MITCHELL COUNTY APPRAISAL DISTRICT LOCAL ANNUAL 2025 REPORT

The Mitchell County Appraisal District was formed January 1, 1980, by acts of the Texas Legislature. State law requires one appraisal district per county to appraise all property within that county. The appraisal district has been set up by the ¾ rule by resolution when the taxing units met to create the district. The typical district has a 5-member board set out by Tax Code Section 6.03. Mitchell County has 7 members with 1 from Loraine ISD/City of Loraine, 3 from Colorado ISD, 1 from Westbrook ISD/City of Westbrook, 1 from City of Colorado City, 1 from Mitchell County, with the Tax Collector being a voting member as appointed by Colorado ISD as a board of director. In the past, the district had 8 members since the Tax Collector was a non-voting member, not appointed by any entity.

In 2026, the appraisal district appraised 34,397 parcels of property with a total market value of $2,421,511,261 and taxable value of $1,545,485,282. Real estate is appraised by the district with Minerals and utilities appraised by contract with Thomas Y. Pickett & Company, Inc. Business personal property renditions are worked by staff and verified by Thos. Y. Pickett if industrial type. The area encompassing Loraine ISD was re-inspected and reappraised in 2026 according to the Reappraisal Plan approved for 2025-2026.

PROPERTY TYPES AND VALUES-Mitchell CAD

Property	**Total Value**	**Percentage**
Single Family Residential	$ 331,381,485	13.68%
Multi-Family Residential	$3,944,124	0.16%
Vacant Lots	$5,105,386	0.21%
Agricultural Land	$714,074,291	29.49%
Farm and Ranch Improvements	$8,153,449	0.34%
Non-Agricultural Land & Improvements	$35,749,420	1.48%
Commercial & Industrial Real Estate	$276,824,010	11.43%
Commercial & Industrial Personal	$78,601,832	3.25%
Oil and Gas	$183,570,183	7.58%
Utilities	$633,532,291	26.16%
Misc (Inventory, Special Inventory Property, or other)	$13,682,882	0.57%
Totally Exempt Property	$136,891,918	5.65%
Total	$2,421,511,261	100.00%

RESIDENTIAL APPRAISAL PROCESS

Homes are reappraised every three years by appraisers of the district. The basis of the appraisal is a cost approach utilizing Marshall Valuation Service as a basis for that cost. Various classes are used to develop the different values for different qualities of original construction. Using an iPad as an entry device, the appraiser goes by each parcel in the area assigned, compares the drawing on the appraisal card with the shape and size of the actual property and re-measures the house if differences are noted. The appraiser also checks the current condition of the home and notes the condition in the iPad as well as any notes about the property that would impact value. An updated picture is taken with the iPad and all of the information is uploaded to the District software. After all-assigned properties are rechecked for the year, values generated are compared to recent sales prices to develop a ratio study. If that ratio study yields a **ratio** below 95% or above 105%, the data is analyzed and the figures are adjusted to fall within the state standards. Individual towns and areas of the county may be adjusted differently to accurately reflect current market value.

MULTI-FAMILY APPRAISAL

Apartments, duplexes and other types of multi-family parcels are initially appraised using a classification system based on Marshall Valuation Service. The appraiser notes the condition of the property and records this information in the iPad. If a taxpayer appeals the value, income to the property is considered in making appropriate adjustments. Appropriate capitalization rates are derived from the Mitchell County market or similar areas if necessary.

VACANT LOTS

Lots are appraised using comparable sales when those sales are available. Similar prices per square foot are placed on all parcels within a neighborhood. When sales are not available, the abstraction method of land value is used removing the contributory value of the improvement from sales price to yield land value. The allocation method is also used which states that the land should be approximately 10-15% of total sales price. Care is taken to ensure that similar prices per foot are placed on all parcels with similar characteristics and similar location.

