



2026 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.

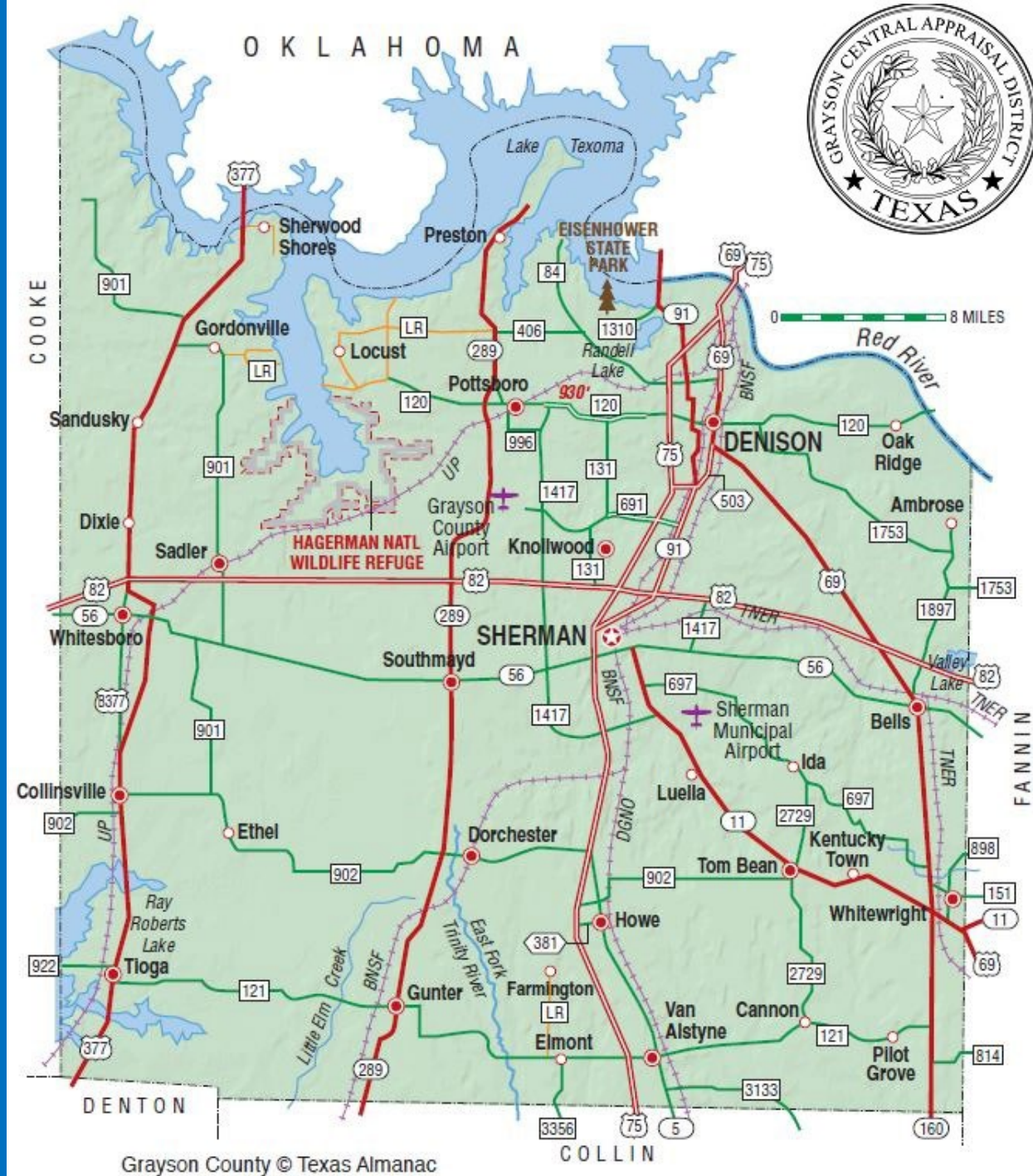
The property tax code defines market value as:

