



2024 Annual Report

- The Grayson Central Appraisal District (CAD) 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 nine-member board of directors (BOD) constitutes the district's governing body. Five members are appointed by vote of the governing bodies of the taxing authorities in the district, three members are elected by the voters, and the Tax Assessor/Collector serves as an ex-officio member of the board.
- Appraisal Districts are independent of the taxing units but are governed by the BOD. The board primary functions are in hiring the Chief Appraiser, administrative policy and adopting a budget. The specific duties are detailed in the Texas Property Tax Code.

The Primary Mission of the Grayson Central Appraisal District is to produce an accurate, fair, and cost-effective appraisal roll while providing quality service with professionalism, integrity, and respect.

- Grayson Central Appraisal District is responsible for the appraisal of all real property and tangible business personal property for all of the taxing units within Grayson County for ad valorem taxation.
- In the State of Texas, the appraisal date for ad valorem taxation is generally January 1st of each given year, or September 1st for certain inventories as defined in section 23.12 of the Texas Property Tax Code. Property must be appraised at its fair market value as of January 1st.
- The chief appraiser, appointed by the board of directors, is the chief administrator and chief executive officer of the appraisal district.

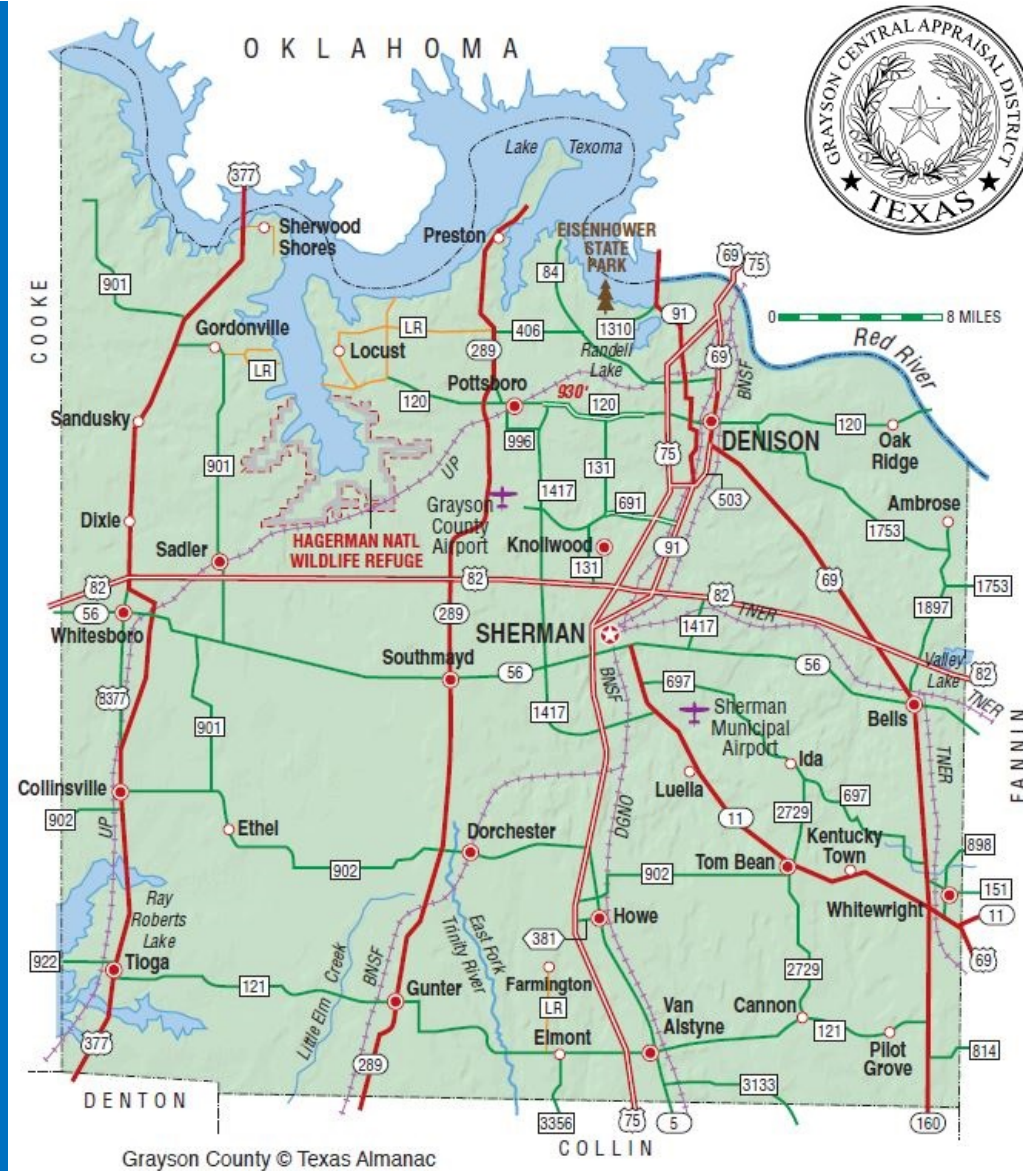
## The property tax code defines market value as:

