

**Keryn McMahan**  
Chairperson

**Michael Medina**  
Vice Chairperson

**Danny Cox**  
Secretary

**Bud West**  
Member



**Jason Garlick**  
Member

**JC Mason**  
Member

**Jason Williams**  
Member

**Codi McCarn**  
Chief Appraiser

901 Sixth Street  
PO Box 565  
Goldthwaite, Texas 76844  
Phone (325)648-2253 Fax (325)648-3458  
[millscad@centex.net](mailto:millscad@centex.net)

## 2021 General Board Policy / 2020 Annual Report

January 1, 2021

Dear Property Owner:

We want you to be informed about the Mills Central Appraisal District and your rights as a property owner. The pamphlet contains information on the board of director's policies and procedures for access to the board of directors, assistance for non-English speaking and disabled persons, and resolution of complaints to the board. It also contains information about the districts end of year audit, ratio study analysis, and value information.

We trust that you will contact our office if we can be of any assistance. The district's staff can answer questions and serve your needs on most matters that do not require board attention. The district's office hours are 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 1:30 p.m. on Friday.

Regards,

A handwritten signature in black ink that reads "Keryn McMahan".

Chairperson  
MCAD Board of Directors

## Overview

### **General Information**

The Mills Central Appraisal District appraises taxable property for the county, cities, and school districts in Mills County. There are six total entities that levy taxes within the district's boundaries. MCAD's primary function is to appraise property for property tax purposes. The district also collects for and distributes the tax levy to the specific entities. The district also administers exemptions, special appraisals, and determines the taxable situs of property. The Chief Executive Officer of the appraisal district is the Chief Appraiser.

The governing body of the appraisal district is its board of directors. The Appraisal Review Board hears property owner protests regarding values and other related matters, and is separate from the appraisal district.

### **Board of Directors**

A board of seven directors governs the appraisal district. 6.03(a) of the Texas Tax Code states that to be eligible to serve on the Board of Directors must be a resident of the district and must have resided in the District for at least two years immediately preceding the date the person takes office. Board members select the Chief Appraiser, adopt the annual district budget, appoint the appraisal review board, select the chairperson and secretary of the appraisal review board, and ensure that the district follows policies and procedures required by law. The board does not appraise property or make decisions affecting the appraisal records.

### **Public Access to the Board of Directors**

It is the policy of the board of directors to provide the public with a reasonable opportunity to address the board concerning the policies and procedures of the appraisal district and on any issue within the board's jurisdiction. Generally, the board's statutory duties and jurisdiction involve:

- Adopting the district's annual operating budget;
- Contracting for necessary services;
- Hiring the Chief Appraiser and assigning responsibilities to the position;
- Approving general policy regarding the operation of the appraisal district;
- Appointing Appraisal Review Board members and selecting the Appraisal Review Board's Chairperson and secretary.

### **Board Meetings**

At each regularly scheduled meeting the chairperson of the board of directors will announce that anyone wishing to address the board on appraisal district policies, procedures, or issues may have five minutes in which to do so. The chairperson may expand the speaker's time as needed if doing so will not affect the ability of the board to complete its business and adjourn the meeting at a reasonable time. The board may refuse to hear any person who attempts to speak on a subject unrelated to the policies and procedures of the appraisal district, the appraisal review board, or any other unrelated issue under the board's jurisdiction. The chairperson may limit repetitive comments.

### **Interpreters**

The district will provide an interpreter at a meeting if a person who does not speak English or communicates by sign language notifies the Chief Appraiser at least five business days before the meeting. The person must indicate that he or she desires to address the board and is unable to provide an interpreter.

### **Access by Disabled Persons**

MCAD's office at 901 Sixth Street has van accessible parking for disabled persons in front of the building. The board meeting room is also wheelchair accessible. A person who needs additional assistance for entry or access should notify the appraisal office in writing at least five business days before the meeting so the district can make appropriate arrangements.

