

# Maverick County Appraisal District



**Annual Report  
2016 Appraisal Year**

# MAVERICK COUNTY APPRAISAL DISTRICT ANNUAL REPORT 2016 APPRAISAL YEAR

October 2016,

Welcome to the 2016 Annual Report of the Maverick County Appraisal District. This annual report is designed to provide statistical information, as well as summarize numerous activities and accomplishments.

The Maverick County Appraisal District is dedicated to promoting professionalism and ensuring public trust in the valuation process. We are committed to providing the property owners and the jurisdictions of Maverick County with an accurate and equitable certified appraisal roll.

It is our hope that this Annual Report will allow you a greater insight into the operation of the Maverick County Appraisal District.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maggie Mata-Duran". The signature is fluid and cursive, with a large initial "M" and a stylized "D" at the end.

Maggie Mata-Duran

CHIEF APPRAISER

## **ENTITIES SERVED**

COUNTY OF MAVERICK

CITY OF EAGLE PASS

EAGLE PASS ISD

MAVERICK COUNTY HOSPITAL DISTRICT

## BOARD OF DIRECTORS

The local property tax system follows the principle of checks and balances. The appraisal district board of directors hires the chief appraiser and sets the budget. The directors have no authority to set values or appraisal methods. The chief appraiser carries out the appraisal district's legal duties, hires the staff, makes the appraisals and operates the appraisal office.

The Board of Directors of the Maverick County Appraisal District consist of five voting members and one nonvoting member. The directors are appointed by the eligible taxing units in Maverick County according to Section 6.03 of the Texas Tax Code.

The non voting member is the current Tax Assessor-Collector for Maverick County.

Board Members Include:

Lupita Fuentes {President}

Ignacio Saucedo {Secretary}

Isidro De los Santos IV

Luis Sifuentes

Hilda P. Martinez

Isamari Villarreal {County Tax Collector}

## PROPERTY TAXES

Property taxes are local taxes that are assessed locally, collected and used locally. You pay your taxes to the local taxing entities. The Maverick County Appraisal District does not collect taxes. Maverick County taxes are collected by Isamari Villarreal, Tax Assessor / Collector. City of Eagle Pass taxes are collected by Maria Galvan, Tax Assessor / Collector. Eagle Pass ISD taxes are collected by Rolando Martinez, Tax Assessor / Collector. The Maverick County Hospital taxes are also collected by Isamari Villarreal, County Tax Assessor / Collector.

### 2016 TAX RATES

<b>MAVERICK COUNTY</b>	<b>0.542309</b>
<b>HOSPITAL DISTRICT</b>	<b>0.09000</b>
<b>E.P.I.S.D.</b>	<b>1.1155430</b>
<b>CITY OF EAGLE PASS</b>	<b>0.546017</b>

## PROPERTY COUNT

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
CITY OF EAGLE PASS	11,176	11,143	11,242	11,245
MAVERICK COUNTY	34,359	34,536	34,178	33,837
HOSPITAL DISTRICT	34,358	34,535	34,177	33,836
EAGLE PASS ISD	34,358	34,535	34,177	33,836

## TAXABLE VALUE LOST TO LOCAL EXEMPTIONS

	<u>CITY OF EAGLE PASS</u>	<u>MAVERICK COUNTY</u>	<u>HOSPITAL DISTRICT</u>	<u>EPISD</u>
FREEPORT	\$83,294,340	\$87,000,180	\$87,000,180	\$87,000,180
OVER-65	\$15,650,049	\$24,261,233	\$24,261,233	\$296,017
OVER-65S	\$63,000	\$112,500	\$112,500	\$149,403

## FREEZE ADJUSTED TOTALS

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
CITY OF EAGLE PASS	\$1,233,643,768	\$1,298,949,353	\$1,349,704,070	\$1,437,054,424
MAVERICK COUNTY	\$2,021,608,086	\$2,147,704,137	\$2,160,648,623	\$2,276,997,310
HOSPITAL DISTRICT	\$1,944,332,493	\$2,367,071,589	\$2,397,368,458	\$2,539,842,807
EAGLE PASS ISD	\$1,944,332,493	\$2,067,677,920	\$2,059,210,824	\$2,158,425,539

## CERTIFIED MARKET VALUE TOTALS

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
CITY OF EAGLE PASS	\$1,475,923,160	\$1,532,693,586	\$1,574,513,716	\$1,689,607,286
MAVERICK COUNTY	\$3,753,419,636	\$3,880,968,656	\$3,899,243,233	\$4,104,041,554
HOSPITAL DISTRICT	\$3,751,234,776	\$3,878,426,436	\$3,896,479,813	\$4,098,251,754
EAGLE PASS ISD	\$3,751,234,776	\$3,878,426,436	\$3,896,479,813	\$4,098,251,754

## CAD NEW CONSTRUCTION DETAIL

<u>YEAR</u>	<u>NO. OF PROPERTIES</u>	<u>NEW VALUE</u>
2013	417	\$28,994,740.00
2014	376	\$37,391,750.00
2015	931	\$52,548,140.00
2016	628	\$46,720,340.00

2016 AVERAGE HOME VALUE \$101,923	AVERAGE HOMESTEAD EXEMPTION \$4,903	AVERAGE TAXABLE \$97,020
2015 AVERAGE HOME VALUE \$95,751	AVERAGE HOMESTEAD EXEMPTION \$4,367	AVERAGE TAXABLE \$91,384
2014 AVERAGE HOME VALUE \$91,568	AVERAGE HOMESTEAD EXEMPTION \$6,748	AVERAGE TAXABLE \$84,820
2013 AVERAGE HOME VALUE \$88,389	AVERAGE HOMESTEAD EXEMPTION \$102,54	AVERAGE TAXABLE \$78,135