



# Franklin County Appraisal District 2016 Annual Report

The Franklin 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 Franklin 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 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 of the Texas State Comptroller's Office (PTAD),
- The International Association of Assessing Officers (IAAO), and
- The 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
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board,
- Select Appraisal Review Board members from submitted applications,
- 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.

The Franklin County Appraisal District is governed by a board of six directors. Five directors are chosen by ballot from individuals nominated by the taxing entities. The sixth board member is the Franklin County Assessor/Collector. The Franklin County Assessor/Collector is a non-voting member. The board's responsibility is strictly administrative. The directors are not involved in the appraisal process, setting schedules, or the certifications of employees to meet state guidelines set out by the Texas Department of Licensing and Regulations.

**The Chief Appraiser** is the chief administrator of the appraisal district and is appointed by the board of directors.

**The Ag Advisory Board** is appointed by the Board of Directors at the recommendation of the chief appraiser to aide him in determining typical practices and standards for agricultural activities in the district.

**The Appraisal Review Board** is a board made up of five (5) citizens of the county to hear and resolve property owner protests and taxing unit challenges. Their decisions regarding value are applicable for only the tax year in question.

# Taxing Jurisdictions

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

- Franklin County,
- City of Mt. Vernon,
- City of Winnsboro,
- Mt. Vernon ISD
- Saltillo ISD
- Sulphur Bluff ISD,
- Winnsboro ISD,
- Rivercrest ISD
- Franklin County Water District

Tax rates for the 2016 tax year are set in September and available shortly thereafter. All taxpayers are encouraged to attend the public hearings concerning the tax rates.

	<b>2016</b>
<u>Jurisdiction Name</u>	<u>Tax Rate</u>
Franklin County	<b>0.347944</b>
FC Special Bridge	<b>0.023788</b>
FC Lateral Road	<b>0.134189</b>
	<b>0.505921</b>
FC Water District	<b>0.025410</b>
Mt. Vernon City	<b>0.604382</b>
Winnsboro City	<b>0.564000</b>
Mt. Vernon ISD	<b>1.268900</b>
Saltillo ISD	<b>1.040000</b>
Sulphur Bluff ISD	<b>1.235000</b>
Winnsboro ISD	<b>1.170000</b>
Rivercrest ISD	<b>1.320000</b>

## **WEBSITE:**

Franklin County Appraisal District information is also available on our website at [WWW.FRANKLINCAD.COM](http://WWW.FRANKLINCAD.COM). The website contains the most current certified roll with search capabilities and is updated quarterly for ownership and address. The district's website makes a broad range of information available for public access, including information on the appraisal process, property characteristics data, protests and appeal procedures. Downloadable files of related tax information and district forms, including exemption applications and business personal property renditions are also available.

## **GENERAL INFORMATION:**

The Franklin County Appraisal District is responsible for establishing and maintaining approximately 24,892 real and personal property accounts which include mineral accounts covering roughly 286 square miles within Franklin County. This data includes property characteristics, ownership, and exemption information. The majority of the land is rural with agricultural production the main use, making farming/ranching a notable occupation in the county. Franklin County has two lakes, Lake Cypress Springs and Lake Bob Sandlin and is a popular water recreational area with several residential waterfront subdivisions.

The district has a digital mapping system that maintains parcel maps and various layers of data and aerial photography.

Brochures covering a variety of subjects are available at the front counter, the Tax Assessor/Collectors office, and the Franklin County Library. Some subjects covered are Homestead exemptions, Agriculture and Timber, Wildlife Management, Appraisal Review Board, and more.

**PROPERTY TYPES & VALUES:**

PTAD PROPERTY CLASSIFICATION	2016		
	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single Family Homes	4,200	\$ 670,716,970
B	Multi Family Homes	24	\$ 4,554,570
C	Vacant Land (typically <5 acres)	5,718	\$ 37,735,220
D1/D2	Qualified Open Space Land & Improvements	5,225	\$ 37,893,340
E	Rural Land & Improvements	1,798	\$ 151,352,030
F1	Commercial Real Property	264	\$ 48,123,730
F2	Industrial Real Property	7	\$ 21,369,970
G	Oil/Gas/Minerals	4,279	\$ 20,519,040
J	Utilities	168	\$ 86,328,050
L	Commercial/Industrial Personal Property	387	\$ 104,709,630
M1	Mobile Homes Only	170	\$ 4,290,560
O	Residential Inventory	120	\$ 1,883,440
X	Exempt Property	2,532	\$ 48,476,320
<b>TOTAL</b>		<b>24,892</b>	<b>\$ 1,237,952,870</b>

**EXEMPTIONS:**

HOMESTEAD:

County 20% (Not less than \$5000.00)  
 Franklin Co. Rd \$3000.00 plus additional 20%  
 Special Bridge the ONLY exemption Veteran Disability  
 Schools:  
     Mount Vernon \$25,000.00  
     Winnsboro \$25,000.00  
 City- Mt. Vernon NONE  
        Winnsboro NONE