The price 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 purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

# ★ Grayson County ★

In 2024, the appraisal district appraised 112,352 parcels of property with a total market value of \$42,079,128,472 – an increase of nearly \$4 Billion from the prior year. All appraisals are completed by the internal staff and contract appraisers with all properties in the county being inspected at least once every three years. Typical properties within the district include over 50,000 residential and more than 4,500 commercial / industrial properties.

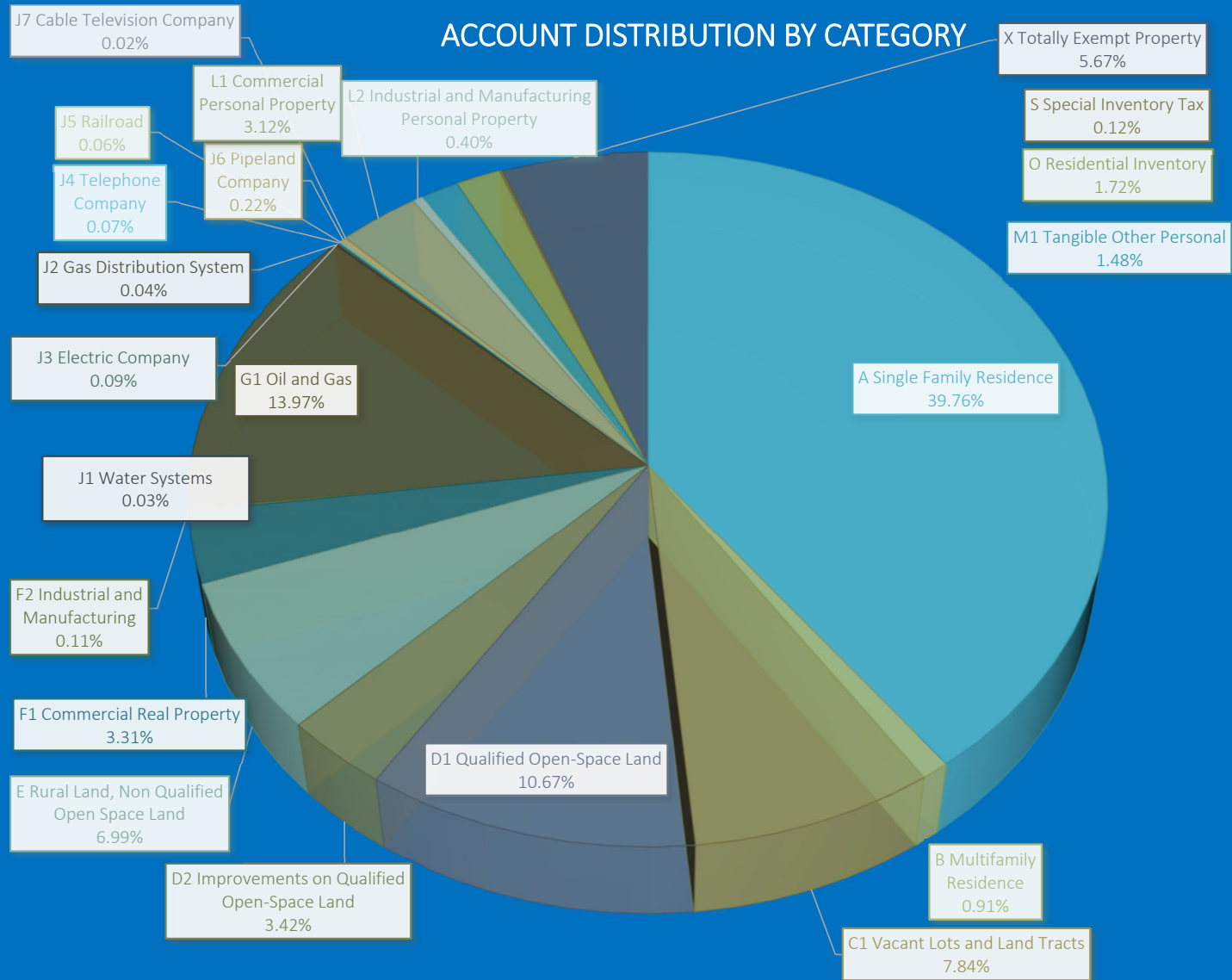




# Market Value by Property Type

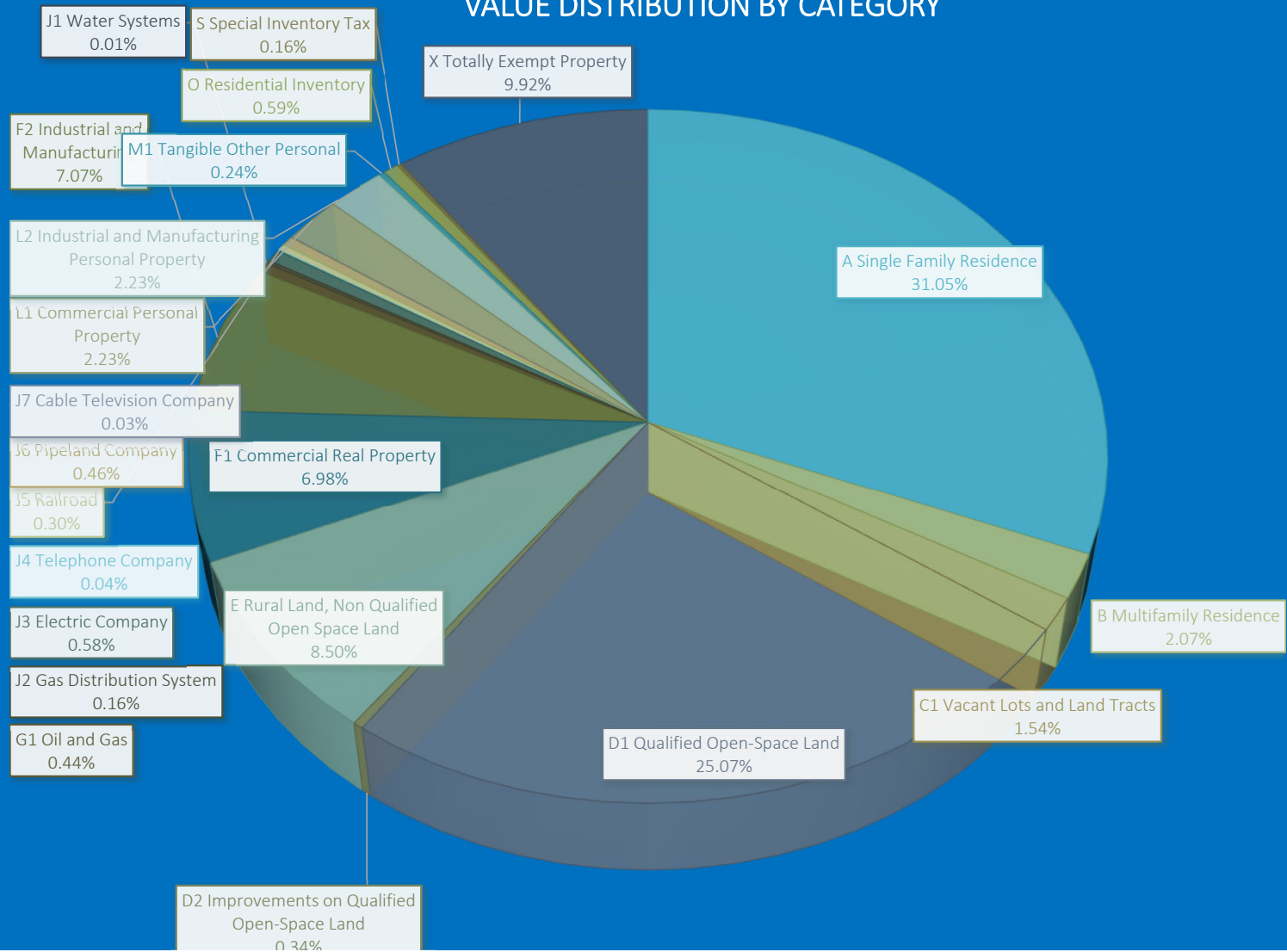
<u>State Code</u>	<u>Description</u>	<u>Count</u>	<u>Market Value</u>
A	Single Family Residence	49,275	\$ 13,053,209,981
B	Multifamily Residence	1,152	\$ 870,222,011
C1	Vacant Lots and Land Tracts	9,480	\$ 648,347,625
