NOVEMBER 1, 2025

2025 ANNUAL REPORT

OCHILTREE COUNTY APPRAISAL DISTRICT

825 S MAIN STE 100
PERRYTON , TX 79070
Phone: 806-435-9623

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Introduction

Purpose

The purpose of this report is to better inform property owners and taxing entities within the boundaries of the Ochiltree County Appraisal District (OCAD) regarding methods and procedures utilized in the valuation and revaluation of taxable property. Properties at OCAD are appraised using a technique called mass appraisal which is defined as the process of valuing a group of properties as of a given date, using standard methods, and employing common data, which allows for statistical testing. The intended use of the appraised values is to establish a tax base upon which a property tax will be levied. Each taxing unit within OCAD boundaries will use the appraised values for ad valorem tax purposes only.

The purpose of the appraisals performed by OCAD is to estimate market value on January 1 of each year (as defined by the Texas Property Tax Code Sec. 1.04) on all taxable property within the boundaries of OCAD, "Market Value" is defined by Sec. 1.04 as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if-

(A) Exposed for sale in the open market with a reasonable time for the seller to find a purchaser.

(B) Both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and

(C) Both the seller and the purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

OCAD follows an orderly sequence of tasks in arriving at appraised value for a property. The order is broadly prescribed in the Texas Property Tax Code which lists certain dates/deadlines that appraisal districts must comply with. A summary of this calendar of important dates is shown in the appendix. As mentioned above the effective appraisal date for most taxable property in this report is January 1 with the exception of inventory which may be appraised at its market value on September 1.

Responsibilities

The appraisal district is responsible for appraising property in the district (all of Ochiltree County) for ad valorem tax purposes for each taxing unit that imposes ad valorem taxes. OCAD serves the public and nine taxing entities in Ochiltree County. Taxing entities in Ochiltree County are as follows:

1. Perryton ISD
2. Booker ISD (the portion that falls within Ochiltree County)
3. Spearman ISD (the portion that falls within Ochiltree County)
4. City of Perryton
5. City of Booker (the portion that falls within Ochiltree County)
6. Ochiltree County
7. Ochiltree Hospital District
8. North Plains Ground Water Conservation District
9. Frank Phillips College-Ochiltree

Types and Uses of Properties Appraised

The district employs Pritchard & Abbott Inc.., an appraisal firm located in Amarillo, Texas, to appraise minerals, pipelines and compressors, and some industrial property. The District also employs Pritchard and Abbott Inc., to provide the District with software used by the District to appraise and maintain property values. All other properties are appraised by local staff at the Ochiltree Appraisal District.

The Appraisal District certified a total of 34,624 parcels with a total market value of $1,543,695,162 (adjusted for productivity value) for 2025. The following chart breaks this total down into specific categories (the categories on the left are state-mandated designations for the various types of properties in this district):

A	REAL: RESIDENTIAL SINGLE FAMILY	2933	329,343,182
B	REAL: RESIDENTIAL, MULTI-FAMILY	60	10,604,275
C	REAL: VACANTS/LOTS TRACTS	327	3,041,239
D1	REAL: QUALIFIED AG LAND	2468	118,336,538
D2	REAL: NON-QUALIFIED AG LAND	487	23,746,562
E	REAL: FARM AND RANCH IMPROVEMENTS	717	61,852,408
F1	REAL: COMMERCIAL	931	107,887,171
F2	REAL: INDUSTRIAL	94	130,969,587
G1	REAL: MINERAL & GAS	20627	428,517,382
J	REAL AND TANGIBLE PERSONAL: UTILITIE	245	134,238,860
L1	PERSONAL COMMERCIAL & INDUSTRIAL	461	44,371,647
L2	PERSONAL: INDUSTRIAL- MANUFACTURING	738	106,172,310
M1	MOBILE HOMES	436	9,871,749
S	SPECIAL INVENTORY	9	1,989,993
X	EXEMPT PROPERTY	4091	32,752,259
	TOTALS	34624	1,543,695,162

Properties in the District are shown by use and percentage of total value below:

- Single Family Residences, 21% of total value
- Multifamily Residences, 2% of total value
- Vacant Lots and Tracts, 1% of total value
- Farm land, qualified & unqualified and improvements, 10% of total value
- Commercial and Industrial properties, 15% of total value
- Mineral Property, 28% of total value
- Business Personal Property, 10% of total value
- Business Personal Property, Utilities, 9% of value.
- Mobile Homes, 1% of total value
- Special Inventory, 1% of total value
- Exempt Property, 2% of total value

Relevant Operations Data

The Ochiltree County Appraisal District was created by the Texas Legislature. The OCAD appraises property for nine entities in Ochiltree County, Texas. OCAD is a political subdivision of the State of Texas. The appraisal district is governed by a seven-member board of directors, all seven of which are appointed by the voting entities in the county. The board appoints the chief appraiser who serves at the pleasure of the board. The board also approves the budget and sets policy.