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 ★

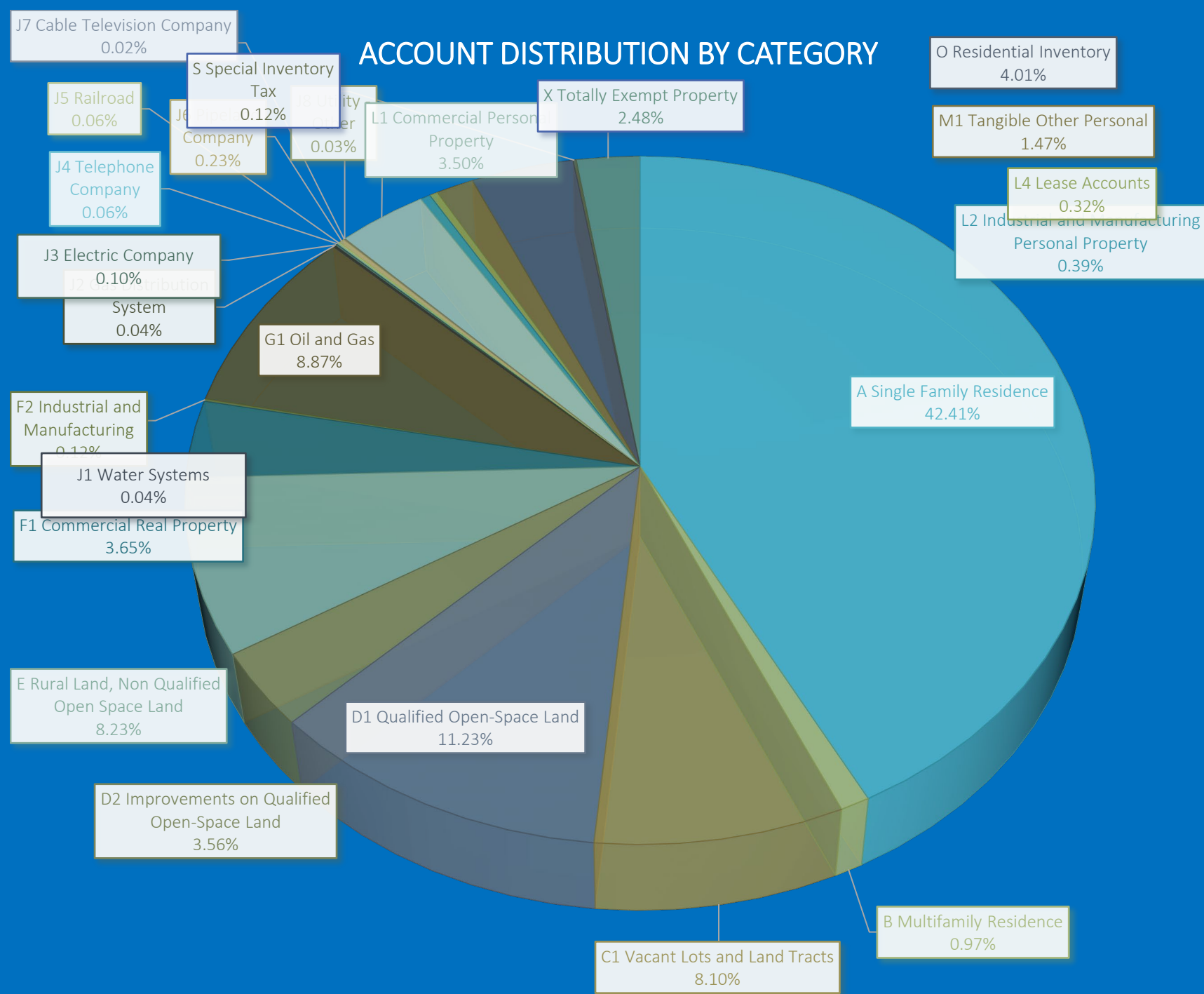
In 2026, the appraisal district appraised approximately 113,500 parcels of property with a total market value of 50,172,960,108. All appraisals are completed by the internal staff and contract appraisers with all properties in the county being inspected at least once every three years. Typical properties within the district include over 50,000 residential and more than 4,500 commercial / industrial properties.