RURAL LAND APPRAISAL

Market sales are the primary method used in appraising agricultural land. Sales are gathered from multiple sources and the characteristics of that land are noted such as if it is tillable or pasture and the soil quality. Size of tracts sold is also noted to develop tables for the various types of land and the location of that property in the county. At times location does seem to have impact in parts of the county. When indicated, areas that show activity with higher sales will be adjusted. Case in point, around 2012, land that bordered Interstate 20 showed differences and had to be accounted for, but later seemed to leveled off after oil prices fell post 2014. Land sales in that area had driven asking prices higher due to the oil activity that was expected due to the Cline Shale.

For most agricultural land in the county, an alternate method of appraisal is used which reflects the agricultural value of each parcel. It is developed from surveys and discussions with farmers and ranchers in Mitchell County. Typical net-to-land income is capitalized using a state mandated 10% cap rate (use Farm Credit Bank +2.5% if greater than 10%). For example, if net to land for good farmland is $25/acre, that income is divided by the 10% cap rate yielding an agricultural value of $250/acre. Significantly lower net to land is earned by pastureland. For qualifying farmers and ranchers, this method of taxation yields a much lower tax bill than paying on the market value of the same land. In 2025 the rate is 10.0% since the Farm Credit bank rate was 7.0%.

COMMERCIAL APPRAISAL

Commercial real estate is appraised beginning with Marshall Valuation Services cost data. Different types of commercial property are categorized by the appraiser. The appraiser also notes condition of the property. The basic costs are then adjusted based on the comparisons of the initial values with sales that have occurred. Again, the 95%-105% ratio set by the state is utilized in making appropriate adjustments to the cost to arrive at those ratios.

OIL AND GAS APPRAISAL

The values of oil and gas production are developed using production history of a well. With that production history, a decline curve is developed which accurately estimates the economic life of the well. This is the amount of oil and/or gas that will be recovered ultimately. The price of oil used in the computer model is based on prior year prices and the method is mandated by state law. Future income is discounted based on current economic conditions. The appraiser also utilizes production expense typical for the area and that expense is considered for the operator value of the lease. Once the lease is values, the total value is allocated to individual royalty owners based on their individual percentages of ownership. The net value of the operator may also be allocated to operator interests.

UTILITIES AND PIPELINES

Utilities and pipelines are appraised typically by a unit method. The entire company is appraised most often using the net income to the company. The total value of the company is allocated to each tax unit based on how many of the company's assets are within that tax jurisdiction. Miles of line, meters, etc. are typical methods of allocation.

BUSINESS PERSONAL PROPERTY

State law requires every business owner to render (give) a listing of their assets to the appraisal districts in which they have property. If the total market value of the property that such person owns exceeds the applicable exemption thresholds. Additionally, the legislation allows the chief appraiser to request a person to render property for taxation, even if that person claims that rendition is not otherwise required pursuant to Texas Tax Code § 22.01. The district utilizes the information provided to estimate a market value for those assets. If the rendition value does not look reasonable compared to similar types of property, the appraiser may set a higher value.

MISCELLANEOUS PROPERTY

Mobile homes not on owned land are in this category and are appraised using Marshall Valuation Services costs. Adjustments to those costs are made based on the condition of the mobile home. The information on mobile homes is gathered by the appraiser as he/she canvasses each neighborhood in the County.

EXEMPTION DATA

The district has various exemptions that taxpayers may qualify for: a regular homestead exemption, an over 65 homestead exemption, a social security disability homestead exemption, a disabled veteran's exemption or a 100% disabled veteran's homestead exemption. A homestead exemption may include up to 20 acres of land that you actually use in the residential use of your home, but you may only apply for one homestead exemption on one property in a tax year. To qualify for a homestead exemption, you must own and reside in your home. For any of the above exemptions, you must submit a Texas driver's license or state-issued identification card with a corresponding address. You may file a late homestead exemption if you file it no later than two (2) years after the date the taxes become delinquent.

