

El Paso Central Appraisal District 2023 Annual Report



EL PASO CENTRAL APPRAISAL DISTRICT

Dear El Paso County Citizens and Property Owners,

It is my pleasure to present the 2023 Annual Report of the El Paso Central Appraisal District. The annual report provides general information regarding new legislation affecting the District, market value, exemptions, protests and appeals, and statistics that illustrate the results of the appraisal process.

The staff of the El Paso Central Appraisal District and I, are committed to providing timely and accurate appraisal services in a manner that delivers fair and equitable treatment for all El Paso County citizens and property owners. Their hard work and dedication resulted in the timely certification of our appraised values to the taxing units. The property taxes generated from these appraisals provide an essential source of revenue to support El Paso County, its public schools, cities, and special districts.

The El Paso Central Appraisal District endeavors to be the leading government organization in the State of Texas. The goal of the District is to stand by our motto, "Professionals Putting People First." The philosophy of when treated fairly and with professionalism, the public is willing to pay their fair share to support the services provided by local government.

I thank you for taking the time to review the Annual Report and hope that you will be better informed of the laws, exemptions, and appraisal results of the El Paso Central Appraisal District.

Sincerely,

Dínah L. Kilgore, RPA

EPCAD Executive Director/Chief Appraiser

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I. INTRODUCTION

The El Paso Central Appraisal District (CAD) has prepared and published this report to provide our citizens and taxpayers with a recap of the District's achievements and results.

The 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 CAD. The Tax Code and Tax Rules are administered by the Comptroller of Public Accounts through the Property Tax Assistance Division.

A nine-member board of directors, appointed by the taxing units with voting entitlement within the boundaries of El Paso County, constitutes the CAD's governing body. The Executive Director/Chief Appraiser, appointed by the board of directors, is the chief administrator and chief executive officer of the CAD.

The CAD is responsible for local property tax appraisal and exemption administration for forty-three (43) jurisdictions or taxing units in the county. Each taxing unit, such as the county, city, school district, municipal utility district, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. CAD appraisals allocate the year's tax burden based on each taxable property's January 1 market value. We also determine eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, and charitable and religious organizations.

CAD appraises all taxable property at its "market value" as of January 1 except as otherwise provided by the Tax Code. Under the tax code Section 1.04, "market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- ◆ *exposed for sale in the open market with a reasonable time for the seller to find a purchaser;*
- ◆ *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*
- ◆ *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.*

CAD uses specific information about each property to calculate the appraised value of real estate. We compare that information with the data for similar properties, and with recent market data using computer-assisted appraisal programs, and recognized appraisal methods and techniques. The CAD follows the standards of the International Association of Assessing Officers (IAAO) regarding its mass appraisal practices and procedures and subscribes to the standards promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable. In cases where the CAD contracts for professional valuation services, the contract with the appraisal firm requires adherence to similar professional standards.

In 2012, the International Association of Assessing Officers awarded the Certificate of Excellence in Appraisal Administration (CEAA) to the El Paso Central Appraisal District. As of 2023, 59 other assessing organizations in the world have received the award. We recertified in 2018 and are working towards a new recertification in 2024 for this designation. The district now proudly displays the CEAA logo on all communications and publications.

II. COMPTROLLER PROPERTY TAX ASSISTANCE DIVISION STUDIES

El Paso Central Appraisal District Requirements and Responsibilities

The Texas Property Tax Code governs the legal, statutory, and administrative requirements of appraisal districts. A Board of Directors appointed by the taxing units constitutes the district's governing body.

The El Paso Central Appraisal District is required to determine the market value of taxable property and the prescribed equalization. Appraisal districts are required to comply with the mass appraisal standards of the national Uniform Standards of Professional Appraisal Practices. An Appraisal Review Board hears disagreements between property owners and the appraisal district about the value and/or the taxability of property.

Appraisal districts do not set tax rates, or the amount of taxes owed.

State of Texas

The Texas Comptroller's Property Tax Assistance Division closely monitors appraisal districts for their accuracy in valuing property.

In 2010, Property Tax Assistance Division began alternating, every other year, between a Property Value Study and a Methods and Assistance Program review for each central appraisal district.

Property Value Study

The Property Value Study has two functions:

- 1. Assess the median level of appraisal for an appraisal district; and*
- 2. Determine if the values are at or near market value, for school funding purposes.*

The State of Texas Comptroller's office conducts a biennial Property Value Study for each school district for state funding purposes. This study determines if the property values within a school district are at or near market value. This is done for equitable school funding. The state sends more money to those districts that are less able to raise money locally because of insufficient taxable property. Each appraisal district must have a ratio between 95% - 105%. When local values are more than 5% below state values, the school district could receive fewer state dollars because the funding formulas will use state values to calculate funding. Through a Comptroller appeals process, a school district can contest the State values. In any case, the differences in the State Comptroller and appraisal district values can be critical for school districts and the appraisal districts that serve them. Each central appraisal district reports the appraised values based on the Comptroller's Property Tax Assistance Division property classification codes by school district. It is the overall goal of El Paso Central Appraisal District to be Property Value Study compliant.

Methods and Assistance Program Review

Methods and Assistance Program reviews appraisal district governance, taxpayer assistance, operating and appraisal standards, and procedures and methodology at least once every 2 years. The Methods and Assistance Program review checks and ensures that appraisal districts are compliant with International Association of Assessing Officers standards and Property Tax Assistance Division standards.

III. LEGISLATIVE UPDATE INFORMATION

The Legislature of the State of Texas, operating under the biennial system, convenes its regular sessions every odd-numbered year. During 2023, the 88th Texas Legislature passed the following House Bills (HB), House Joint Resolutions (HJR), Senate Bills (SB), and Senate Joint Resolutions (SJR) that will affect the operations of El Paso Central Appraisal District.

HJR 2 and SB 2 (2nd CS)

Texas voters approved 13 new constitutional amendments to the Texas Constitution on November 7, 2023. Included in the amendments is HJR, Second Called Session (2nd CS), which proposes several amendments to the Texas Constitution relating to ad valorem taxes and the administration of the ad valorem tax system. SB 2 (2nd CS), the Property Tax Relief Act, is the enabling legislation for the proposed amendments. These amendments had the most impact on EPCAD's policies and procedures.