D1	Qualified Open-Space Land	13,452	\$ 10,537,150,920
D2	Improvements on Qualified Open-Space Land	4,276	\$ 140,823,721
E	Rural Land, Non Qualified Open Space Land	10,216	\$ 3,571,050,307
F1	Commercial Real Property	4,196	\$ 2,934,776,808
F2	Industrial and Manufacturing	138	\$ 2,970,515,231
G1	Oil and Gas	13,232	\$ 186,497,495
J1	Water Systems	35	\$ 3,948,725
J2	Gas Distribution System	43	\$ 66,604,044
J3	Electric Company	119	\$ 243,616,519
J4	Telephone Company	103	\$ 17,677,987
J5	Railroad	77	\$ 125,898,683
J6	Pipelane Company	291	\$ 194,613,384
J7	Cable Television Company	23	\$ 10,592,829
L1	Commercial Personal Property	3,979	\$ 939,208,654
L2	Industrial and Manufacturing Personal Property	509	\$ 936,405,450
M1	Tangible Other Personal	1,805	\$ 101,803,818
O	Residential Inventory	2,761	\$ 247,359,956
S	Special Inventory Tax	159	\$ 66,500,387
X	Totally Exempt Property	7,101	\$ 4,169,770,252
	Total		\$ 42,036,594,787

