



2019 - 2020

**FINANCIAL INFORMATION &
BUDGET PLANNING**

MAY 21, 2019

2019 Estimated Values



Ector County Appraisal District

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Odessa, Texas 79761-4703

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April 30, 2018

Mr. Jim Nelson, Interim Superintendent
Ector County Independent School District
Post Office Box 3912
Odessa, Texas 79760-3912

Dear Mr. Nelson,

Pursuant to Section 26.01(e), Texas State Property Tax Code, I have attached a summary of my preliminary estimates of appraised values, exempt values, and total taxable values for your tax jurisdiction.

A taxing unit may file a challenge petition of these estimated values pursuant to Section 41.03, Texas State Property Tax Code with the Ector County Appraisal Review Board before June 1, 2019. By law, the challenge petition must include an explanation of the grounds for the challenge.

The submitted total values are preliminary estimates and individual property values may be adjusted to include rendition values received before the May 1st filing extension deadline. Final certified values will also include adjustments made to provide equalization by the appraisal district or by order of the Ector County Appraisal Review Board prior to approval and certification of the 2019 appraisal roll.

A copy of these estimates has been provided to your chief financial officer. If you have any questions concerning these estimates of value, please call me.

Sincerely,

Anita Campbell, RPA, RTA
Chief Appraiser-Executive Director

AC:sm

Enclosure

xc: David Harwell, Director of Finance

ECTOR COUNTY I S D

2019 ESTIMATES OF VALUE

APPRAISED VALUE:	2019	
Mineral Property	1,819,319,484	
Commercial Personal	3,526,864,038	
Industrial Personal	174,008,647	
Personal Prop Mobile Home	408,378,013	
Real Estate Acreage	252,429,591	
Real Estate Commercial	2,465,831,246	
Real Estate Farm & Ranch	105,043,422	
Real Estate Industrial	679,150,893	
Real Estate Multi Family	673,280,480	
Real Estate Residential	6,558,396,523	
Real Estate Vacant Lots	208,616,505	
Residential Real Inventory	5,271,777	
Special Inventory	96,364,433	
Real Estate Totally Exempt	1,332,334,581	
Personal Property Totally Exempt	1,065,350	
Mineral Property Totally Exempt	11,238,419	
Utility Property	477,347,811	
	\$18,794,738,973	TOTAL MARKET VALUE
TOTALLY EXEMPT		
Constitutionally exempt	\$1,344,581,006	
DEDUCTIONS:		
Productivity Value Lost	299,151,352	
Loss to 10% Cap	133,187,052	
NON-TAXABLE VALUE:		
State Mandated Homestead	707,211,234	
Optional Homestead	922,303,448	
State Mandated Over 65	79,580,985	
Optional Over 65	0	
State Mandated Disabled Person	6,806,638	
Optional Disabled Person	0	
Disabled Veteran	4,455,035	
Total Disabled Veteran Homestead	26,811,394	
Abatements / Value Limitations	0	
Pollution Control	129,525,598	
Freeport	150,000,000	
Goods in Transit	0	
Historic	0	
Low Income Housing	1,079,854	
Solar / Wind Power	0	
Total Exempt Proration	0	
Over 65 Ceiling Value Adjustment	\$349,748,659	
	\$4,154,422,263	TOTAL DEDUCTIONS & EXEMPTIONS
	\$14,640,316,710	NET TAXABLE VALUE