- **HJR 2 (2nd CS)**
 - *Proposing a constitutional amendment to authorize the legislature to establish a temporary limit on the maximum appraised value of real property other than a residence homestead for ad valorem tax purposes; to increase the amount of the exemption from ad valorem taxation by a school district applicable to residence homesteads; to adjust the amount of the limitation on school district ad valorem taxes imposed on the residence homesteads of the elderly or disabled to reflect increases in certain exemption amounts; to except certain appropriations to pay for ad valorem tax relief from the constitutional limitation on the rate of growth of appropriations; and to authorize the legislature to provide for a four-year term of office for a member of the governing body of certain appraisal entities.*
- **SB 2 (2nd CS)**
 - *Relates to providing property tax relief through the public school finance system, exemptions, limitations on appraisals and taxes, and property tax administration; authorizing the imposition of a fee.*

Sections of the Texas Property Tax Code (Tax Code) affected by SB 2 (2nd CS), include but are not limited to:

- Sections 6.0301.
 - *Adds this section related to the board of directors in populous counties. Provides that this section only applies to an appraisal district established in a county with a population of 75,000 or more. Tax Code Sections 6.031, related to changes in board membership or selection, 6.034, related to organization, meetings, and compensation of the board of directors, and 6.10, related to disapproval of board actions, do not apply to an appraisal district to which this section applies.*
 - *Provides that an appraisal district subject to this section is governed by a board of nine directors. Five directors are appointed by the taxing units participating in the district as prescribed by Tax Code Section 6.03. Three directors are elected by a majority vote at the general election for state and county officers. The county assessor-collector serves as an ex officio director. The $\frac{3}{4}$ Rule is eliminated for populous counties.*
 - *Establishes eligibility requirements. To be eligible to serve on the board of directors, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date the individual takes office. An individual who is otherwise eligible to serve on the board is not ineligible because of membership on the governing body of a taxing unit. An employee of a taxing unit that participates in the appraisal district is not eligible to serve unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.*
 - *Provides that members of the board of directors that are appointed by the taxing unit serve staggered four-year terms beginning on January 1 of every other even-numbered year. Elected members serve staggered four-year terms beginning on January 1 of every other odd-numbered year.*
 - *Provides that a vacancy created for an appointed director will be filled in the same manner as provided by Tax Code Section 6.03. A person appointed to fill a vacancy in an elected position must meet the qualifications required of a director elected at a general election.*

- *Effective July 1, 2024.*
- Sections 6.032.
 - *Adds this section to provide for the ballot procedures for elected directors. Election Code Chapter 144 applies to candidates for an elective position on an appraisal district board of directors, unless otherwise provided by this section.*
 - *Effective Oct. 12, 2023*
- Section 6.052.
 - *Amends subsection (f) to provide that the taxpayer liaison officer is responsible for providing clerical assistance to the applicable appointing authority, rather than the local administrative district judge, in the selection of appraisal review board members.*
 - *Effective July 1, 2024.*
- Section 6.41.
 - *Provides that ARB members will be appointed by the board of directors in counties with a population of 75,000 or more (the local administrative judge will appoint ARB members in districts where Section 6.03 still applies). Appointments to the ARB by the board of directors must be by majority vote with at least two members of the majority being elected members of the board of directors. They will also appoint the ARB chair and secretary.*
 - *Effective July 1, 2024.*
- Section 11.13.
 - *Increases the residence homestead exemption for school districts from \$40,000 to \$100,000. Adds subsection (n-1) to prohibit the governing body of a school district, municipality, or county from reducing or repealing a local option homestead exemption that was adopted for the 2022 tax year. The prohibition expires on Dec. 31, 2027.*
 - *Effective on the date of the official canvas showing adoption of HJR 2 (2nd CS) and applies beginning with the 2023 tax year.*

- Section 11.26.
 - *Repeals subsections (a-1), (a-2), and (a-3), relating to the adjustment to the tax limitation to account for changes to the school finance system that went into effect in 2007. Amends subsection (a-10) to provide for an automatic tax limitation adjustment for increases to the residence homestead exemption or the exemption for individuals 65 years of age or older or disabled. Adds subsections (a-11) and (a-12) to provide an adjustment to the tax limitation for the increase in the residence homestead exemption from \$40,000 to \$100,000 as well as the prior increase from \$25,000 to \$40,000. Amends subsection (o) to strike language related to a repealed provision.*
 - *Effective on the date of the official canvas showing adoption of HJR 2 (2nd CS) and applies beginning with the 2023 tax year.*
 - *Repeals subsections (a-5), (a-6), (a-7), (a-8), and (a-9), relating to the adjustment to the tax limitation to account for school district tax rate compression in tax years 2019 through 2022.*
 - *Effective Jan. 1, 2025.*
- Section 23.231.
 - *Add this section to provide a circuit breaker limitation on the appraised value of real property. Defines “consumer price index,” “disaster recovery program,” and “new improvement” for purposes of this section. This section applies only to real property with an appraised value of not more than \$5 million in 2024; requires the Comptroller to adjust the value threshold annually by the percentage increase or decrease during the preceding state fiscal year in the consumer price index rounded to the nearest \$10,000. The amount in effect for a tax year is required to be published as soon as practicable after January 1 of each tax year. The limitation does not apply to residence homestead property or property receiving special appraisal under Subchapters C, D, E, F, G, or H.*

- *Provides that an appraisal office may increase the appraised value of qualified real property for a tax year to an amount not to exceed the lesser of the market value of the property for the most recent tax year that the market value was determined or the sum of 20 percent of the appraised value of the property for the preceding tax year, the appraised value of the property for the preceding tax year, and the market value of all new improvements to the property. The chief appraiser is required to appraise the property at market value and include both the market value and the value as determined under the circuit breaker limitation in the appraisal records.*
- *The circuit breaker limitation takes effect as to a parcel of real property on January 1 of the tax year following the first tax year in which the owner owns the property on January 1. The limitation expires on January 1 of the tax year following the tax year in which the owner ceases to own the property. A person who acquired real property before the 2023 tax year is considered to have acquired the property on Jan. 1, 2023.*
- *The circuit breaker limitation expires on Dec. 31, 2026.*
 - *Effective Jan. 1, 2024, and applies only to the appraisal of real property for a tax year that begins on or after the effective date.*
- Section 25.19.
 - *Amends subsections (b) and (g) to require the notice of appraised value and the notice of reappraisal, ownership change, or by request to include a statement of whether the property qualifies for the circuit breaker limitation on appraised value as provided by Tax Code Section 23.231.*
 - *Effective Jan. 1, 2024.*
 - *Amends subsections (b) and (g) to strike references to the circuit breaker limitation on appraised value under Tax Code Section 23.231.*
 - *Effective Jan. 1, 2027.*

