas Property Tax Code 41.44.

The informal hearing process, which consists of property owners scheduling a time to speak with their appraiser without filing a protest, began April 25, 2016, and concluded May 31, 2016 for residential properties. The district conducted 1,591 informal meetings during this time.

The Appraisal Review Board hearings began June 1, 2016, and concluded with the ARB approving the records and the Chief Appraiser certifying the roll on July 25, 2016.

2016	Online Appeals	Settle/ Withdraw	Hearings Held	No-Show	Total Protests
Residential	504	1969	581	721	3775
Commercial	N/A	348	84	66	498
Business Personal	N/A	75	22	31	128
Land	N/A	367	108	67	542
Builders' Inventory	N/A	651	226	32	909
Utilities	N/A	61	16	1	78
Totals	504	3471	1037	918	5930