## ACCOUNT DISTRIBUTION BY CATEGORY





## VALUE DISTRIBUTION BY CATEGORY



The 88<sup>th</sup> Legislature passed SB2, which increases the School District Residence Homestead Exemption from \$40,000 to \$100,000 for regular homesteads. The additional \$10,000 of value to Over-65 and disabled persons remains unchanged. Other tax units may grant a percentage homestead up to 20% based on annual decisions by their governing body or voters. In addition, any amount of exemption may be set by tax units for the Over-65 or disabled including schools that would add on to the state mandated exemptions.

Texas Comptroller of Public Accounts Form 50-114

### Residence Homestead Exemption Application

Appraisal District Name \_\_\_\_\_ Phone (area code and number) \_\_\_\_\_  
 Appraisal District Address, City, State, ZIP Code \_\_\_\_\_ Website address (if applicable) \_\_\_\_\_

**GENERAL INSTRUCTIONS:** This application is for use in claiming residence homestead exemptions pursuant to Tax Code Sections 11.13, 11.131, 11.132, 11.133, 11.134 and 11.432. The exemptions apply only to property that you own and occupy as your principal place of residence.

**FILING INSTRUCTIONS:** You must furnish all information and documentation required by this application so that the chief appraiser is able to determine whether the statutory qualifications for the exemption have been met. This document and all supporting documentation must be filed with the appraisal district office in each county in which the property is located. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for appraisal district offices may be found on the Comptroller's website.

**APPLICATION DEADLINE:** You are to file the completed application with all required documentation beginning Jan. 1 and no later than April 30 of the year for which you are requesting an exemption. If you qualify for the age 65 or older or disabled persons exemption or the exemption for donated homesteads of partially disabled veterans, you are to apply for the exemption no later than the first anniversary of the date you qualify for the exemption. Pursuant to Tax Code Section 11.431, you may file a late application for a residence homestead exemption after the deadline for filing has passed. Effective beginning with the 2016 tax year, late applications must be filed not later than two years after the delinquency date for the taxes on the homestead.