- Section 41.41.
 - *Amends subsection (a) to authorize a property owner to file a protest before the appraisal review board related to a determination that the owner's property does not qualify for the circuit breaker limitation on appraised value under Tax Code Section 23.231.*
 - *Effective Jan. 1, 2024, and applies only to the appraisal of real property for a tax year that begins on or after the effective date.*
 - *Amends subsection (a) to remove the ability of a property owner to file a protest before the appraisal review board related to a determination that the owner's property does not qualify for the circuit breaker limitation on appraised value under Tax Code Section 23.231*
 - *Effective Jan. 1, 2027.*
- Section 42.26.
 - *Amends subsection (d) to add a reference to the circuit breaker limitation under Tax Code Section 23.231 as it relates to the use of market value in an appeal on unequal appraisal.*
 - *Effective Jan. 1, 2024.*
 - *Amends subsection (d) to remove a reference to the circuit breaker limitation under Tax Code Section 23.231 as it relates to the use of market value in an appeal on unequal appraisal.*
 - *Effective Jan. 1, 2027.*

In addition, the following bills were also enacted:

BILL NUMBER	DESCRIPTION	EFFECTIVE DATE
HB 5	Relating to agreements authorizing a limitation on taxable value of certain property to provide for the creation of jobs and the generation of state and local tax revenue; authorizing fees; authorizing penalties.	1/1/2024
HB 260	Relating to the calculation of net to land in the appraisal of open-space land for ad valorem tax purposes. Addresses the issues with chronic wasting disease (CWD).	1/1/2024
HB 456	Relating to an exemption from ad valorem taxation of certain interests in a mineral in place owned by certain charitable organizations.	1/1/2024
HB 796	Relating to the creation and maintenance by an appraisal district of a publicly available Internet database of information regarding protest hearings conducted by the appraisal review board established for the district.	1/1/2024
HB 915	Relating to a requirement that employers post notice of certain information regarding reporting instances of workplace violence or suspicious activity.	9/1/2023
HB 1228	Relating to the delivery of certain information under the Property Tax Code.	1/1/2024
HB 1285	Relating to the training and duties of a taxpayer liaison officer for an appraisal district.	1/1/2024
HB 1911, SB 617, SB 870, SB 1525	Relating to the confidentiality of certain home address information in ad valorem tax appraisal records.	HB 1911 (6/9/2023), SB 617 (5/19/2023), SB 870 (9/1/2023), SB 1525 (6/18/23)
HB 2121	Relating to the form of a rendition statement or property report used to render property for ad valorem tax purposes.	1/1/2024
HB 2354	Ownership of the land is not considered to have changed if ownership of the land is transferred from former owner to the surviving spouse of the former owner.	1/1/2024
HB 2488	Relating to the burden of proof in certain ad valorem tax appeals.	9/1/2023
HB 3207	Relating to the composition of the agricultural advisory board of an appraisal district.	9/1/2023
HB 3273	Relating to public notice of the availability on the Internet of property-tax-related information.	1/1/2024
HB 4077	Makes clear that a person receiving a general homestead exemption who turns 65 automatically gets the over 65 exemption without application.	1/1/2024
HB 4101	Relating to the matters that may be the subject of limited binding arbitration to compel compliance with procedural requirements related to protests before appraisal review boards.	1/1/2024
HB 4559	Relating to the application of statutes that classify political subdivisions according to population.	9/1/2023
HB 4645	Relating to the exemption from ad valorem taxation of certain property used to provide low-income or moderate-income housing.	1/1/2024

BILL NUMBER	DESCRIPTION	EFFECTIVE DATE
SB 232	Relating to the removal from office of an officer of a political subdivision for commission of certain criminal offenses.	9/1/2023
SB 271	Relating to state agency and local government security incident procedures.	9/1/2023
SB 719	Relating to an exemption from ad valorem taxation of property owned by a charitable organization that provides services related to the placement of a child in a foster or adoptive home.	1/1/2024
SB 1145	Relating to a local option exemption from ad valorem taxation by a county or municipality of all or part of the appraised value of real property used to operate a child-care facility. (Proposed by the constitutional amendment, SJR 64, which was approved by voters on November 7, 2023)	1/1/2024
SB 1191	Relating to late applications for the appraisal of land for ad valorem tax purposes as qualified open-space land following the death of the owner of the land.	9/1/2023
SB 1340	Relating to the local development agreement database maintained by the comptroller of public accounts.	1/1/2024
SB 1381	Relating to the eligibility of the surviving spouse of an elderly person who qualified for a local option exemption from ad valorem taxation by a taxing unit of a portion of the appraised value of the deceased person's residence homestead to continue to receive an exemption for the same property from the same taxing unit in an amount equal to that of the exemption for which the deceased person qualified without applying for the exemption.	1/1/2024
SB 1801	Relating to a requirement that each appraisal district periodically confirm that recipients of residence homestead exemptions qualify for those exemptions.	9/1/2023
SB 2289	Relating to the exemption from ad valorem taxation of equipment or inventory held by a manufacturer of medical or biomedical products to protect the Texas healthcare network and strengthen our medical supply chain. (Proposed by the constitutional amendment, SJR 87, which was approved by voters on November 7, 2023)	1/1/2024
SB 2355	Relating to the appeal of certain ad valorem tax determinations through binding arbitration.	1/1/2024

***Source: Texas Property Tax Law Changes, July 2023, Perdue Brandon Fielder Collins & Mott LLP Legislative Update SB2, 88th Legislative 2nd Session, LegiScan.com**

Note: This document does not list every bill included in the 88th Texas Legislature and the information is subject to change. It is solely provided as an informational resource.