2019 Estimated Values Compared to 2018 Certified Values

ECTOR COUNTY INDEPENDENT SCHOOL DISTRICT				
2019 AND 2018 ESTIMATED APPRAISAL ROLL SUMMARY				
COMPARISON FOR THE FISCAL YEAR 2019-2020				
	2019 Estimated Appraisal Roll	2018 Certified Appraisal Roll	Increase Decrease Appraisal Roll	Percent Change Appraisal Roll
APPRAISAL VALUE:				
Mineral Property	\$ 1,830,557,883	\$ 1,886,175,363	\$ -55,617,480	-2.949%
Land	1,454,019,748	1,454,019,748	0	0.000%
Improvement	11,303,682,861	9,443,368,509	1,860,314,352	19.700%
Personal Property	4,206,478,481	3,881,171,704	325,306,777	8.382%
TOTAL MARKET VALUE	18,794,738,973	16,664,735,324	2,130,003,649	12.782%
TOTALLY EXEMPT	-1,344,561,006	-1,133,871,212	-210,689,794	18.581%
EXEMPTIONS and DEDUCTIONS:				
Homestead-State Mandated	-707,211,234	-702,894,293	-4,316,941	0.614%
State Mandated Over 65	-79,580,995	-77,398,880	-2,182,115	2.819%
State Mandated Disabled Person	-6,806,638	-6,942,913	136,275	-1.963%
Optional Homestead -20%	-922,303,446	-834,337,948	-87,965,498	10.543%
Disabled Veteran 1	-31,266,429	-26,413,576	-4,852,853	18.373%
Freeport	-150,000,000	-143,293,082	-6,706,918	4.681%
Pollution Control	-129,525,598	-129,464,298	-61,300	0.047%
Ag Productivity Loss	-299,151,352	-203,667,027	-95,484,325	46.883%
Low Income Housing	-1,079,854	-1,127,928	48,074	-4.262%
Solar / Wind	0	-121,450	121,450	0.000%
10% Cap Loss	-133,187,052	-45,005,813	-88,181,239	195.933%
TOTAL EXEMPTIONS	-2,460,112,598	-2,170,667,208	-289,445,390	13.334%
APPRAISAL ADJUSTMENT (CEILING VALUE)	-349,748,659	-256,720,910	-93,027,749	36.237%
NET TAXABLE VALUE	\$ 14,640,316,710	\$ 13,103,475,994	\$ 1,536,840,716	11.728%



2019 -2020

BUDGET EXPENDITURE ASSUMPTIONS

Pay increases and salary adjustments being considered:

0% increase with recommended TASB adjustments only and projected raise required under House Bill 3: \$ 9,201,223

2% increase with recommended TASB adjustments and projected raise required under House Bill 3: \$12,514,500

2.5% increase with recommended TASB adjustments and projected raise required under House Bill 3: \$13,241,135

Stipend Increase Recommendations: \$ 672,000

No increase in district and employee insurance cost.

Unfilled step positions budgeted at step 10, bus drivers at step 0, and all other vacant positions are budgeted at minimum of pay range

