



# SCURRY COUNTY SPOTLIGHT

## Masonic Lodge Scholarship



Contributed Photo  
Snyder High School Senior Kobe Amarillas (center) received a \$1,000 scholarship from The Snyder Masonic Lodge. Pictured with Amarillas are Jackie Green (left) and Secretary David Holt.

## Delta Kappa Gamma Scholarship



Contributed Photo  
Delta Kappa Gamma recently presented scholarships to 2 future educators, Valeria Lopez (left) and Allie Beck.

# 2023 Appraisal Value Notices Hit Mailboxes in Scurry County

### A Message From The Scurry County Chief Appraiser Jackie Martin

The Scurry County Appraisal District mailed 2023 Notices of Appraised Value to property owners whose market value has increased over the prior year's value by more than \$1,000.

The appraisal district determines a property's proposed **MARKET VALUE**. It is the first step in the Ad Valorem process. Tax Code Section 23.01 requires taxable property must be appraised at 100 percent market value as of January 1. Market value is the price at which a property would transfer for cash or its equivalent under prevailing market conditions. The **TAXABLE VALUE** reflects any deductions to the market value for qualified exemptions, like a **HOMESTEAD** exemption or a special-use production appraisal on agricultural land.

**HOMESTEAD** property has a limit of a 10 percent **TAXABLE VALUE** increase cap per year. Therefore, the **TAXABLE VALUE**

may only increase by 10 percent a year unless there are new structural improvements. Structure changes such as adding a carport, pool, or shop will cause the value to increase beyond the capped value.

**OVER 65 and DISABLED HOME-STEAD** exemptions have additional protection from increases in the form of a **TAX CEILING** affecting the school entity. The school is the largest portion of a tax bill. The taxes are frozen or can only decrease from the tax amount on the qualification year. In addition to the schools, Scurry County, Western Texas College, and the City of Snyder have adopted the tax ceiling for those Over 65 and Disabled. Scurry County Hospital District has a \$100,000 Value Exemption for Over 65 and Disabled. The **TAXING ENTITIES** set the **TAX RATES**. The appraisal district does not determine your tax amount; we are responsible for the appraised value and any exemptions and special use appraisal calculations for the taxable value.

The housing market in Scurry County was strong in 2022, with over 150 home sales. The inventory of available homes has remained steady throughout 2022 and 2023, with about

three months of inventory in Scurry County, according to Permian Basin Board of Realtors Housing Reports. Historically, a balanced and stable market is about six months. A supply of six months is associated with moderate price appreciation, and a lower level of months' supply tends to push prices up more rapidly. Scurry County residential property increased an average of 15 percent in **MARKET** increase based on sales of similar properties.

The appraisal value is derived utilizing the pool of market prices of recent comparable sales. Each year stands alone as a January 1 market appraisal. State law requires a reappraisal at least every three years on a property.

It is important for Scurry County property owners to contact the appraisal district with questions and, if needed, formally appeal their appraisal if a value seems overestimated. Please call or come by if you have questions about your property value.

Homeowners may file an appeal using the portal for "Online Appeals" link on the appraisal district website or by mail. The deadline to appeal your appraised value is June 23 for the appraisal notices mailed on May 24. The protest deadline is thirty days from the mailing date.

As mandated by the legislature, the 2023

appraisal notice will not include an estimate of taxes this year. Senate Bill 2 in the 2019 legislative session detailed the removal of the estimate and required the development of a Truth-In-Taxation website to provide property owners with greater transparency. The 2023 taxing entity tax rate proposals and adoption hearing details will be updated on the website in August and September.

An estimate of taxes based on last year's tax rates is available on the appraisal district website, [www.scurrytex.com](http://www.scurrytex.com), under the "SEARCH" icon with a house and magnifying glass. Select your property and scroll down to the "TAXING JURISDICTION" section for the tax estimate.

After the taxing units adopt their 2023 rates, the TNT website will provide property owners with a one-stop location for all tax rate-related information and an accurate tax estimate. The information on the website will be available in August. 2023 Appraisal Proposed Values are posted on the appraisal district's website at [www.scurrytex.com](http://www.scurrytex.com).

For questions regarding deadlines or other matters affecting property tax appraisal, please contact the appraisal district at [scad@scurrytex.com](mailto:scad@scurrytex.com) or 325-573-8549.

For Your Convenience...



On-site  
ATM Machine  
at 5009  
College Ave.

also at  
College Ave.  
and 30th St.



Lobby Hours: Mon.-Fri. 9 am to 3 pm  
Drive-Thru Hours: Mon.-Fri. 8 am to 5 pm, Sat. 9 am to noon  
5009 College Ave. (325) 573-5441  
Toll Free Tele-Bank 855-482-6898  
On site ATM and at 30th & College



## Birthing Class

**Wednesday, June 14th**  
**10:00 am - 5:00 pm**  
**Contact OB department**  
**to register | 325-574-7150**

No Charge & Everyone Welcome

### Cogdell

MEMORIAL HOSPITAL

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