IV. TEXAS PROPERTY CLASSIFICATION

The state utilizes the following property classifications to provide a standardized system of reporting property types:

Category	Property Type	Description
A	Real Property: Single-family Residential	House, condominiums, and mobile homes located on land owned by the occupant.
B	Real Property: Multifamily Residential	Residential structures containing two or more dwelling units belonging to one owner. Includes apartments, but not motels or hotels
C1	Real Property: Vacant Lots and Tracts	Vacant land parcels typically most suited for use as a building site. They are usually located within or adjacent to cities with no minimum or maximum size requirements and do not have the potential to qualify for agricultural use.
C2	Real Property: Colonial Lots and Tracts	Colonia lots are housing developments along the border region that lack basic services such as drinking water, sewage treatment and paved roads.
D1	Real Property: Qualified Open-space Land	All acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1-d or 1- d-1, and Tax Code Chapter 23, Subchapters C, D, E and H.
D2	Real Property: Farm and Ranch Improvements on Qualified Open-space Land	Improvements, other than residences, associated with land reported as Category D1. These improvements include all barns, sheds, silos, garages and other improvements associated with farming or ranching.
E	Real Property: Rural Land, not Qualified for Open-space Appraisal, and Residential Improvements	Includes only rural land that is not qualified for productivity valuation and the improvements on that land, including residences. Appraisal districts may report any size tract in Category E.
F1	Real Property: Commercial	Land and improvements devoted to sales, entertainment, or services to the public. Does not include utility property, which is included in Category J.
F2	Real Property: Industrial	Land and improvements devoted to the development, manufacturing, fabrication, processing or storage of a product, except for utility property included in Category J.
G	Real Property: Oil and Gas, Minerals and Other Subsurface Interests	Producing and non-producing wells, all other minerals and mineral interests and equipment used to bring the oil and gas to the surface, not including surface rights.
H1	Tangible Personal Property: Personal Vehicles, Not Used for Business Purposes	Privately owned automobiles, motorcycles and light trucks not used to produce income
H2	Tangible Personal Property: Goods in Transit	Personal property stored under a contract of bailment by a public warehouse operator and identified according to the provisions of Tax Code Section 11.253.
J	Real and Personal Property: Utilities	All real and tangible personal property of utility companies and co-ops (railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TV companies and other utility companies).
L1	Personal Property: Commercial	All tangible personal property used by a commercial business to produce income, including fixtures, equipment, and inventory.
L2	Personal Property: Industrial and Manufacturing	All tangible personal property used by an industrial business to produce income, including fixtures, equipment, and inventory.

Category	Property Type	Description
M	Mobile Homes and Other Tangible Personal Property	Taxable personal property not included in other categories, such as mobile homes on land owned by someone else. It also may include privately owned aircraft, boats, travel trailers, motor homes, and mobile homes on rented or leased land
N	Intangible Personal Property	All taxable intangible property not otherwise classified.
O	Real Property: Residential Inventory	Residential real property inventory held for sale and appraised as provided by Tax Code, 23.12.
S	Special Inventory	Certain property inventories of businesses that provide items for sale to the public. State law requires the appraisal district to appraise these inventory items based on the business' total annual sales in the prior tax year. Category S properties include dealers' motor vehicle inventory, dealers' heavy equipment inventory, dealers' vessel and outboard motor inventory and retail manufactured housing inventory.
X	Exempt Property	Exempt property must have the qualifications found in law, mainly the Tax Code. Owners of certain exempt properties need not file applications: Public Property (Section 11.11), Implements of Husbandry (Section 11.161), Family Supplies (Section 11.15), and Farm Products (Section 11.16). Other exemptions have local option provisions for taxation (Sections 11.111, 11.14, 11.24, 11.251, 11.252, 11.253, and 11.32). Yet other exemptions are partial, such as residence homestead exemptions and organizations constructing or rehabilitation low-income housing. Businesses operating in a foreign trade zone usually seek tax-exempt status for their inventory (imported goods) through renditions.

**Source: Texas Property Tax Assistance Property Classification Guide, January 2022*

V. EPCAD PARCEL SUMMARY

The following chart represents the number of accounts and market value of each category.

2023 Parcel Summary & Market Value		
Category	Parcel Count	2023 Market Value
A	234,743	48,532,398,990
B	8,306	3,103,000,356
C1	12,937	782,469,327
C2	96,515	16,022,832
D1	2,508	260,538,086
D2	109	10,586,330
E	7,796	400,478,368
F1	11,595	10,640,366,270
F2	237	1,334,188,784
G3	3	11,673
H1	42	135,965,599
J	746	1,116,549,652
L1	25,781	6,071,240,622
L2	323	2,687,769,806
M	16,336	230,676,914
O	7,963	528,258,776
S	774	271,045,792
X	14,067	6,660,290,516
TOTAL	440,781	82,781,858,693

VI. EPCAD 2023 NEW VALUE

Each year CAD discovers new value in the form of new construction, value from partially completed new construction in the prior year, additions to existing properties and omitted properties. The following is a recap of the new value added to the roll in 2023:

2023 New Value			
Category	Actual Count	New Market Value	New Taxable Value
A	4,311	725,138,431	720,888,416
B	84	99,625,903	58,920,195
D2	2	36,593	36,593
E	26	4,546,293	4,368,250
F1	259	396,192,901	370,456,524
F2	1	1,756,168	1,756,168
L1	18	3,977,001	3,806,063
M	393	11,196,858	11,176,757
O	1,787	333,718,788	329,178,629
Total	6,881	1,576,188,936	1,500,587,595

VII. TEXAS PROPERTY TAX EXEMPTIONS

The state requires taxing units to offer certain mandatory exemptions and allow them to have the option to decide locally on whether or not to offer others (local option). The CAD, to ensure compliance with the Texas Property Tax Code, applies exemptions diligently. There are no fees to apply for exemptions and our staff is available to assist property owners with their applications. Generally, applications and required documentation are due no later than April 30 of the year for which the exemption is requested. The information below details residence homestead exemptions pursuant to Tax Code Sections 11.13, 11.131, 11.132, 11.133, 11.134 and 11.432 which only apply to property that you own and occupy as your principal place of residence.

<https://comptroller.texas.gov/taxes/property-tax/exemptions/>

1. General Residence Homestead Exemption (Tax Code Section 11.13(a) and (b)):

A property owner who acquires property after Jan. 1 may receive the residence homestead exemption for the applicable portion of that tax year immediately on qualification of the exemption if the previous owner did not receive the same exemption for the tax year. The property owner must occupy the property as the owner's primary residence and the residence homestead exemption cannot be claimed by the property owner on any other property.

