

Yoakum County Appraisal District Annual Report for 2023

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	\$302,528,054	\$215,486,707
City of Plains	\$103,270,370	\$45,944,666
Seagraves ISD	\$44,632,064	\$38,898,606
Brownfield ISD	\$28,256,827	\$21,736,652
Yoakum County	\$4,836,901,813	\$4,424,461,365
Sandy Land UGWD	\$4,836,901,813	\$4,424,461,365
Denver City ISD	\$1,979,812,627	\$1,766,849,759
Plains ISD	\$2,784,188,790	\$2,556,369,292

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	\$18,525,361	\$2,039,031
City of Plains	-	\$83,6422
Seagraves ISD	\$80,000	\$10,000
Brownfield ISD	\$80,000	\$10,000
Yoakum County	\$38,211,800	\$12,636,469
Sandy Land UGWD	\$38,211,800	\$12,636,469
Denver City ISD	\$57,945,469	\$6,268,607
Plains ISD	\$25,157,553	\$2,172,340

Entity	DV1	DV2	DV3	DV4	DVHS
City of Denver City	\$5,000		\$36,000	\$42,000	\$317,332
City of Plains	-	\$12,000	\$20,000	\$12,000	-
Seagraves ISD	-	-	-	-	-
Brownfield ISD	\$5,000	-	-	-	-
Yoakum County	\$5,000	\$31,500	\$76,000	\$131,979	\$961,547
Sandy Land UGWD	\$5,000	\$31,500	\$76,000	\$131,979	\$961,547
Denver City ISD	\$5,000	\$12,000	\$34,000	\$66,000	\$556,062
Plains ISD	-	\$7,500	\$11,921	\$48,000	\$28,595

2023 Tax Rates per Entity per \$100 of Value:

Entity	M&O	I&S	Total
City of Denver City	\$0.756325	-	\$0.756325
City of Plains	\$0.382898	\$0.327102	\$0.710000
Seagraves ISD	\$0.669200	\$0.459175	\$1.128375
Brownfield ISD	\$0.824700	\$0.550000	\$1.374700
Yoakum County	\$0.397836	-	\$0.397836
Sandy Land UGWD	\$0.009474	-	\$0.009474
Denver City ISD	\$0.824100	\$0.3854	\$1.209500
Plains ISD	\$0.699200	\$0.282500	\$0.981700

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 2023

The ratio study was performed in Yoakum County Appraisal District in 2023. The overall median level of appraisal for the appraisal district was 1.00.