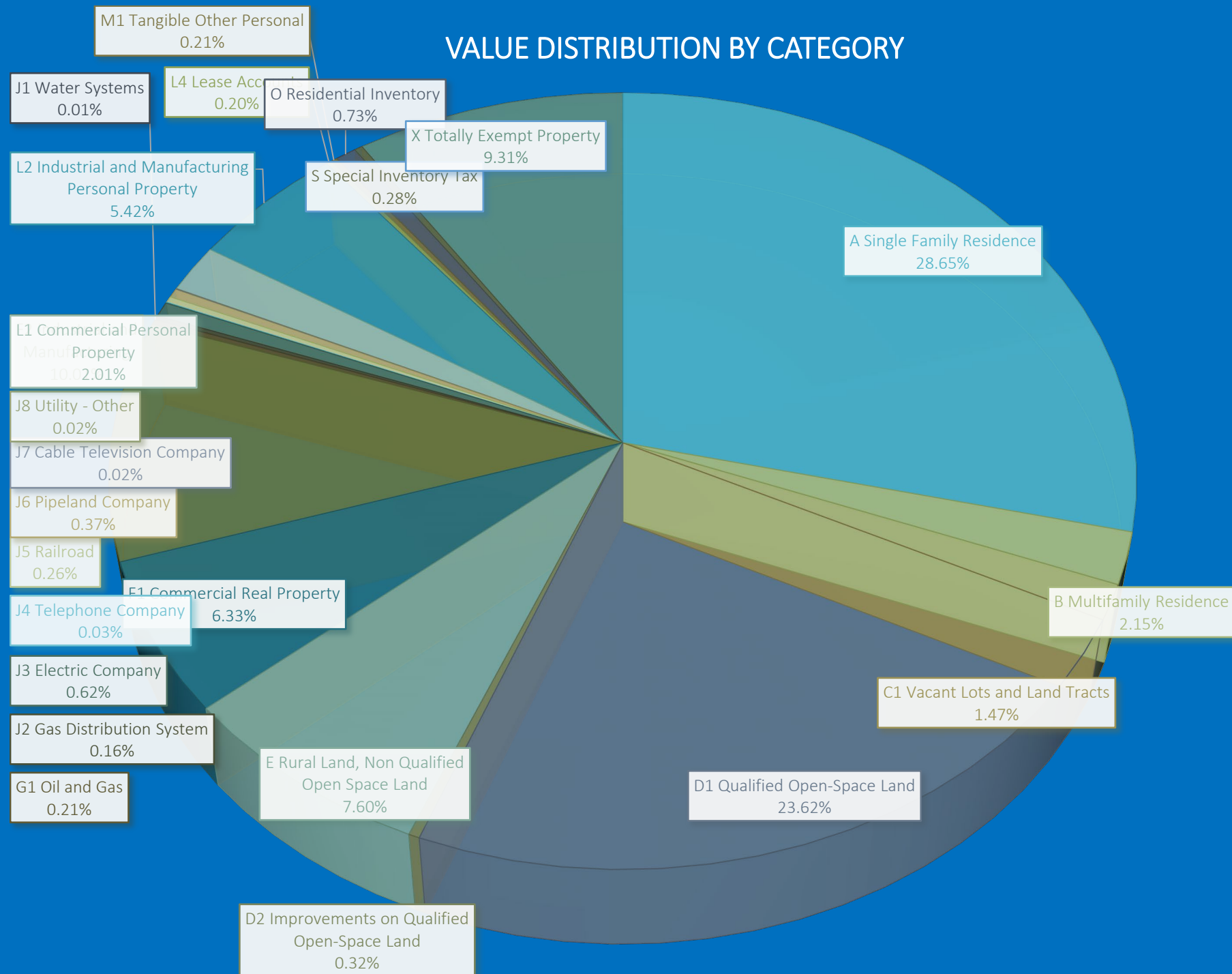
Market Value by Property Type

<u>State Code</u>	<u>Description</u>	<u>Count</u>	<u>Market Value</u>
A	Single Family Residence	52,882	\$ 14,372,162,511
B	Multifamily Residence	1,207	\$ 1,077,691,703
C1	Vacant Lots and Land Tracts	10,095	\$ 735,058,774
D1	Qualified Open-Space Land	14,005	\$ 11,853,280,865
D2	Improvements on Qualified Open-Space Land	4,437	\$ 161,925,648
E	Rural Land, Non Qualified Open Space Land	10,263	\$ 3,810,681,938
F1	Commercial Real Property	4,549	\$ 3,177,197,585
F2	Industrial and Manufacturing	150	\$ 5,022,908,669
G1	Oil and Gas	11,056	\$ 107,235,822
J1	Water Systems	46	\$ 5,564,463
J2	Gas Distribution System	45	\$ 82,502,246
J3	Electric Company	124	\$ 311,103,236
J4	Telephone Company	79	\$ 16,560,093
J5	Railroad	80	\$ 131,282,968
J6	Pipelane Company	282	\$ 185,859,033
J7	Cable Television Company	23	\$ 9,666,224
J8	Utility - Other	43	\$ 8,934,489
L1	Commercial Personal Property	4,363	\$ 1,006,918,477
L2	Industrial and Manufacturing Personal Property	489	\$ 2,718,685,605
L4	Lease Accounts	405	\$ 98,475,866
M1	Tangible Other Personal	1,828	\$ 104,894,500