2. Disabled Person Exemption (Tax Code Section 11.13(c) and (d)):

Persons under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance. Property owners not 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 interest in the homestead. An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units.

3. Age 65 or Older Exemption (Tax Code Section 11.13(c) and (d)):

This exemption is effective Jan. 1 of the tax year in which the property owner becomes age 65. Property owners not 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 interest in the homestead. An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units.

4. Surviving Spouse of an Individual Who Qualified for Age 65 or Older Exemption

(Tax Code Section 11.13(q)):

Surviving spouse of person who qualified for the age 65 or older exemption may receive this exemption if the surviving spouse was 55 years of age or older when the qualifying spouse died. The property must have been the surviving spouse's residence homestead at the time of death and remain the surviving spouse's residence homestead. This exemption cannot be combined with an exemption under 11.13(d).

5. 100 Percent Disabled Veterans Exemption (Tax Code Section 11.131 (b)):

Property owner who has been awarded a 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or individual unemployability from the U.S. Department of Veterans Affairs or its successor. Documentation must be provided to support this exemption request.

6. Surviving Spouse of a Disabled Veteran Who Qualified or Would Have Qualified for the 100 Percent Disabled Veteran's Exemption (Tax Code Section 11.131 (c) and (d)):

Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.131 (b) at the time of his or her death or would have qualified for the exemption if the exemption had been in effect on the date the disabled veteran died) who has not remarried since the death of the veteran. The property must have been the surviving spouse's residence homestead at the time of the veteran's death and remain the surviving spouse's residence homestead.

7. Donated Residence Homestead of Partially Disabled Veteran

(Tax Code Section 11.132 (b)):

A disabled veteran with a disability rating of less than 100 percent with a residence homestead donated by a charitable organization at no cost to you or at some cost that is not more than 50 percent of the good faith estimate of the market value of the residence homestead as of the date the donation is made. Documentation must be provided to support this exemption request.

8. Surviving Spouse of a Disabled Veteran Who Qualified for the Donated Residence Homestead Exemption (Tax Code Section 11.132 (c) and (d)):

Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.132 (b) at the time of his or her death) who has not remarried since the death of the disabled veteran and maintains the property as his or her residence homestead.

9. Surviving Spouse of a Member of Armed Services Killed in Line of Duty (Tax Code Section 11.133 (b) and (c)):

Surviving spouse of a U.S. armed services member who is killed or fatally injured in the line of duty who has not remarried since the death of the service member. Documentation must be provided to support this exemption request.

10. Surviving Spouse of a First Responder Killed in the Line of Duty (Tax Code Section 11.134):

Surviving spouse of a first responder who is killed or fatally injured in the line of duty who has not remarried since the death of the first responder. Documentation must be provided to support this exemption request.

As previously stated, the law mandates some exceptions and allows certain entities to increase those exemptions or in some cases, not offer the exemption at all. The information below explains the exemption details for El Paso County, followed by a chart summarizing the exemptions by entity.

1. *Under law, all entities collecting a tax must grant disabled veteran's exemptions as follows:*

Disability Rating	Exemption Amount Up To
10% to 29%	\$5,000 from the property's value
30% to 49%	\$7,500 from the property's value
50% to 69%	\$10,000 from the property's value
70% to 100%	\$12,000 from the property's value

Note: *The exemption amount described above may be applied to any one property the disabled veteran owns. For 100 percent disabled veteran residence homestead exemption, refer to Subsection IV below.*

- i. *A disabled veteran may also qualify for an exemption of \$12,000 of the assessed value of the property if the veteran:*
 1. *is 65 years of age or older and has a disability rating of at least 10 percent;*
 2. *is totally blind in one or both eyes; or*
 3. *has lost use of one or more limbs.*
- ii. *Surviving spouse and minor children of a disabled veteran are entitled to an aggregate exemption equal to what the disabled veteran was entitled to when the disabled veteran died.*
- iii. *Surviving spouse and surviving minor children of a member of the U.S. armed forces who dies while on active duty = \$5,000*

- iv. *A disabled veteran who receives from the United States Department of Veterans Affairs or its successor 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or individual unemployability is entitled to an exemption from taxation of the total appraised value of the veteran's residence homestead.*
 - v. *A surviving spouse of a disabled veteran who qualified for an exemption from taxation under item (v) is entitled to an exemption of the total appraised value of the same property to which the disabled veteran's exemption applied based on qualifications.*
2. *The mandatory exemptions are:*
- i. *Disabled Veterans and First Responder Surviving Spouse for all entities; and*
 - ii. *School Homestead, Over-65 or disabled persons for all school districts.*
- All other exemptions are optional and granted individually by the governing body of the entity.*
- 3. *Persons receiving a disabled veteran's exemption may also receive the Over-65 exemption or the social security/medical disability exemption.*
 - 4. *All school districts are required to grant a minimum of \$100,000 residence homestead exemption and an additional \$10,000 for an adult who is disabled or is 65 or older.*
 - 5. *Taxpayers 65 and over may receive the Over-65 exemption or the Social Security/medical disability exemption, but not both (qualifies for the school tax freeze).*
 - 6. *No entity in El Paso County currently grants a local option tax limitation (freeze).*

Chart summarizing the exemptions by entity for El Paso County.