**DUTY TO NOTIFY:** If the chief appraiser grants the exemption(s), you do not need to notify annually. You must notify if the chief appraiser requires you to do so or if you want the exemption to apply to property not listed in this application. You must notify the chief appraiser in writing before May 1 of the year after your right to this exemption ends.

**OTHER IMPORTANT INFORMATION:**  
 Pursuant to Tax Code Section 11.13, when requesting this application and all related information, the chief appraiser may request additional information.

- 🔗 Homestead Exemptions
  - 📄 General Residence Homestead Exemption – Including Age 65 and Over Exemption
  - 📄 Disabled Veteran's or Survivor's Exemption
  - 📄 Surviving Spouse of a Disabled Veteran of Member of the Armed Service who was Killed in Action
- 🔗 Miscellaneous

Homestead Exemption applications along with many other state prescribed applications and forms can be found on our website at:  
<http://www.graysonappraisal.org/forms/>



# Accountability

**The Appraisal District is held accountable through three primary sources:**

- Property Owners
  - Sales Information
  - Value Protests
- Texas Comptroller of Public Accounts - Property Tax Assistance Division (PTAD)
  - Property Value Study (Even years)
  - Methods and Assistance Program Audit (Odd years)
- Board of Directors
  - Approve Annual Budget
  - Approve Biennial Reappraisal Plan
  - Other duties as authorized by TPTC Section 6

# Prohibited Communication

- Board of Directors

- May not directly or indirectly communicate with the chief appraiser on any matter relating to the appraisal of property except as provided in TPTC section 6.15

- ARB Members

- May not communicate with chief appraiser, district employees, or Board of Directors except as provided in TPTC section 6.411

- Taxing Units

- May not directly or indirectly communicate with the chief appraiser or any employee of the appraisal district for the purpose of influencing the appraised value of property except as provided in TPTC section 6.155

We know your time is valuable so we want to make it as easy as possible to discuss your concerns with us. We now offer appointment scheduling for property owners to set aside a time to visit with us. Now all property owners have the opportunity to file protests online through our website with a new user friendly portal and the ability to upload documents and evidence from the comfort of your home.



Appraisal Practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division (PTAD) conducts a School District Property Value Study (SDPVS) and a Methods and Assistance Program (MAP) review of policy and procedure in alternating years. Results of both reviews are available on the Comptroller's website.

**2022 APPRAISAL DISTRICT RATIO STUDY**

**Appraisal District Summary Worksheet**

**091-Grayson**

**Study Results Last Updated: Feb. 01, 2023**

Category	Number of Ratios	2022 CAD Reported Appraisal Value	Median Level of Appraisal	Coefficient of Dispersion	% Ratios within (+/-) 10% of Median	% Ratios within (+/-) 25% of Median	Price Ratio
A. SINGLE-FAMILY RESIDENCES	764	10,728,658,438	0.99	9.84	61.91		
B. MULTI-FAMILY RESIDENCES	42	506,901,887	*	*	*	*	*
C1. VACANT LOTS	57	478,132,245					
D2. FARM/RANCH IMP	0						
E. RURAL	0						
F. TOTAL	863	11,713,692,570					
G. RESIDENTIAL INVENTORY	0	124,563,181	*	*	*	*	*
H. SPECIAL INVENTORY	0	67,332,825	*	*	*	*	*
OVERALL	1,357	20,300,162,049	1.00	11.20	60.94	87.40	1.03

**2022 School District Property Value Study Findings are in...**



Grayson Central Appraisal District was found to be appraising property at a 100% Median Level of Appraisal by the PTAD in the most recent School District Property Value Study (2022) and scored 100% on the last MAP Review (2023). 2024 SDPVS results will be available later this year.