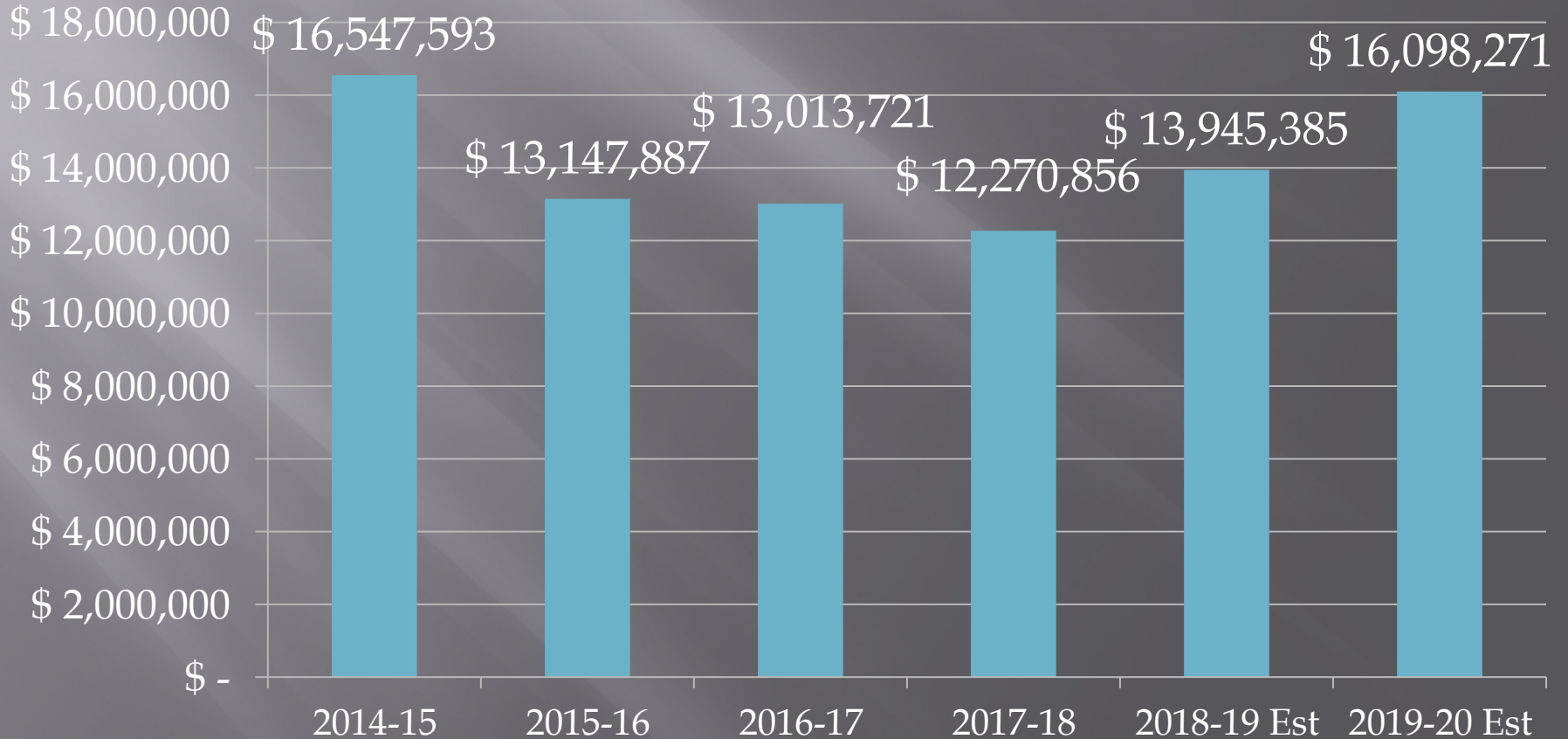
Staffing ratios: 22:1 K-4, 5th - 12th grade 27:1 - position addition considered above 33:1

Chapter 41 Considerations

- ▣ Chapter 41 Gap District: Under current law, estimated to have recapture of \$621,000, which can be done by a netting agreement whereby State Aid payments are reduced for recapture. Per latest TEA estimate we exceed the first wealth per WADA slightly at \$322,600.
- ▣ At some point, if values continue to increase dramatically, we could find the need to have a Chapter 41 election, to have voter approval to send funds back to the State, as required by State law.
- ▣ Under House Bill 3, ECISD is currently expected to have no recapture for the 19-20 school year.



I & S FUND BALANCE





I & S TAX RATE REQUIRED FOR DEBT

Bond Payments for February 2020 and August 2020

Principal \$ 6,115,000

Interest \$ 7,078,468

Total \$13,193,468

Revenue – Taxes will have to bring in \$13,193,468 less Additional State Aid (\$257,458)

1 cent in tax levy is projected to bring in \$1.4 million to ECISD.

Establish Tax Rate Needed to Fund Debt Payments with Certified Values in July

NEXT STEPS



- Adjust revenue estimates based on 86th legislature outcomes of Senate Bill 2 Property Tax Reform Bill and House Bill 3 School Finance Bill. Both bills are currently in conference committee
- Review revenue and expenditures
- June 11th Work Study – Budget Update and Recommendation to approve salary schedules.
- June 17th –notice of budget meeting run in OA, Required Supplementary Information schedule online.
- June 18th –Regular Meeting -Final Amendments for 2018-2019.
- June 27th – Special Meeting - Adopt budget for 2019-2020.
- July 25th – Receive Certified Values
- Adjust based on 2019 Certified Values, revenue caps, and amend if necessary
- September - Adopt Tax Rate – effective – publications – hearing