ENTITIES	OVER 65	OPTIONAL RESIDENTIAL	SCHOOL HOMESTEAD	SOCIAL SECURITY	FIRST RESPONDERS	DISABLED VETERAN	GOODS-IN- TRANSIT	FREEPOR T EXEMPTION
ANTHONY I.S.D.	10,000	-	100,000	10,000	YES	YES	NO	YES
CANUTILLO I.S.D.	10,000	-	100,000	10,000	YES	YES	NO	YES
CITY OF EL PASO	42,500	5,000	-	42,500	YES	YES	NO	YES
CITY OF SAN ELIZARIO	-	-	-	-	YES	YES	YES	YES
CITY OF SOCORRO	5,000	-	-	-	YES	YES	YES	YES
CLINT I.S.D.	10,000	-	100,000	10,000	YES	YES	NO	YES
EL PASO COUNTY	20,000	5,000	-	20,000	YES	YES	NO	YES
EL PASO I.S.D.	10,000	-	100,000	10,000	YES	YES	NO	YES
EMGCY SRVC #1	-	-	-	-	YES	YES	NO	YES
EMGCY SRVC #2	-	-	-	-	YES	YES	NO	YES
EP COUNTY TORNILLO WTR DIST	-	-	-	-	YES	YES	NO	YES
EP COUNTY WC & ID #4	3,000	-	-	3,000	YES	YES	NO	YES
EPCC	10,000	-	-	10,000	YES	YES	NO	YES
FABENS I.S.D.	10,000	-	100,000	10,000	YES	YES	NO	YES
HCNDS DEL NRTE WD	-	-	-	-	YES	YES	YES	YES
HMUD HUNT COMMUNITIES DA	-	-	-	-	YES	YES	NO	YES
HMUD HUNT PROPERTIES DA	-	-	-	-	YES	YES	NO	YES
HMUD RANCHO DESIERTO BELLO DA	-	-	-	-	YES	YES	NO	YES
HMUD RAVENNA DA	-	-	-	-	YES	YES	NO	YES
HMUD SUMMER SKY N DA	-	-	-	-	YES	YES	NO	YES
HORIZON CITY	-	-	-	-	YES	YES	YES	YES
HORIZON MUD	-	-	-	-	YES	YES	NO	YES
LWR VALLEY WTR D	5,000	-	-	5,000	YES	YES	NO	YES
MUNICIPAL MANAGEMENT DISTRICT #1	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #1	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #10	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #11	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #2	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #3	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #4	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #5	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #6	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #7	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #8	-	-	-	-	YES	YES	YES	YES
PASEO DEL ESTE MUD #9	-	-	-	-	YES	YES	YES	YES
SAN ELIZARIO I.S.D.	10,000	-	100,000	10,000	YES	YES	YES	NO
SOCORRO I.S.D.	10,000	-	100,000	10,000	YES	YES	NO	YES
TORNILLO I.S.D.	10,000	-	100,000	10,000	YES	YES	NO	NO
TOWN OF ANTHONY	3,000	-	-	-	YES	YES	NO	YES
TOWN OF CLINT	-	-	-	-	YES	YES	YES	YES
UNIV MED CTR	-	-	-	-	YES	YES	NO	YES
VILLAGE OF VINTON	3,000	-	-	3,000	YES	YES	YES	YES
YSLETA I.S.D.	10,000	0.2	100,000	10,000	YES	YES	NO	YES

VIII. EPCAD FULL AND PARTIAL EXEMPT PROPERTIES

2023 Fully Exempt Properties		
Category	Parcel Count	2023 Market Value
A	108	17,752,915
B	3	697,665
C1	320	124,438,033
C2	28	187,863
E	41	3,036,802
F1	17	11,515,420
F2	1	24,374
J	1	1,089,720
L1	1,008	69,568,455
L2	1	978,900
M	5	111,112
O	10	568,194
X	14,057	6,639,400,644
Totals	15,600	6,869,370,097

2023 Partial Exempt Properties		
Category	Parcel Count	2023 MARKET VALUE
A	234,636	48,517,606,175
B	8,303	3,102,754,922
C1	12,617	658,048,614
C2	96,487	15,834,969
D1	2,508	260,565,419
D2	109	10,586,330
E	7,760	397,589,622
F1	11,581	10,641,762,283
F2	236	1,334,164,410
G	3	11,673
H1	42	141,370,875
J	745	1,115,459,932
L1	24,756	5,997,161,721
L2	322	2,686,790,906
M	16,331	230,565,454
O	7,953	527,690,582
S	774	271,045,792
X	10	20,889,872
TOTAL	425,173	75,929,899,551

IX. HEARINGS AND APPEALS

Each year the District mails out Notices of Appraised Value to property owners. Property owners can appeal those values without charge either electronically or in person. They may meet with an appraiser to resolve the difference in opinion of value, or they may have a hearing with the Appraisal Review Board (ARB). The ARB is a collection of citizens of the County, selected by the Administrative District Judge to serve a two-year term to hear protests by property owners. In a reappraisal year, the number of protests and hearings is higher than a non-reappraisal year. The following are the statistics for the 2023 protest and hearing cycle:

2023 Hearing and Appeals Statistics	
Protest Reason	# of Protests
1. Value over market	39,494
2. Value unequal compared to other properties	38,529
3. Both- value over market and unequal compared to other properties	38,402
4. Exemption was denied	3,118
5. Other	12,287
6. Total protests filed	41,154
Informal Hearings	Total
7. Number of protests resolved (Informal)	16,656
8. Number of protests resolved with value reduction (Informal)	14,237
9. Total value reduction (Informal)	\$ (1,123,002,248)
10. Average value reduction (Informal)	Calculate #9 Divided by #8
ARB Formal Hearings	Total
11. Number of protests heard (Formal)	9,116
12. Number of property owners who did not follow up before the ARB	5,264
13. Number of protests resolved with value reduction (Formal)	5,692
14. Total value reduction (Formal)	\$ (816,484,050)
15. Average value reduction (Formal)	Calculate #14 Divided by #13

X. RATIO STUDY STATISTICAL DEFINITIONS

A ratio study is a study of the relationship between appraised or assessed values and market values. It is the primary tool for measuring mass appraisal performance. The ratios are calculated by dividing the appraised value by their respective sales prices. Of common interest in ratio studies, are the level and uniformity of the appraisals or assessments.

One of three measures of central tendency measures level of appraisal:

1. **Median** - *the middle ratio when ratios are arrayed in order of magnitude.*
2. **Mean** - *the average ratio, found by summing the ratios and dividing by the number of ratios.*
3. **Weighted mean** - *found by dividing the sum of all appraised values by the sum of all sales prices.*

Uniformity is measured within groups and among groups of properties. By comparing measures of appraisal level calculated for each group, uniformity can be determined. One of six statistical formulations measures uniformity:

1. **Range** - *the difference between the lowest and highest ratios.*
2. **Average Absolute Deviation** - *the average difference between each ratio and the median ratio.*
3. **Coefficient of Dispersion (COD)** - *the average absolute deviation divided by the median ratio times 100.*
4. **Standard Deviation** - *A statistic calculated by subtracting the mean from each value, squaring the remainders, adding these squares, dividing by the sample size less 1, and taking the square root of the result.*
5. **Coefficient of Variation (COV)** - *the standard deviation expressed as a percentage of the mean.*
6. **Price-related differential (PRD)** - *a statistic for measuring assessment regressively or progressivity and calculated by dividing the mean by the weighted mean.*