Office of the Chief Appraiser

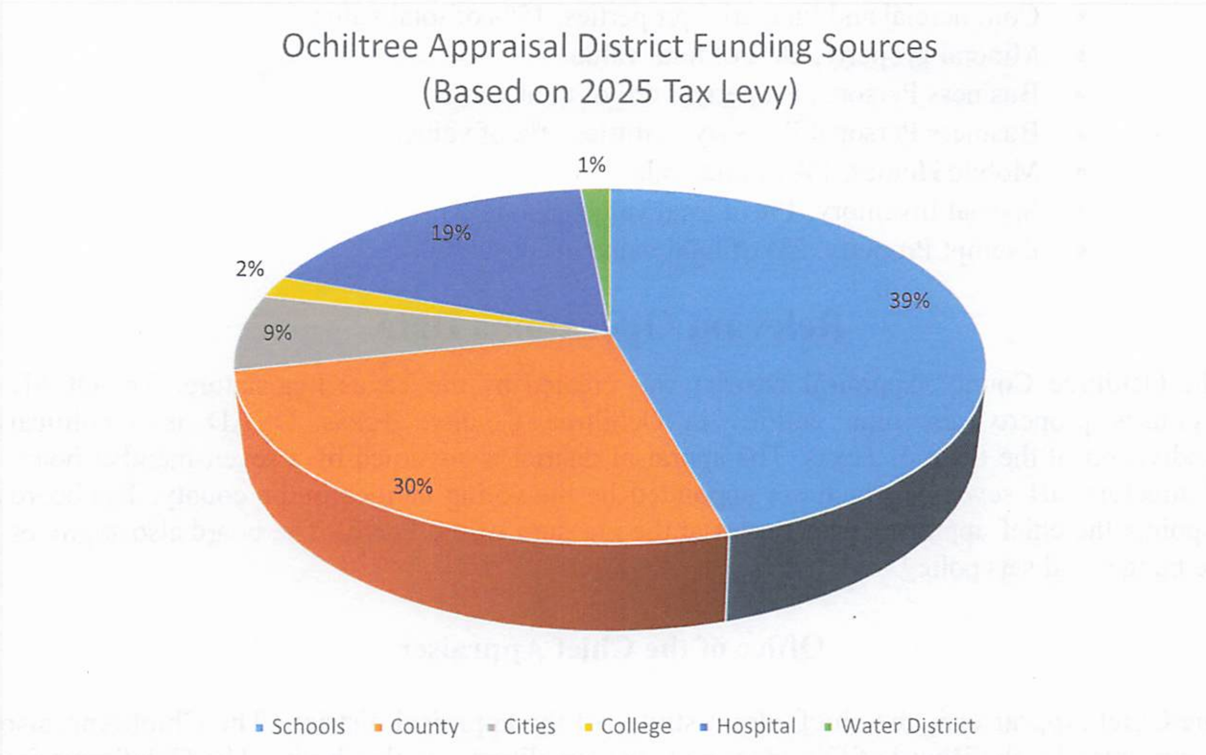
The Chief Appraiser is the chief administrator of the appraisal district. The Chief Appraiser is appointed by the Board of Directors and answers directly to that body. The Chief appraiser employs and directs the District's staff, and oversees all aspects of the operations for the District, including, but not limited to:

- Appraisal of property which includes discovery, listing, review and valuation of all taxable property within the District, using standard approaches for estimating market value.
- Administration of exemptions, which includes approving or denying applications for total or partial exemption pursuant to Chapter 11 of the Texas Property Tax Code.
- Administration of special valuation including approving or denying applications for productivity valuation or other special valuations in accordance with Chapter 23 of the Texas Property Cody.

Other duties include maintenance of all property records as required by the Texas Property Code; sending and receiving rendition forms concerning property; preparing and sending required notices, postings and publications; any other duties necessary for the efficient appraisal of property for tax purposes in the District.