### **Policies for Resolving Complaints**

The board will consider written complaints about the policies and procedures of the appraisal district, the Appraisal Review Board, the Board of Directors, or any other matter within its jurisdiction. The board will *not* consider complaints addressing any matter that could be grounds for a challenge, protest, or correction motion before the Appraisal Review Board as set out in the Tax Code. The Board of Directors has no authority to overrule the Chief Appraiser or Appraisal Review Board's decision on a value, a correction, or a protest. Complaints should be mailed to:

Mills Central Appraisal District  
Attention: Chief Appraiser  
PO Box 565  
Goldthwaite, TX 76844

At each regularly scheduled meeting, the Chief Appraiser may report to the board on the nature of complaints and the status of resolution, if there is any. Board deliberations concerning complaints will comply with provisions of the Texas Open Meetings Act, Chapter 551, Government Code. Until final disposition of a complaint, the board is to notify the parties at least quarterly on the status of a complaint unless notice would jeopardize an investigation.

### **The Chief Appraiser and Property Appraisals**

The Chief Appraiser is the Chief Administrator of the appraisal office. The Chief Appraiser serves at the pleasure of the board and is directly accountable to the board in the discharge of his or her duties and responsibilities. All other personnel of the appraisal office are employed by and accountable to the Chief Appraiser. The Chief Appraiser may delegate authority to district employees, as necessary. The Chief Appraiser and his or her staff appraise the properties in the appraisal district. If you have a concern about property appraisal, you should discuss it first with the appraisal district's staff. Complaints that cannot be resolved at the staff level should be addressed by written protest to the Appraisal Review Board.

## **Appraisal Review Board**

The Appraisal Review Board is responsible for hearing and resolving protests from property owners concerning appraisal of their properties. The Appraisal Review Board's duties and a property owner's right to protest the appraisal of his property are more thoroughly explained in the booklets entitled *Property Tax Basics* and *Appraisal Review Board Manual*. Both of these booklets are available at the appraisal district's office or from the Texas Comptroller of Public Accounts at [www.window.state.tx.us/taxinfo/proptax](http://www.window.state.tx.us/taxinfo/proptax).

## **Tax Calendar**

- **January 1:** Date that determines taxable value and homestead exemption status.
- **April 15:** Last day for property owners to file renditions or to request an extension.
- **April 30:** Early protest deadline for residence homesteads (or by the 30<sup>th</sup> day after a notice of appraised value is mailed to the property owner, whichever may be later).
- **May 31:** Deadline for filing written protests to the Appraisal Review Board (or by the 30<sup>th</sup> day after a notice of appraised value is mailed to the property owner, whichever may be later).
- **October:** Tax bills are usually mailed during this month.
- **January 31:** Last day to pay property taxes without penalty and interest.

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## New Owner Information

### General Information:

- Properties receiving exemptions at the time of purchase will continue to receive the exemptions **only** through December 31<sup>st</sup>.
- New property owners eligible to receive the exemptions **MUST** submit an application to receive exemptions.
- Applications must be sent to the Appraisal District office no later than April 30<sup>th</sup> of the year after acquiring the property.

### Homestead Exemption:

You may be eligible to receive a homestead exemption if:

- the property was your primary residence as of January 1<sup>st</sup>;
- the applicant provides a copy of applicant's Texas driver's license or Texas state-issued personal identification certificate showing the address of the property;
- the requirement to provide a driver's license or state-issued personal identification card does not apply to 1) a resident of a facility that provides services related to health, infirmity, or aging; or 2) an individual who is certified for participation in the address confidentiality program administered by the attorney general.

### Age 65 or Older OR Disabled Exemption:

You may be eligible for over 65 or disabled person's homestead exemption, if, in addition to the items listed above you:

- are 65 years of age or older;
- are the surviving spouse of an individual who qualified for age 65 or older exemption;
- are a disabled veteran;
- are the surviving spouse of a disabled veteran, or
- are the surviving spouse of a veteran killed in action

In addition to the information listed above, an applicant who is not specifically identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership of an interest in the homestead.