XI. RATIO STUDIES

CAD routinely runs ratio studies to examine performance. The following are the results of ratio studies by school district and by residential classification, from the lowest R1 to the highest R6:

RATIO STUDIES SUMMARY										
SINGLE FAMILY EXISTING AND NEW CONSTRUCTION PROPERTIES										
SALES DATES 01/01/2022 TO 02/28/2023										
	COUNT	AVG ABS DEV.	MEDIAN	COD	STANDARD DEV	PRD	WT MEAN	AVG MEAN	MAX RATIO	MIN RATIO
ALL ISDs										
ALL ISDs	6474	0.0764	1.0143	7.5321	0.0953	1.0087	1.0167	1.0255	1.5376	0.6892
ANTHONY ISD										
ALL	19	0.0411	1.0578	3.8894	0.0518	1.0033	1.0555	1.0591	1.1511	0.9891
R3	19	0.0411	1.0578	3.8894	0.0518	1.0033	1.0555	1.0591	1.1511	0.9891
CANUTILLO ISD										
ALL	385	0.0708	1.0013	7.0687	0.0909	1.0107	1.0049	1.0156	1.2561	0.6892
R2	1	0.0000	1.1967	0.0000	0.0000	1.0000	1.1967	1.1967	1.1967	1.1967
R3	149	0.0687	1.0096	6.8024	0.0869	1.0053	1.0122	1.0176	1.2441	0.8497
R4	233	0.0708	1.0000	7.0830	0.0924	1.0130	0.9995	1.0125	1.2561	0.6892
R5	2	0.0192	1.1446	1.6731	0.0271	0.9954	1.1498	1.1446	1.1637	1.1254
CLINT ISD										
ALL	253	0.0772	1.0302	7.4944	0.0954	1.0039	1.0388	1.0428	1.2466	0.8148
R2	8	0.1026	1.0187	10.0737	0.1223	0.9735	1.0723	1.0438	1.2145	0.9058
R3	233	0.0750	1.0270	7.3039	0.0937	1.0071	1.0325	1.0398	1.2466	0.8148
R4	11	0.0823	1.0919	7.5408	0.1035	1.0123	1.0923	1.1057	1.2402	0.9291
R5	1	0.0000	1.0404	0.0000	0.0000	1.0000	1.0404	1.0404	1.0404	1.0404
EL PASO ISD										
ALL	1663	0.0806	0.9941	8.1093	0.1019	1.0147	0.9896	1.0042	1.5376	0.6980
R2	3	0.1025	0.9875	10.3766	0.1662	1.0301	1.0297	1.0607	1.2509	0.9435
R3	1125	0.0809	0.9995	8.0897	0.1010	1.0086	1.0010	1.0096	1.5376	0.7545
R4	477	0.0790	0.9904	7.9724	0.1017	1.0145	0.9805	0.9947	1.2581	0.6980
R5	50	0.0718	0.9651	7.4388	0.0948	1.0045	0.9626	0.9669	1.2402	0.7741
R6	8	0.1338	1.0174	13.1499	0.1708	1.0189	1.0035	1.0225	1.2592	0.8040
FABENS ISD										
ALL	6	0.0512	1.0597	4.8353	0.0625	1.0024	1.0650	1.0675	1.1641	1.0071
R2	3	0.0520	1.1065	4.6997	0.0789	0.9801	1.1151	1.0929	1.1641	1.0081
R3	2	0.0133	1.0204	1.3054	0.0188	1.0017	1.0187	1.0204	1.0337	1.0071
R4	1	0.0000	1.0857	0.0000	0.0000	1.0000	1.0857	1.0857	1.0857	1.0857
SAN ELIZARIO ISD										
ALL	17	0.0603	1.0219	5.9001	0.0934	1.0120	1.0276	1.0399	1.2595	0.8861
R2	5	0.0852	1.0383	8.2083	0.1127	1.0085	1.0629	1.0719	1.1964	0.9300
R3	12	0.0485	1.0158	4.7767	0.0860	1.0069	1.0195	1.0266	1.2595	0.8861

	COUNT	AVG ABS DEV.	MEDIAN	COD	STANDARD DEV	PRD	WT MEAN	AVG MEAN	MAX RATIO	MIN RATIO
SOCORRO ISD										
ALL	3228	0.0734	1.0246	7.1615	0.0909	1.0048	1.0306	1.0356	1.2599	0.8355
R2	21	0.0928	1.0000	9.2830	0.1110	1.0183	0.9961	1.0143	1.2131	0.8756
R3	2516	0.0687	1.0165	6.7593	0.0858	1.0067	1.0198	1.0266	1.2594	0.8355
R4	679	0.0835	1.0648	7.8381	0.1008	1.0109	1.0572	1.0687	1.2599	0.8421
R5	12	0.0510	1.0942	4.6647	0.0640	0.9997	1.0824	1.0820	1.1891	0.9809
TORNILLO ISD										
ALL	1	0.0000	1.2312	0.0000	0.0000	1.0000	1.2312	1.2312	1.2312	1.2312
R2	1	0.0000	1.2312	0.0000	0.0000	1.0000	1.2312	1.2312	1.2312	1.2312
YSLETA ISD										
ALL	902	0.0755	1.0204	7.3989	0.0939	1.0056	1.0209	1.0266	1.2596	0.8000
R1	1	0.0000	1.0216	0.0000	0.0000	1.0000	1.0216	1.0216	1.0216	1.0216
R3	875	0.0753	1.0204	7.3807	0.0936	1.0050	1.0217	1.0268	1.2596	0.8000
R4	25	0.0866	1.0000	8.6630	0.1081	1.0138	1.0047	1.0186	1.2383	0.8256
R5	1	0.0000	1.0429	0.0000	0.0000	1.0000	1.0429	1.0429	1.0429	1.0429

Some school districts had a limited number of sales to provide reliable data as occurred in Fabens ISD and Tornillo ISD for 2023.

