

Yoakum County Appraisal District Annual Report for 2022

The Yoakum 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 requirement of the appraisal district. Members of the Board of Directors are elected by the taxing units within the boundaries of Yoakum 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 local taxing units such as the County, School, Cities, and Groundwater Conservation District set a tax rate from the property tax appraisal issued by the Appraisal District. The Yoakum CAD serves the following taxing units:

Entity	Market Value	Taxable Value
City of Denver City	\$303,567,739	\$209,872,254
City of Plains	\$101,219,188	\$43,229,162
Seagraves ISD	\$41,131,621	\$35,462,096
Brownfield ISD	\$26,643,356	\$20,173,410
Yoakum County	\$4,238,357,316	\$3,820,001,868
Sandy Land UGWD	\$4,238,357,316	\$3,820,001,868
Denver City ISD	\$1,847,159,738	\$1,629,491,180
Plains ISD	\$2,323,415,265	\$2,095,344,171

The district maintains approximately 77,586 parcels with property types of residential, commercial, business, minerals, utilities, and pipelines. Two other counties, Gaines and Terry have a small portion of their school districts within the Yoakum County Appraisal District. A small portion of one city, Denver City, extends into Gaines County.

Exemption Data: The district has various exemptions for which taxpayers may qualify, such as the standard residential homestead exemption and the over-65 residential homestead exemption. A taxpayer may only apply for a residence homestead on one property in a tax year. A homestead may include up to 20 acres of land in the residential use (occupancy) of a home. To qualify for a homestead exemption, a taxpayer must own and reside in the home on January 1 of the tax year. The over-65 or disability exemption for school taxes includes a school tax limitation or ceiling. Some taxing units such as county and cities have exemptions and tax ceiling limits. The filing of this application is between January 1 and April 30. A taxpayer may file a late homestead exemption if it is filed no later than one year after the date taxes would become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if a taxpayer moves out of the county. This can transfer to the new county in which the taxpayer resides.

Exemption Data:

Entity	Homestead	Over-65 or Disabled
City of Denver City	\$18,550,927	\$2,039,625
City of Plains	-	\$866,292
Seagraves ISD	\$80,000	\$10,000
Brownfield ISD	\$80,000	\$10,000
Yoakum County	\$38,284,244	\$12,642,056
Sandy Land UGWD	\$38,284,244	\$12,642,056
Denver City ISD	\$57,318,555	\$6,150,859
Plains ISD	\$25,056,917	\$2,131,759

Entity	DV1	DV2	DV3	DV4	DVHS
City of Denver City	\$5,000		\$36,000	\$54,000	\$294,582
City of Plains	-	\$12,000	\$30,000	\$12,000	-
Seagraves ISD	-	-	-	-	-
Brownfield ISD	\$5,000	-	-	-	-
Yoakum County	\$10,000	\$31,500	\$86,000	\$119,979	\$1,035,616
Sandy Land UGWD	\$10,000	\$31,500	\$86,000	\$119,979	\$1,035,616
Denver City ISD	\$5,000	\$12,000	\$34,000	\$54,000	\$582,688
Plains ISD	-	\$7,500	\$11,934	\$48,000	\$28,789

2022 Tax Rates per Entity per \$100 of Value:

Entity	M&O	I&S	Total
City of Denver City	\$0.787727	-	\$0.787727
City of Plains	\$0.399321	-	\$0.399321
Seagraves ISD	\$0.8546	\$0.3527	\$1.2073
Brownfield ISD	\$0.9429	\$0.49	\$1.4329
Yoakum County	\$0.467898	-	\$0.467898
Sandy Land UGWD	\$0.01038	-	\$0.01038
Denver City ISD	\$0.9746	\$0.3854	\$1.36
Plains ISD	\$0.8846	\$0.4609	\$1.3455

Agricultural 1-d-1 Open Space and Wildlife Management

Because of Senate Bill 771, there is a temporary recession of agricultural use during a drought. Qualified open-space land does not become ineligible for the special appraisal when a drought is declared by the Governor. The Governor has declared the necessity of cease agricultural use for longer than the normal time. The appraisal district will work with the farmers and ranchers during the drought.

The Property Value Study

The property value study is conducted by the State Comptroller's Office to estimate the taxable property value in each school district and to measure the performance of appraisal districts. If the appraisal district is within a 5% margin of error, 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.

Ratio Study Analysis for 2022

The ratio study was performed in Yoakum County Appraisal District in 2022. The overall median level of appraisal for the appraisal district was 1.00.