Disabled Veterans:	
Percent of Disability	Exemption Amount
10-29%	\$ 5,000
30-49%	\$ 7,500
50-69%	\$ 10,000
70-100%	\$ 12,000

OVER-65/HOMESTEAD OR DISABILITY/HOMESTEAD:

County 20% plus additional \$12,000.00-CEILING  
 Franklin Co. Rd 20% plus additional \$12,000.00-CEILING  
 Special Bridge the ONLY exemption is Veteran Disability  
 School:  
     Mt. Vernon \$41,000.00-CEILING  
     Winnsboro \$35,000.00-CEILING  
 City- Mt. Vernon \$ 3,000.00-CEILING  
        Winnsboro \$10,000.00-CEILING

100% Disabled Veteran with service connected disability and/or unemployability may qualify for 100% Exemption.

WATER DISTRICT: the ONLY exemption is Veteran Disability

**Other Exemptions:**

**Other commonly occurring exemptions include:**

- Cemetery exemptions
- Religious Organizations
- Veteran’s Organizations

For more possible exemptions, please refer to Chapter 11 of the Texas Property Tax Code.

## 2016 CERTIFIED VALUES:

	Appraised \$	Taxable \$
<b>FC</b>	\$ 1,179,139,600	\$ 1,093,206,840
<b>FCWD</b>	\$ 1,190,544,860	\$ 1,186,076,830
<b>M V</b>	\$ 125,054,940	\$ 123,834,310
<b>Winnsboro</b>	\$ 23,467,770	\$ 22,798,770
<b>M VISD</b>	\$ 1,086,436,140	\$ 1,011,813,050
<b>Saltillo ISD</b>	\$ 1,259,710	\$ 1,131,210
<b>Sulphur Bluff ISD</b>	\$ 3,498,280	\$ 3,100,260
<b>Winnsboro ISD</b>	\$ 79,956,240	\$ 70,330,980
<b>Rivercrest ISD</b>	\$ 19,368,950	\$ 18,472,780

## Homestead Count:

General Homestead:	1,405
Over-65 Homestead:	1,193
Disability Homestead:	78
Over-65 (No HS)	0
Partial Disabled Veteran	106
100% Disabled Veteran	32
<b>Total Homestead Parcels</b>	<b>2,814</b>

## Appraisal Review Board Information:

### Primary Responsibilities

- Determine protests initiated by property owners;
- Determine challenges initiated by taxing units;
- Correct clerical errors in the appraisal records and the appraisal rolls;
- Act on motions to correct appraisal rolls under Section 25.25 of the Property Tax Code;
- Determine whether an exemption or special valuation is improperly granted or denied;
- Take action or make any other determination that is specifically authorized or required by the tax code.

### Informal Review

The Franklin County Appraisal District (FCAD) offers informal reviews as a courtesy to our property owners and as a means to resolve issues in a relaxed atmosphere without the property owner being further inconvenienced. These informal reviews **are not** a requirement of the Texas Property Tax Code. Informal reviews may take place any time after the "Notice of Appraised Value" has been mailed out **but before the final protest deadline**. Any property owner wishing to do an informal review is encouraged to go ahead and file a formal protest in the event a mutually satisfactory value agreement cannot be reached. Informal reviews will be held for all taxpayers until the protest deadline at which time informal reviews are cut off **UNLESS** a formal protest has been filed.

Informal reviews with property owners who have formally protested may continue until the week before actual hearings begin or as workload permits.

When a property owner and the FCAD are unable to reach a satisfactory mutual agreement, the disputed value remains at the **noticed value** and if the taxpayer wishes, a formal hearing is scheduled before the Appraisal Review Board (ARB) if one has not been previously filed.

The Appraisal Review Board does not have jurisdiction over informal reviews. They are constrained from reviewing or rejecting an agreement between an owner and the appraisal district. (PTC 41.01(b)) If the property owner rejects a settlement offer made in person or electronically, the ARB must hear and determine the property owner's protest, provided the owner filed a timely notice of protest.

2016 SUMMARY OF PROTEST DATA:

<b>SUMMARY OF PROTEST DATA:</b>	<b>Parcel Count*</b>		<b>Parcel Count</b>
<b>Protest Reason:</b>			
Value Is Over Market Value	164	Withdrawn	46
Value is Unequal Compared With Other Properties	113	Settled	106
Property Should Not Be Taxed In	2	No Shows	20
Failure To Send Required Notice	11	Board Order NO Change	3
Other	33	Board Order Change	11
Exemption Was Denied, Modified or Cancelled	3		
Change of Land Use	2		
Land Use Was Denied, Modified or Cancelled	1		
Owner's Name is Incorrect	7		
Property Should Not Be Taxed In CAD or Tax Unit	0		
<b>Total Parcels Protested</b>	<b>186</b>		

\*One protest may cite overlapping areas of protest.

For more information or detailed information on a specific subject please contact:

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