CAD Operating Budget

Funding for OCAD is shared proportionately among all the taxing units located in the County. The chart below illustrates the percentage breakdown for each entity based on the overall tax levy. All the taxing entities together provide for funding OCADs operations.



Education

All appraisers are required to be registered with the Texas Department of License and Registration (TDLR). The TDLR registration requires that each appraiser must successfully complete a five-year educational program and pass a required number of course hours within a specified time. Additionally, all appraisers must pass review exams at levels three and four of the certification program. After successfully completing the required curriculum and passing the state tests, an appraiser is awarded the designation of Registered Professional Appraiser (RPA). There is also a requirement of at least thirty hours of continuing education units every two years in order to re-certify the RPA designation. OCAD currently has two RPA's and two registrants on staff. The OCAD appraisal staff stays abreast of current trends affecting property through review of published materials, attendance at conferences, course work, and continuing education.

Other Appraisal Staff

During the period covered by this report, the District had 2 Registered Professional Appraisers, two Registered Tax Assessor/Collector, two appraisers that were working toward an RPA designation, and one support person. The District appraises and collects taxes for the entities in this County. During the yearly cycle, the staff is either engaged in activities of appraisal or, depending on the time of year, may be collecting taxes and disbursing these funds to the entities.

Philosophy Statement

The Ochiltree County Appraisal District believes that the most important asset of the District is its people. Every employee is important and deserves to be treated fairly with consideration and respect. OCAD believes in providing good working conditions, a safe, clean, and friendly work place to help each employee do his or her job effectively. We also believe that every employee has an obligation to develop his or her talents to the fullest.

The Ochiltree County Appraisal District exists for the purpose of providing services to the property owners and taxing units within our jurisdiction. It is important that we recognize our responsibility to provide quality services on a cost-effective basis. Every property owner should be approached in a respectful, positive and friendly manner. Property owners should be assisted in a timely and courteous fashion. OCAD employees have an obligation as public servants to promote goodwill toward all property owners, not only in manner but by example.

Models Used in Appraisal

In arriving at appraised value, appraisers at OCAD use models that are indicated based on the type of property being appraised. The models used in the appraisal covered by this report include three basic models, briefly described here:

1. **Market or Sales Comparison:**
   This approach "considers the marketplace directly and uses the market to estimate value by comparing the subject property to similar properties that have recently sold." *(Property Assessment Valuation – IAAO)* Appraised values are directly correlated to the prevailing market trends in the area. This method is the most widely used by OCAD in arriving at the appraisals covered by this report.
2. **Cost Approach:**
   This model is used by OCAD when reliable market value is not available or when a property's most accurate appraisal would be obtained by using this method such as for unique properties. In the cost approach, value is determined by land value plus the depreciated cost of improvements.
3. **Income Method:**
   The income method is used by OCAD to appraise income-producing properties. This method converts all expected future net benefits into a present value figure.

Exemptions

OCAD determines eligibility for and administration of various types of property tax exemptions, such as those for residential homestead exemptions, exemptions for age 65 or over, disabled individuals, disabled veterans, charitable or religious organizations, and government-owned properties. Other, not so obvious exemptions overseen by OCAD are pollution control (to ensure that capital expenses required to comply with environmental mandates do not result in an increase in a facility's property taxes), the minimum value for business personal property, leased personal vehicles, and vehicles used for both personal and use and to produce income. The table below shows the number of exemptions and the value lost from exemptions for each taxing entity. See Appendix A for the amounts granted by each entity per eligible property.

Exemptions/Loss of Exemptions by Taxing Unit

Does not include productivity value loss on agricultural land or tax abatement agreements

	Number of Exemptions		Value Lost from Exemptions
Ochiltree County	16870		219,667,117
City of Perryton	1647		33,984,752
City of Booker (in Ochiltree County)	4		15,508
Perryton ISD	13533		346,598,368
Spearman ISD (in Ochiltree County)	2859		12,455,877
Booker ISD (in Ochiltree County)	961		6,316,884
Frank Phillips College (Ochiltree)	16871		219,896,697
North Plains Water Cons Dist.	16871		250,420,351
Ochiltree Hospital District	16871		219,896,697

In addition, OCAD maintains records on abatements, tax deferrals, caps on homesteads as described in the "single family residence" section of this report and Circuit Breaker limitations. In 2025, OCAD maintained records for one Sec. 312 abatement and one Sec. 313 value reduction agreement.