O	Residential Inventory	5,006	\$ 364,450,672
S	Special Inventory Tax	151	\$ 139,997,633
X	Totally Exempt Property	3,098	\$ 4,669,921,088
	Total	124,706	\$ 50,172,960,108

ACCOUNT DISTRIBUTION BY CATEGORY



VALUE DISTRIBUTION BY CATEGORY



In November 2025, Texans approved Proposition 13 which increased the School District Residence Homestead Exemption from \$100,000 to \$140,000 for regular homesteads. Proposition 11 increased the additional exemption for Over-65 and disabled persons from \$10,000 to \$60,000. 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's 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 11.135. 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 DEADLINES: 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, the late application 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 reapply 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 11.05, after considering this application and all relevant 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

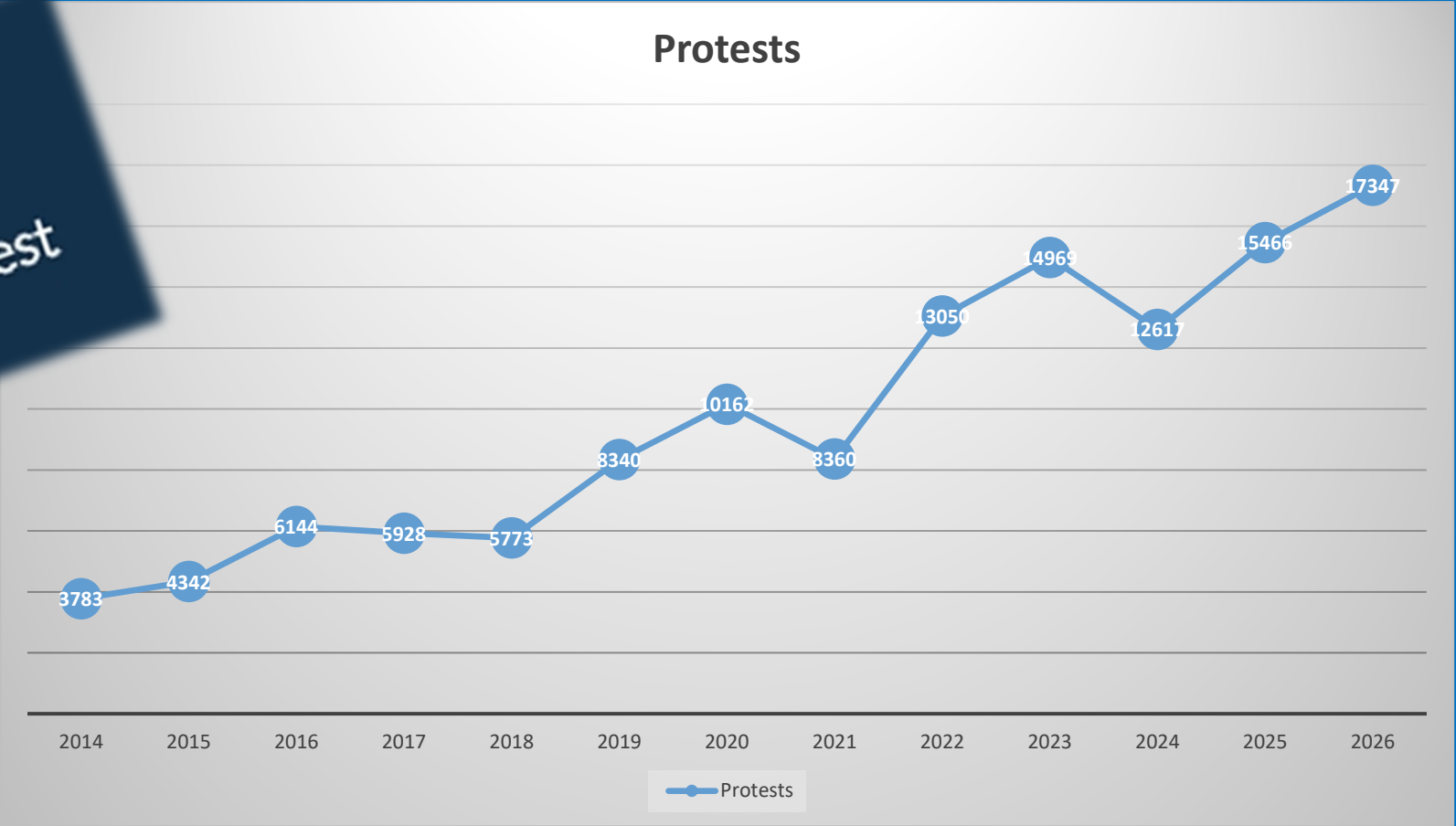
The Appraisal District is held accountable through three primary sources:

- **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.

2024 ISD SUMMARY WORKSHEET				
Sherman ISD (all splits) Grayson County				
091-Grayson/Grayson County				
091-906/Sherman ISD				
Category	Local Tax Roll Value	2024 WTD Mean Ratio	2024 PTAD Value Estimate	2024 Value
A - SINGLE-FAMILY	3,358,432,106	0.9962	3,371,242,670	
B - MULTIFAMILY	535,812,924	1.0178		
C1 - VACANT LOTS	136,077,735	N/A		
C2 - COLONIA LOTS	0			
D1 ACRES - QUALIFIED OPEN-SPACE LAND				
D2 - FARM & RANCH				
E - N/A				
				44
				36,918,223
			150,031	153,150,031
			379,389,997	390,164,673
		N/A	510,949,981	510,949,981
	17,636,187	N/A	17,636,187	17,636,187
	0	N/A	0	0
GENERAL INVENTORY	48,516,726	N/A	48,516,726	48,516,726
S - SPECIAL INVENTORY	31,140,984	N/A	31,140,984	31,140,984
Subtotal	9,526,030,217	0	9,511,423,185	9,526,030,217
Less Total Deductions	1,881,567,581	0	1,886,394,417	1,881,567,581
Total Taxable Value	7,644,462,636	0	7,625,028,768	7,644,462,636