Entity	Homestead	Over 65	Disabled
Mitchell County		12,000	
Mitchell County Road	3,000	12,000	
Colorado ISD	140,000	60,000 (freeze)	60,000 (freeze)
Loraine ISD	140,000	60,000 (freeze)	60,000 (freeze)
Westbrook ISD	140,000	60,000 (freeze)	60,000 (freeze)
City of Loraine	10% or $5,000*	10% or $5,000*	
City of Westbrook	10% or $5,000*	10% or $5,000*	

*Whichever is greater

Disabled Veterans	Amount	Percentage
DV1	5,000	10-30%
DV2	7,500	31-50%
DV3	10,000	51-70%
DV4	12,000	71-100%

Over 65 – Automatic Exemption of $12,000

The DVHS only applies to a property with a homestead exemption. To qualify for this exemption, the veteran must receive a disability rating from the United States Department of Veterans Affairs of 100% disabled due to a service-connected disability and a rating of 100% disabled or individual employability.

APPEALS OF VALUE

State law allows taxpayers to appeal their property values or other issues such as denial of full exemptions, denial of agricultural value designation, or other issues that impact amount of property taxes paid. The appeals are heard by the Appraisal Review Board (ARB), a citizens group of three local people from the across the county. In 2026, 507 appeals were filed by owners or agents of properties in the County and of those, 373 properties were scheduled for hearings before the ARB. The values appealed totaled $ 235,137,328 with $ 202,627,694 scheduled to go before the ARB.

INTERNAL AND STATE RATIO STUDIES

The State Comptroller does a biennial ratio study. The last ratio study summary is included in this report. The 2025 is the last study. Internal ratios are completed too and are a part of the auditing or quality control process of the real property contract valuation company. Mitchell County is a low populated and low-density county with limited commercial or industrial sales, so the ratios of commercial/industrial properties are very limited and many times not possible.

2025 ISD SUMMARY WORKSHEET

Forsan ISD (all splits)   Howard County   Mitchell County

114-Howard/Howard County

114-904/Forsan ISD

Category	Local Tax Roll Value	2025 WTD Mean Ratio	2025 PTAD Value Estimate	2025 Value Assigned
A - SINGLE-FAMILY	172,921,249	0.9433	183,315,222	172,921,249
B - MULTIFAMILY	143,331	N/A	143,331	143,331
C1 - VACANT LOTS	10,897,815	N/A	10,897,815	10,897,815
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	4,045,204	0.7324	5,523,197	4,045,204
D2 - FARM & RANCH IMP	159,390	N/A	159,390	159,390
E - NON-AG LAND AND IMPROVEMENTS	63,549,180	0.9485	66,999,663	63,549,180
F1 - COMMERCIAL REAL	14,790,138	N/A	14,790,138	14,790,138
F2 - INDUSTRIAL REAL	80,108,703	N/A	80,108,703	80,108,703
G - ALL MINERALS	335,576,523	0.9100	368,765,410	335,576,523
J - ALL UTILITIES	131,931,873	0.9002	146,558,401	131,931,873
L1 - COMMERCIAL PERSONAL	5,026,000	N/A	5,026,000	5,026,000
L2 - INDUSTRIAL PERSONAL	51,319,631	N/A	51,319,631	51,319,631
M1 - MOBILE HOMES	864,669	N/A	864,669	864,669
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL INVENTORY	0	N/A	0	0
S - SPECIAL INVENTORY	0	N/A	0	0
Subtotal	871,333,706	0	934,471,570	871,333,706
Less Total Deductions	151,759,362	0	154,632,972	151,759,362
Total Taxable Value	719,574,344	0	779,838,598	719,574,344

The taxable values shown here will not match the values reported by your appraisal district.

Roscoe Collegiate ISD (all splits)   Fisher County   Mitchell County   Nolan County   Scurry County