Appeals

Notices of appraised value are mailed to property owners each year by May 1 or as soon as practicable after that date (as allowed by the Texas Property Tax Code). The notice includes a proposed value for the property, a list of the taxing units that will tax that property, estimated taxes that will be due for that year, plus information on how to protest the value. A taxpayer who disagrees with the information may file a protest in writing and be scheduled to speak at an Appraisal Review Board hearing regarding the matter. Residential properties that have homestead exemptions may opt to file a protest electronically. Prior to the ARB hearing, the taxpayer may speak to an OCAD appraiser for an informal meeting to resolve concerns regarding property values, taxation in the wrong taxing jurisdiction, denial of an exemption, or any other similar issue. If the appraiser determines that the property owner has a valid concern based upon the evidence provided, the issue may be resolved at that time with the appraiser documenting the evidence explaining the reason for their judgment and the property owner signing an "Agreement of Value." If the issue cannot be resolved by the appraisers, the taxpayer is given the opportunity to continue through the protest process and present their case to the Appraisal Review Board. If dissatisfied with the final order rendered by the ARB, the property owner may file an appeal in state district court or under specified conditions, agree to binding arbitration.

New Construction/Property Value

New Property value includes not only construction of new structures but also additions to existing structures. Only the value of the new improvement is considered new value, not the increase in value of any existing structure. For business personal property, new value includes only the personal property located within a new structure or improvement, not new inventory in an existing building. Also, new property value includes value in the current year that was previously exempt under an abatement agreement. Newly constructed buildings, additions to improvements, and new personal property within those buildings/additions added a total of $6.5 million taxable value to the 2025 County tax roll.

Top Taxpayers

Ochiltree County net taxable property values total $1,438,174,354 for 2025. The taxable and appraised values for the top 20 taxpayers in the County are listed below.

2025 Top Taxpayers - Ochiltree County

		Market Value		Taxable Value
1	MEWBOURNE OIL COMPANY (MIN)	$126,539,740		$107,719,080
2	PALO DURO WIND ENERGY	$87,505,380		$87,505,380
3	COURSON OIL & GAS INC	$58,286,250		$44,728,592
4	SEABOARD FOODS LLC	$47,408,990		$36,709,280
5	ETC TEXAS PIPELINE LTD (PIPE)	$34,343,920		$34,343,920
6	SOUTHWESTERN PUBLIC SERVICE	$26,650,690		$26,650,690
7	CAPTUREPOINT LLC	$28,076,310		$28,076,310
8	ETC TEXAS PIPELINE LTD	$20,648,830		$20,648,830
9	PRESIDIO PETROLEUM LLC (MIN)	$31,275,680		$20,347,115
10	QUANAH PANHANDLE LLC (MIN)	$23,313,620		$20,138,650
11	MID AMERICA PIPELINE COMPANY L	$10,805310		$10,805,310
12	NORTH PLAINS ELECTRIC COOP	$10,379,110		$10,379,110
13	BRACKEN OPERATING LLC (MIN)	$12,570,300		$9,585,880
14	DCP MIDSTREAM LP (PIPE ONLY)	$9,189,880		$9,189,880
15	PALO DURO WIND ENERGY LLC	$8,182,180		$8,182,180
16	LATIGO PETROLEUM LLC	$12,429,910		$ 8,136,090
17	CIMARRON RIVER PIPELINE LLC	$7,192,160		$7,192,160
18	NATURAL GAS ANADARKO COMPANY	$9,620,880		$7,187,400
19	HIGHMARK ENERGY OPERATING LLC	$9,850,340		$6,608,350
20	WOLF CREEK FEEDYARD LLC	$9,921,050		$6,110,720
	Total of Top 20 Taxpayers	$584,190,530		$510,244,927
	% of County Appraised Value Taxable	100%		

Reptd on 10/23/2025

Ratio Study Analysis

The Property Tax Assistance Division (PTAD) of the Texas Comptroller's Office conducts a Property Value Study every two years to determine the market value of all taxable property within each school district. The ratio study measures how close to market value each appraisal district appraises property; therefore, appraisal districts strive to appraise values as close to 100% of market value as possible. The most recent Final Property Value Study figures for 2024 are completed. The most recent ratio study analysis for Perryton ISD is included in the 2024 Property Value Study on the Texas Comptroller of Public Accounts' website and is shown.