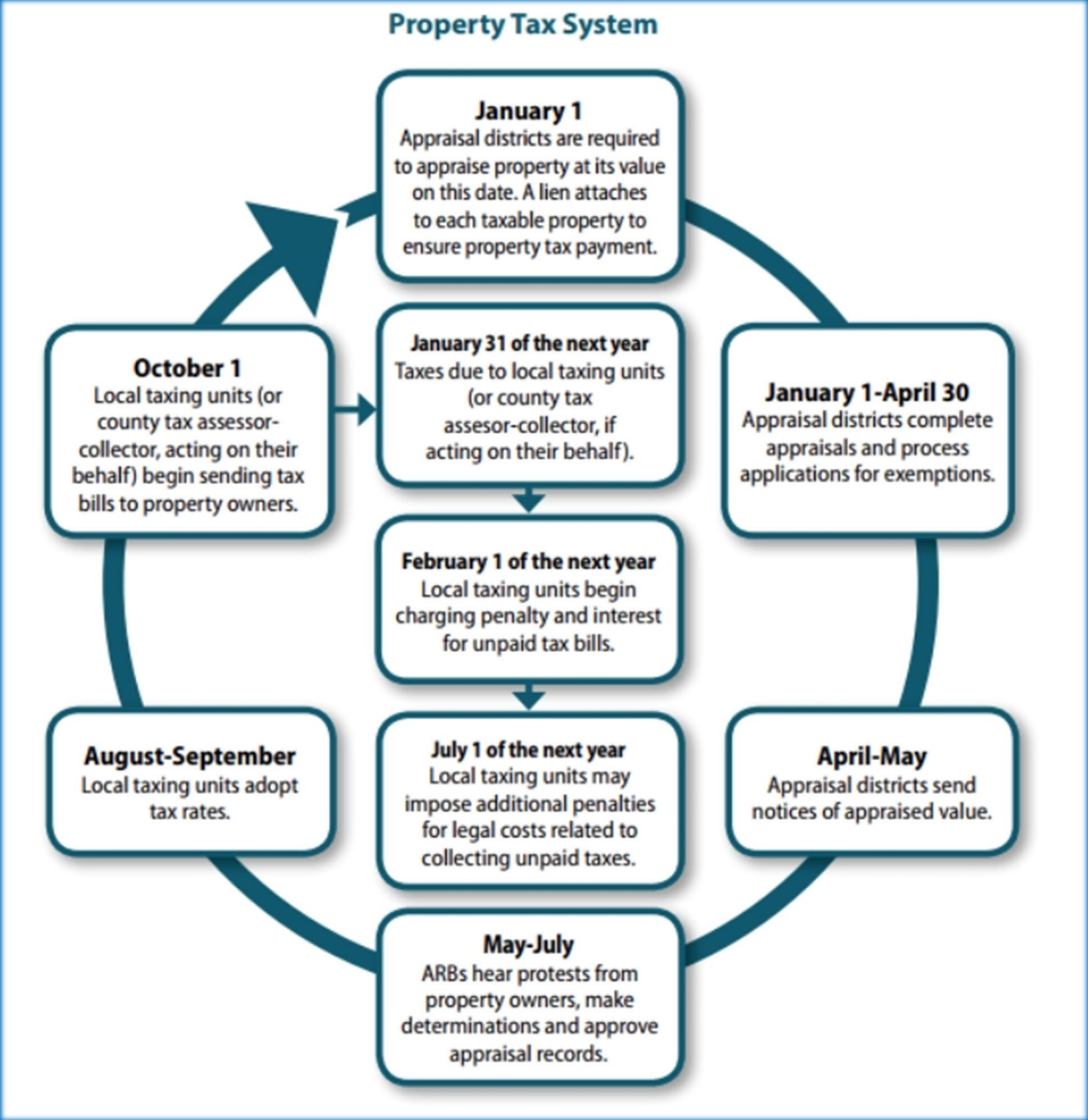


Grayson Central Appraisal District was found to be appraising property at a 100% Median Level of Appraisal by the PTAD in the most recent School District Property Value Study (2024) and scored 100% on the last MAP Review (2024-25).

Texas Comptroller of Public Accounts 2024-25 Preliminary 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 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.			
Mandatory Requirements			PASS/FAIL
Does the appraisal district board of directors, through the chief appraiser, ensure that administrative functions are followed in accordance with the Property Tax Code?			PASS
Does the appraisal district have appraisal maps?			PASS
Does the appraisal district have a recent reappraisal?			PASS
			PASS
2024-25 Final MAP Review Results are in...			
Appraisal District Ratings: Meets All – The total point score is 100 Meets – The total point score ranges from 90 to less than 100 Needs Some Improvement - The total point score ranges from 85 to less than 90 Needs Significant Improvement – The total point score ranges from 75 to less than 85 Unsatisfactory – The total point score is less than 75			
Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Questions)
Governance	17	17	100
Taxpayer Assistance	16	16	100
Operating Procedures	24	24	100
Appraisal Standards, Procedures and Methodology	28	28	100

School and Appraisal Districts' Property Value Study Findings (texas.gov)

Methods And Assistance Program (texas.gov)



YOU'VE GOT
QUESTIONS?

WE'VE GOT
ANSWERS