076-Fisher/Fisher County

177-901/Roscoe Collegiate ISD

Category	Local Tax Roll Value	2025 WTD Mean Ratio	2025 PTAD Value Estimate	2025 Value Assigned
A - SINGLE-FAMILY	0	N/A	0	0
B - MULTIFAMILY	0	N/A	0	0
C1 - VACANT LOTS	0	N/A	0	0
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	1,031,366	N/A	1,031,366	1,031,366
D2 - FARM & RANCH IMP	135,610	N/A	135,610	135,610
E - NON-AG LAND AND IMPROVEMENTS	2,255,420	N/A	2,255,420	2,255,420
F1 - COMMERCIAL REAL	0	N/A	0	0
F2 - INDUSTRIAL REAL	90,896,170	N/A	90,896,170	90,896,170
G - ALL MINERALS	0	N/A	0	0
J - ALL UTILITIES	19,231,880	N/A	19,231,880	19,231,880
L1 - COMMERCIAL PERSONAL	8,090	N/A	8,090	8,090
L2 - INDUSTRIAL PERSONAL	0	N/A	0	0
M1 - MOBILE HOMES	91,380	N/A	91,380	91,380
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL INVENTORY	0	N/A	0	0
S - SPECIAL INVENTORY	0	N/A	0	0
Subtotal	113,649,916	0	113,649,916	113,649,916
Less Total Deductions	56,131,640	0	56,131,640	56,131,640
Total Taxable Value	57,518,276	0	57,518,276	57,518,276

The taxable values shown here will not match the values reported by your appraisal district.

Ira ISD (all splits)   Mitchell County   Scurry County

168-Mitchell/Mitchell County

208-903/Ira ISD

Category	Local Tax Roll Value	2025 WTD Mean Ratio	2025 PTAD Value Estimate	2025 Value Assigned
A - SINGLE-FAMILY	0	N/A	0	0
B - MULTIFAMILY	0	N/A	0	0
C1 - VACANT LOTS	0	N/A	0	0
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	865,456	N/A	865,456	865,456
D2 - FARM & RANCH IMP	39,941	N/A	39,941	39,941
E - NON-AG LAND AND IMPROVEMENTS	1,578,140	N/A	1,578,140	1,578,140
F1 - COMMERCIAL REAL	0	N/A	0	0
F2 - INDUSTRIAL REAL	0	N/A	0	0
G - ALL MINERALS	15,799,322	N/A	15,799,322	15,799,322
J - ALL UTILITIES	3,314,880	N/A	3,314,880	3,314,880
L1 - COMMERCIAL PERSONAL	0	N/A	0	0
L2 - INDUSTRIAL PERSONAL	1,534,340	N/A	1,534,340	1,534,340
M1 - MOBILE HOMES	0	N/A	0	0
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL INVENTORY	0	N/A	0	0
S - SPECIAL INVENTORY	0	N/A	0	0
Subtotal	23,132,079	0	23,132,079	23,132,079
Less Total Deductions	957,092	0	957,092	957,092
Total Taxable Value	22,174,987	0	22,174,987	22,174,987

The taxable values shown here will not match the values reported by your appraisal district.

Colorado ISD (all splits) Mitchell County Scurry County

168-Mitchell/Mitchell County

168-901/Colorado ISD

Category	Local Tax Roll Value	2025 WTD Mean Ratio	2025 PTAD Value Estimate	2025 Value Assigned
A - SINGLE-FAMILY	127,247,000	0.9711	131,033,879	127,247,000
B - MULTIFAMILY	3,113,069	N/A	3,113,069	3,113,069
C1 - VACANT LOTS	4,039,417	N/A	4,039,417	4,039,417
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	18,155,321	1.2195	14,887,140	18,155,321
D2 - FARM & RANCH IMP	4,017,863	N/A	4,017,863	4,017,863
E - NON-AG LAND AND IMPROVEMENTS	78,042,668	0.8681	89,900,551	78,042,668
F1 - COMMERCIAL REAL	39,907,915	0.9058	44,058,197	39,907,915
F2 - INDUSTRIAL REAL	3,361,537	N/A	3,361,537	3,361,537
G - ALL MINERALS	45,425,825	0.9985	45,494,066	45,425,825
J - ALL UTILITIES	274,123,020	0.9597	285,634,073	274,123,020
L1 - COMMERCIAL PERSONAL	11,664,779	N/A	11,664,779	11,664,779
L2 - INDUSTRIAL PERSONAL	73,138,750	N/A	73,138,750	73,138,750
M1 - MOBILE HOMES	1,400,020	N/A	1,400,020	1,400,020
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL INVENTORY	0	N/A	0	0
S - SPECIAL INVENTORY	4,112	N/A	4,112	4,112
Subtotal	683,641,296	0	711,747,453	683,641,296
Less Total Deductions	114,195,359	0	114,566,331	114,195,359
Total Taxable Value	569,445,937	0	597,181,122	569,445,937

The taxable values shown here will not match the values reported by your appraisal district.