### Agricultural Appraisal:

If you have acquired (even through Gift Deed) property that has been receiving an Agricultural Appraisal and you believe that the land will still qualify, you **MUST** file a new application with the Appraisal District no later than April 30<sup>th</sup> of the year after acquiring the property. **Failure to do so will result in revocation of the agricultural appraisal.**

**Remember, as a property owner, it is your responsibility to inform Mills Central Appraisal District of address changes, name changes, etc. Failure to receive appraisal notices, tax statements, or exemptions because of failure to notify us of correct name or address will not be a sufficient excuse for failure to timely protest your appraisal or abate the penalties for late payment of taxes.**

## Local Annual Report 2020

### **General Information**

Mills Central Appraisal District is a political subdivision of the State of Texas. MCAD appraises property in Mills County for Mills County, Goldthwaite CISD, Mullin ISD, Priddy ISD, and the City of Mullin. Likewise, MCAD also collects taxes for these entities. The boundaries of several school districts overlap into Mills County; properties that fall into this overlap are also appraised by MCAD. These school districts include Brookesmith ISD, Comanche ISD, Hamilton ISD, Lometa ISD, and Zephyr ISD. MCAD does not collect taxes for these school districts.

The district consists of rural land, residential property, and businesses, and has utilities and wind energy generation. Mills County is 750 square miles and has a population of just under 5,000. There are approximately 9,300 parcels in the district.

### **2020 Certified Values**

<b>Entity</b>	<b>Market Value</b>	<b>Taxable Value</b>
Mills County	\$2,040,696,029	\$641,464,409
Goldthwaite CISD	\$1,073,296,859	\$397,729,931
Mullin ISD	\$513,531,140	\$132,218,526
Priddy ISD	\$311,457,850	\$165,579,037
City of Mullin	\$11,781,060	\$6,359,630
Brookesmith ISD	\$23,252,750	\$4,389,710
Comanche ISD	\$380,520	\$67,860
Hamilton ISD	\$17,025,090	\$2,391,580
Lometa ISD	\$76,415,280	\$27,537,275
Zephyr ISD	\$16,366,220	\$4,107,730

### **Value Loss**

<b>Entity</b>	<b>2020 Market Value</b>	<b>Homestead Cap Loss</b>	<b>Production Loss</b>	<b>Exemption Loss</b>
Mills County	\$2,040,696,029	\$8,614,054	\$1,178,287,720	\$212,377,886
Goldthwaite CISD	\$1,073,296,859	\$5,528,934	\$583,755,230	\$86,282,764
Mullin ISD	\$513,531,140	\$1,845,120	\$366,216,290	\$13,251,204
Priddy ISD	\$311,457,850	\$811,210	\$136,345,310	\$9,768,763
City of Mullin	\$11,781,060	\$507,100	\$400,980	\$4,513,350
Brookesmith ISD	\$23,252,750	\$174,510	\$18,053,040	\$637,060
Comanche ISD	\$380,520	\$0	\$312,660	\$0
Hamilton ISD	\$17,025,090	\$25,780	\$14,452,730	\$155,000
Lometa ISD	\$76,415,280	\$187,460	\$47,360,010	\$1,330,535
Zephyr ISD	\$16,366,220	\$41,040	\$11,792,450	\$425,000

### **Homestead Exemptions**

There are several types of homestead exemptions for school taxes in the district:

- General homestead exemption (\$25,000)
- Disabled person's exemption (\$35,000)
- 65 or older exemption (\$10,000 – in addition to general exemption)
- Surviving spouse of individual who qualified for age 65 or older exemption
- Disabled veteran's exemption (varies depending on level of disability – in addition to general exemption)
- 100% disabled veteran's exemption (full value of the property)
- Surviving spouse of disabled veteran who received the 100% disabled veteran's exemption
- Surviving spouse of veteran killed in action (100%)

In order to qualify for a homestead exemption, one must own the home and reside in it on January 1<sup>st</sup> of the tax year. A homestead exemption can include up to 20 acres. Application for a homestead exemption must be made to the chief appraiser by April 30 of the tax year; however, there are provisions in the tax code for filing a homestead application up to one year after the taxes would become delinquent.