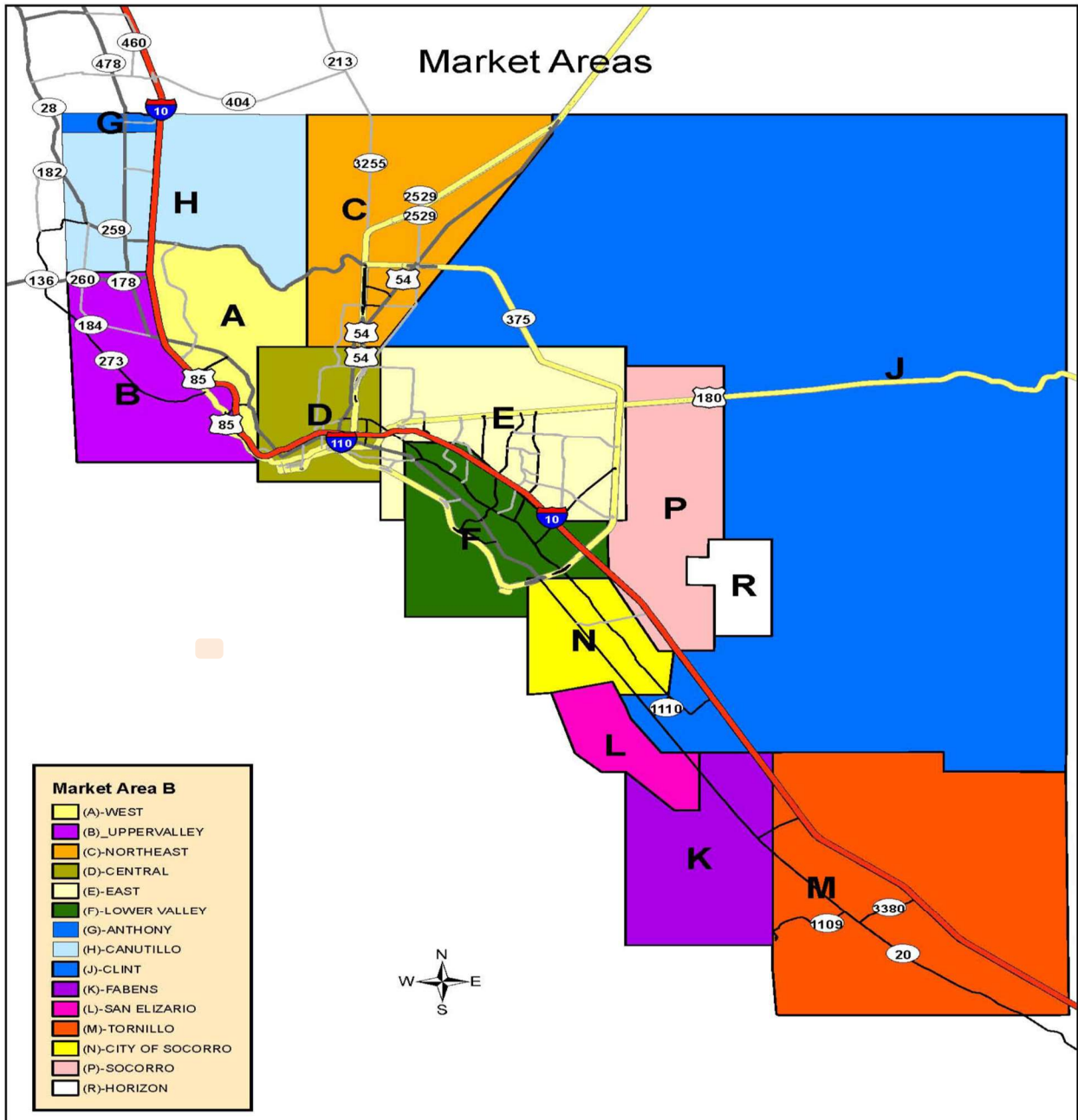
XII. NEIGHBORHOOD RATIO STUDIES

CAD also reviewed ratios in neighborhoods. The Compliance Department reviewed the sales ratios of all neighborhoods that have at least four sales. For neighborhoods that fell outside tolerances, the Compliance Department staff created a neighborhood profile that allowed identification of outliers. The outliers are trimmed, and the remaining sales are analyzed to determine if a mass adjustment to CAD market values is required. This adjustment typically resolves issues with appraisal level and uniformity.

This process looks at three statistics:

- 1. The weighted mean ratio is the value-weighted average of the ratios in which the weights are proportional to the sales prices. It gives equal weight to each dollar of value in the sample as opposed to the median or the mean, which gives equal weight to each parcel. The weighted mean should be between 97 and 103.*
- 2. The coefficient of dispersion measures uniformity. It measures the average percent deviation of the ratios from the median. It does not depend on an assumption that the ratios are evenly distributed. Generally, more than half the ratios fall within one COD of the median. The COD should be between 5 and 15 for single-family residences.*
- 3. The price related differential should fall between 98 and 103. This indicates how closely related lower value homes are to the higher valued homes. Lower valued homes are typically closer to 100 than higher valued homes because there are fewer higher valued homes/sales.*

Market Areas Map



XIII. SUMMARY

CAD is dedicated to continuing to improve our service to property owners and our community. We network with community leaders to stay abreast with the issues of the day and coming changes in legislation. We monitor changes in legislation for timely implementation and provide our property owners with information on how these changes will affect them. We provide speakers to community organizations and groups on request, without charge, to address topics of concerns as well as maintaining our accessibility to the media. We also provide extensive information on our website including but not limited to the following:

- *AG Opinions*
- *Announcements of Special Achievements and Awards*
- *Annual Plans/Reports/Policies*
- *Appraisal Roll*
- *Audit Results*
- *Board of Directors Agenda and Minutes*
- *Budget*
- *Community Outreach*
- *Forms*
- *Frequently Asked Questions (FAQs)*
- *Job Openings*
- *List of Taxing Entities*
- *Organizational Awards*
- *Property Tax Code*
- *Public Information Policy*
- *Reappraisal Plan*
- *Tax Calendar*
- *Taxpayer Information*
- *Training Video Links (to be added)*
- *Links to other professional organizations*

The receipt of the Certificate of Excellence in Assessment Administration awarded by the International Association of Assessing Officers is evidence of our continued commitment to advance methods and procedures. This certificate requires us to maintain and routinely report on our performance.

For more information, visit our Website:

www.epcad.org

For additional copies write:

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*El Paso Central Appraisal District
Annual Report – 2023 Appraisal Year
January 2024*