

2024

G

STERLING COUNTY APPRAISAL DISTRICT

Annual Report

IAAO Standard on Public Relations - 6.5 Annual Reports - Local, state, and provincial agencies should prepare annual reports summarizing activities and accomplishments and providing statistical information. These reports can be used to maintain a historical record of property and property tax data.

1



TABLE OF CONTENTS

Introduction..... 3

Certified Values4

Exemption Data5-6

Tax Rates6

Market Values by Category Type..... 7-9

2024 Annual Report

The Sterling County Appraisal District was created by the Texas Legislature in 1979. The Texas Property Tax Code, The Rules of the Texas Comptroller's Property Tax Assistance Division, and The Constitution of the State of Texas govern the operations of the appraisal district.

The Sterling County Appraisal District's mission is to discover, list and appraise property by administering the laws and guidelines established under the property tax system as laid forth by:

The International Association of Assessing Officers (IAAO)

- ◆ The Property Tax Assistance Division of the Texas State Comptroller's Office (PTAD)

- ◆ The Uniform Standards of Professional Appraisal Practice (USPAP)

The appraisal district is a local government political subdivision of the state responsible for appraising property with county boundaries. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser. Members of the Board of Directors are appointed by the taxing units within the boundaries of Sterling County and must live within the district two years prior to serving on the board.

It is under this guideline recommended by the IAAO Standards of Public Relations Sections 6.5 and Section 6.5.1. that the Sterling County Appraisal District publishes an annual report to convey all information regarding the appraisal district's results.

If you have questions about information contained in this report, contact Luke Robbins, RPA, CCA, RTA, CTA, Chief Appraiser. Email sterlingcad@sterlingcad.org. Phone (325) 378-7711.

2024 Certified Values

Sterling City

Total Market Value	\$ 47,931,445
Total Taxable Value	\$ 37,317,538

Sterling UWCD

Total Market Value	\$1,109,119,575
Total Taxable Value	\$1,079,022,576

Sterling ISD

Total Market Value	\$1,109,119,575
Total M&O Taxable Value	\$980,984,996
Total I&S Taxable Value	\$1,066,137,126

Sterling County

Total Market Value	\$1,109,119,575
Total M&O Taxable Value	\$ 973,390,226
Total I&S Taxable Value	\$ 973,390,226

The district maintains approximately 13,458 parcels with property types of residential, commercial, business, minerals, utilities and pipelines.

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. You may only apply for residence homestead on one property in a tax year. A homestead may include up to 20 acres of land you actually use in the residential use (occupancy) of your home. To qualify for a homestead exemption, you must own and reside in your home. The age 65 or older or disability exemption for school taxes includes a school tax limitation or ceiling. Some taxing units such as counties and cities have exemptions and tax ceiling limits. The filing of these applications are between January 1 and April 30. You may file a late homestead exemption if you file no later than two years after the date taxes become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if you move out of the county. This can transfer to the new county in which you reside.

Sterling County						
Homestead Amount	Over-65 Amount	Over-65 Surv Spouse Amount	Disabled Person Amount	Disabled Surv Spouse Amount	Local Of %	FRZN TX Ceiling
					20 %	No

Sterling City						
Homestead Amount	Over-65 Amount	Over-65 Surv Spouse Amount	Disabled Person Amount	Disabled Surv Spouse Amount	Local Of %	FRZN TX Ceiling
						No

Sterling UWCD						
Homestead Amount	Over-65 Amount	Over-65 Surv Spouse Amount	Disabled Person Amount	Disabled Surv Spouse Amount	Local Of %	FRZN TX Ceiling
					20 %	No

Sterling ISD						
Homestead Amount	Over-65 Amount	Over-65 Surv Spouse Amount	Disabled Person Amount	Disabled Surv Spouse Amount	Local Of %	FRZN TX Ceiling
\$100,000	\$10,000	\$10,000	\$10,000	\$10,000		Yes

Note: A person can receive either an Over-65 or Disabled Person Exemption, but not both.

Disabilities	Percentage	Amount
DV1	Disability of 10 % to 29 %	\$5,000
DV2	Disability of 30% to 49%	\$7,500
DV3	Disability of 50% to 69%	\$10,000
DV4	Disability of 70% or more	\$12,000
DVHS	100 % or unemployable	Totally Exempt

Note: A 100% disabled veteran who qualifies for the \$12,000 exemption under Property Tax Code Section 11.22 may apply the \$12,000 exemption to another property he or she owns, other than his or her residence homestead.