Loraine ISD (all splits)   Mitchell County

168-Mitchell/Mitchell County

168-902/Loraine ISD

Category	Local Tax Roll Value	2025 WTD Mean Ratio	2025 PTAD Value Estimate	2025 Value Assigned
A - SINGLE-FAMILY	12,513,698	0.8581	14,583,030	12,513,698
B - MULTIFAMILY	405,710	N/A	405,710	405,710
C1 - VACANT LOTS	540,316	N/A	540,316	540,316
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	11,367,861	1.1640	9,766,302	11,367,861
D2 - FARM & RANCH IMP	1,251,336	N/A	1,251,336	1,251,336
E - NON-AG LAND AND IMPROVEMENTS	26,893,093	0.9227	29,146,085	26,893,093
F1 - COMMERCIAL REAL	1,469,986	N/A	1,469,986	1,469,986
F2 - INDUSTRIAL REAL	39,025,686	N/A	39,025,686	39,025,686
G - ALL MINERALS	2,605,149	N/A	2,605,149	2,605,149
J - ALL UTILITIES	91,297,539	0.8684	105,133,048	91,297,539
L1 - COMMERCIAL PERSONAL	531,518	N/A	531,518	531,518
L2 - INDUSTRIAL PERSONAL	6,865,840	N/A	6,865,840	6,865,840
M1 - MOBILE HOMES	257,524	N/A	257,524	257,524
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL INVENTORY	0	N/A	0	0
S - SPECIAL INVENTORY	0	N/A	0	0
Subtotal	195,025,256	0	211,581,530	195,025,256
Less Total Deductions	23,104,070	0	23,503,056	23,104,070
Total Taxable Value	171,921,186	0	188,078,474	171,921,186

The taxable values shown here will not match the values reported by your appraisal district.

Westbrook ISD (all splits)   Mitchell County

168-Mitchell/Mitchell County

168-903/Westbrook ISD

Category	Local Tax Roll Value	2025 WTD Mean Ratio	2025 PTAD Value Estimate	2025 Value Assigned
A - SINGLE-FAMILY	39,944,128	1.0404	38,393,049	39,944,128
B - MULTIFAMILY	0	N/A	0	0
C1 - VACANT LOTS	903,999	N/A	903,999	903,999
C2 - COLONIA LOTS	0	N/A	0	0
D1 ACRES - QUALIFIED OPEN-SPACE LAND	9,959,890	1.2403	8,030,220	9,959,890
D2 - FARM & RANCH IMP	1,108,285	N/A	1,108,285	1,108,285
E - NON-AG LAND AND IMPROVEMENTS	36,608,832	1.0329	35,442,765	36,608,832
F1 - COMMERCIAL REAL	3,482,705	N/A	3,482,705	3,482,705
F2 - INDUSTRIAL REAL	17,024,562	N/A	17,024,562	17,024,562
G - ALL MINERALS	129,318,371	1.0002	129,292,512	129,318,371
J - ALL UTILITIES	143,321,670	0.9910	144,623,280	143,321,670
L1 - COMMERCIAL PERSONAL	2,227,992	N/A	2,227,992	2,227,992
L2 - INDUSTRIAL PERSONAL	11,990,120	N/A	11,990,120	11,990,120
M1 - MOBILE HOMES	589,744	N/A	589,744	589,744
N - INTANGIBLE PERSONAL PROPERTY	0	N/A	0	0
O - RESIDENTIAL INVENTORY	0	N/A	0	0
S - SPECIAL INVENTORY	0	N/A	0	0
Subtotal	396,480,298	0	393,109,233	396,480,298
Less Total Deductions	35,138,546	0	35,001,353	35,138,546
Total Taxable Value	361,341,752	0	358,107,880	361,341,752

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2026 Misc Information

Mitchell County Appraisal Website can be accessed by the following link:

http://www.mitchellcad.org/

Additional information about the district may be found on the website.