[School and Appraisal Districts' Property Value Study Findings \(texas.gov\)](https://www.texas.gov/school-and-appraisal-districts-property-value-study-findings)

Glenn Hegar  
Texas Comptroller of Public Accounts  
2022-23 Final Methods and Assistance Program Review  
Grayson Central Appraisal District  
Current MAP Cycle Chief Appraiser(s): Shawn Coker  
Previous MAP Cycle Chief Appraiser(s): Shawn Coker

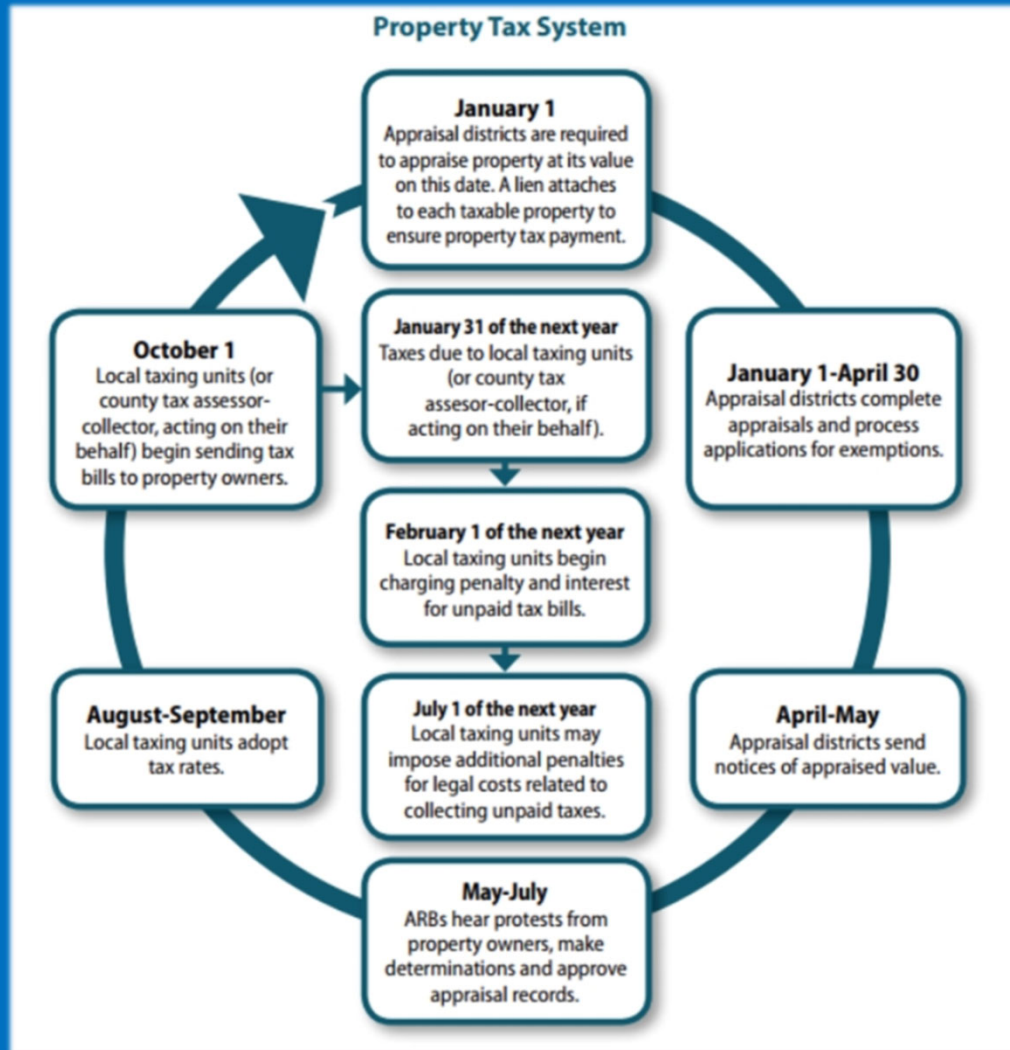
This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

Mandatory Requirements	PASS/FAIL
the appraisal district board of directors, through the chief appraiser, are followed in accordance with the Texas Property Tax Code?	PASS
up-to-date appraisal maps?	PASS
the district's most recent reappraisal is the most recent reappraisal?	PASS
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**2023 MAP Review Results are in...**

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Questions x 100
Governance	16	16	100
Taxpayer Assistance	20	20	100
Operating Procedures	25	25	100
Appraisal Standards, Procedures and Methodology	28	28	100

[Methods And Assistance Program \(texas.gov\)](https://www.texas.gov/methods-and-assistance-program)



YOU'VE GOT  
**QUESTIONS?**

WE'VE GOT  
**ANSWERS**