Circuit Breaker Limitation-Property Tax Code Section 23.231 Beginning in 2024, real property valued at \$5,000,000 or less will benefit from a 20% limitation on the net appraised value of the property used to calculate your taxes, with the exclusion of land receiving the agriculture-use special appraisal and homestead properties that could qualify for the 10% homestead limitation. The circuit breaker provision limits the amount the appraisal district can increase the appraised value of a property. The appraised value of qualifying real property is limited to an increase of no more than 20% per year unless new improvements, excluding ordinary maintenance, have been made. This limitation takes effect on January 1 of the tax year following the first tax year in which the owner owns the property. The Texas Legislature has currently only authorized the circuit breaker limitation for the 2024, 2025, and 2026 tax years. The appraised value that the circuit breaker applies to is set at \$5,000,000 or less for 2024; however, the State Comptroller can increase or decrease the appraised value limit for 2025 and 2026 based on the consumer price index.

2024 Tax Rates

Year	Taxing Unit	Pending Ratification Election	Adopted Tax Rate	No-New-Revenue Tax Rate	Voter Approval Tax Rate	General Fund M&O Tax Rate	General Fund I&S Tax Rate
2024	Sterling County	NA	0.615518	0.593378	0.653787	0.490921	0.124597
2024	Sterling City ISD	NA	0.735500	0.735500	0.735500	0.735500	0.000000
2024	Sterling City	NA	0.705920	0.647911	0.705921	0.705920	0.000000
2024	Sterling UWCD	NA	0.014150	0.014150	0.015280	0.014150	0.000000

2024 Market Value by Category Type

Category Code	Parcels	Total Market Value	Category Name	Description
A	470	\$ 31,499,951	Real Property: Single-family Residential	Houses, condominiums and mobile homes located on land owned by the occupant.
B	2	\$ 820,725	Real Property: Multifamily Residential	Residential structures containing two or more dwelling units belonging to one owner. Includes apartments but not motels or hotels.
C1	182	\$ 761,790	Real Property: Vacant Lots and Tracts	Unimproved land parcels usually located within or adjacent to cities with no minimum or maximum size requirement.
C2	0	\$ 0	Real Property: Colonial Lots and Tracts	Properties that may not be sold pursuant to Chapter 232 of the Texas Local Government Code.
D1	2,625	\$ 6,401,496	Real Property: Qualified Agricultural Land	All acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1-d or 1-d-1.
D2	253	\$ 9,824,309	Real Property: Non-Qualified Land	Acreage that is not qualified for productivity valuation and is rural in nature.
E	283	\$ 18,494,075	Real Property: Rural Land Not Qualified for Open-space	Improvements associated with land reported as Category D property, including all houses, barns, sheds, silos, garages, other improvements associated with farming or ranching and land separated from a larger tract for residential purposes.
F1	96	\$ 5,298,272	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	28	\$ 555,942,353	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	6,989	\$ 69,355,590	Oil, Gas and Other Minerals		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	0	\$ 0	Tangible Personal Property: Personal Vehicles, Not used for Business Purposes		Privately owned automobiles, motorcycles and light trucks not used to produce income.
H2	0	\$ 0	Tangible Personal Property: Goods in Transit		Personal property stored under a contract of bailment by a public warehouse operator and identified by Tax Code Section 11.253.
J	449	\$ 396,839,120	Real and Personal Property: Utilities		All real and tangible personal property of railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TX companies and other utility companies.
L1	32	\$ 2,219,603	Personal Property: Commercial		All tangible personal property used by commercial business to produce income, including fixtures, equipment and inventory.
L2	130	\$ 15,976,296	Personal Property: Industrial		All tangible personal property used by an

				industrial business to produce income, including fixtures, equipment and inventory.
M	36	\$ 1,156,831	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	0	\$ 0	Intangible Personal Property	All taxable intangible property not otherwise classified.
O	0	\$ 0	Real Property: Residential Inventory	Residential real property inventory held for sale and appraised as provided by Tax Code Section 23.12.
S	0	\$ 0	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 business's total annual sales in the prior tax year. Category S properties include dealers' motor vehicle inventory, dealer's heavy equipment inventory, dealers' vessel and outboard motor inventory and retail manufactured housing inventory.
X	1,883	\$ 11,848,078	Exempt Property	Exempt Property must have the qualification found in law, mainly the Tax Code.