### **2020 Tax Rates per \$100 of Value**

<b>Entity</b>	<b>M&amp;O Tax Rate</b>	<b>I&amp;S Tax Rate</b>	<b>Total Tax Rate</b>
Mills County	.50296	.08733	\$0.59029
Special Road & Bridge	.10567	-0-	\$0.10567
Goldthwaite CISD	.96640	.32319	\$1.28959
Mullin ISD	.96640	-0-	\$0.96640
City of Mullin	.14337	-0-	\$0.14337
Priddy ISD	.92020	.09920	\$1.01940
Brookesmith ISD	1.05470	.07180	\$1.12650
Comanche ISD	1.03840	.14630	\$1.18470
Hamilton ISD	1.05460	-0-	\$1.05460
Lometa ISD	.96640	.27605	\$1.24245
Zephyr ISD	.92390	.22500	\$1.14890

### **Voter Approval Rate - Rollback tax rate**

The highest tax rate a taxing unit may adopt before requiring voter approval at an election is the rollback tax rate.

### **Collections**

Mills CAD averages 98% collection rate across the district. Our practice is to work with tax payers in order to collect taxes due to the entities. Collections are distributed to the entities, at a minimum, once per month. The district does not keep any portion of collected taxes, but rather disburses 100% to the entities.

### **MCAD Staff**

MCAD has three employees; chief appraiser, collector/secretary and deputy collector/office manager. All employees are registered with the State of Texas as appraiser, collector, or both. Every employee is expected to attain certification in the appropriate field and attend continuing education to ensure licenses are up to date.

### **Ratio Study Analysis**

The Property Tax Assistance Division conducts a bi-annual study to determine variance from market value. In 2019, the weighted mean showed values to be at these percentages of market:

<b><u>Category</u></b>	<b><u>Percentage Compared to Market Data</u></b>
Single Family Residence	96.14%
Rural Land	96.55%
Ag Land	96.71%
Commercial Property	94.87%

### **Property Taxpayer's Bill of Rights**

- You have the right to equal and uniform taxation.
- You have the right to ensure that your property is appraised uniformly with similar property in your county.
- You have the right to have your property appraised according to generally accepted appraisal techniques and other requirements of law.
- You have the right to receive exemptions or other tax relief for which you qualify and apply timely.
- You have the right to notice of property value increases, exemption changes and estimated tax amounts.
- You have the right to inspect non-confidential information used to appraise your property.
- You have the right to protest your property's value and other appraisal matters to an appraisal review board composed of an impartial group of citizens in your community.
- You have the right to appeal the appraisal review board's decision to district court in the county where the property is located.
- You have the right to fair treatment by the appraisal district, the appraisal review board and the tax assessor-collector.
- You have the right to voice your opinions at open public meetings about proposed tax rates and to ask questions of the governing body responsible for setting tax rates (i.e. county and school)
- You have the right to petition a local government to call an election to limit a tax increase in certain circumstances.
- You have the right to receive a free copy of the pamphlet entitled Property Taxpayer Remedies published by the Texas Comptroller of Public Accounts.



Mills Central Appraisal District standard procedure is to observe the same holidays as the county. The following are holidays for 2021:

New Year's Day	Friday, January 1
Martin Luther King Day	Monday, January 18
President's Day	Monday, February 15
Good Friday	Friday, April 02
Memorial Day	Monday, May 31
Independence Day	Monday, July 5
Labor Day	Monday, September 6
Columbus Day	Monday, October 11
Veteran's Day	Thursday, November 11
Thanksgiving	Thursday, November 25
	Friday, November 26
Christmas	Thursday, December 23
	Friday, December 24
	Monday, December 27

The MCAD Board of directors schedules regular meetings every month. The schedule for 2021 is as follows:

- Tuesday, January 12
- Tuesday, February 09
- Tuesday, March 09
- Tuesday, April 13
- Tuesday, May 11
- Tuesday, June 08
- Tuesday, July 13
- Tuesday, August 10\*\*
- Tuesday, September 14\*\*\*
- Tuesday, October 12
- Tuesday, November 09
- Tuesday, December 14

\*\*Special meeting which includes a regular meeting and a special meeting due to a public hearing for budget.

\*\*\* Special meeting which includes a regular meeting and a special meeting due to a public hearing for Reappraisal Plan.



Document: 2021 General Board Policy/ 2020 Annual Report

Approved and adopted by Board of Directors on Dec 8th, 2020.

Keryn McMahon  
Signature