Category	Local Tax Roll Value	2024 WTD Mean Ratio	2024 PTAD Value Estimate	2024 Value Assigned
A. Single-Family Residences	321,482,571	0.9607	334,633,674	321,482,571
B. Multi-Family Residences	9,953,534	N/A	9,953,534	9,953,534
C1. Vacant Lots	3,505,976	N/A	3,505,976	3,505,976
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	80,014,698	1.0179	78,604,782	80,014,698
D2. Real Prop Farm & Ranch	17,555,108	N/A	17,555,108	17,555,108
E. Real Prop NonQual Acres	53,321,442	1.1281	47,266,592	53,321,442
F1. Commercial Real	100,009,752	0.8562	116,806,531	100,009,752
F2. Industrial Real	149,135,685	N/A	149,135,685	149,135,685
G. Oil, Gas, Minerals	433,022,210	0.9976	434,063,964	433,022,210
J. Utilities	112,642,410	0.9506	118,496,118	112,642,410
L1. Commercial Personal	48,331,072	N/A	48,331,072	48,331,072
L2. Industrial Personal	100,120,982	N/A	100,120,982	100,120,982
M. Other Personal	4,888,180	N/A	4,888,180	4,888,180
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	0	N/A	0	0
S. Special Inventory	2,124,038	N/A	2,124,038	2,124,038
Subtotal	1,436,107,658		1,465,486,236	1,436,107,658
Less Total Deductions	259,193,581		262,367,146	259,193,581
Total Taxable Value	1,176,914,077	0	1,203,119,090	1,176,914,077

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

Conclusion

At OCAD, we are very interested in helping you, the taxpayer, understand the process that we go through in appraising your property. We realize that in this summary report we did not cover all the questions or issues you may have. Additional questions are welcomed and may be addressed to our office.

Julia Mendez, Chief Appraiser, RPA, RTA
Ochiltree Appraisal District
825 S Main Ste 100
Perryton, TX 79070
Phone: 806-435-9623

Appendix A – Exemption Amounts per Entity

OCHILTREE COUNTY APPRAISAL EXEMPTIONS
QUICK REFERENCE

GENERAL HOMESTEAD

02 COUNTY	20% MINIMUM 5,000
04 NPGCD	10% MINIMUM 1,000
05 FPC	20% MINIMUM 5,000
10 HOSPITAL	20% MINIMUM 5,000
11 CITY M&O	0
12 CITY I&S	0
19 SISD I&S	140,000
20 SISD M&O	140,000
21 PISD M&O	140,000
24 PISD I&S	140,000
25 BISD M&O	140,000
26 BOOKER CITY	0
27 BISD I&S	140,000

HOMESTEAD OVER 65

02 COUNTY	10,000
04 NPGCD	100,000
05 FPC	10,000
10 HOSPITAL	10,000
11 CITY M&O	6,660
12 CITY I&S	6,660
19 SISD I&S	60,000
20 SISD M&O	60,000
21 PISD M&O	60,000
24 PISD I&S	60,000
25 BISD M&O	60,000
26 BOOKER CITY	0
27 BISD I&S	60,000

HOMESTEAD DISABLED

04 NPGCD	100,000
19 SISD I&S	10,000
20 SISD M&O	10,000
21 PISD M&O	10,000
24 PISD I&S	10,000
25 BISD M&O	10,000
27 BISD I&S	10,000

DISABLED VETERAN (31%-50%)
ALL ENTITIES GIVE 7,500 EXCEPT CITY OF BOOKER

DISABLED VETERAN (51%-70%)
ALL ENTITIES GIVE 10,000 EXCEPT CITY OF BOOKER

DISABLED VETERAN (71%-99% & AGE 65)
ALL ENTITIES GIVE 12,000 EXCEPT CITY OF BOOKER

DISABLED VETERAN (10% - 30%)
ALL ENTITIES GIVE 5,000 EXCEPT CITY OF BOOKER

DISABLED VETERAN (100% EXEMPT)
ALL ENTITIES EXCEPT CITY OF BOOKER

Appendix B – Calendar of Important Dates

January 1	Date that determines if property will be taxable or be eligible for exemptions.
January 31	Current year property taxes are due. For taxpayers who are 65 or older, disabled, or a veteran, the first property tax installment is due on or before January 31.
April 15	Last day for property owners to file renditions unless they requested an extension in writing.
April 15/as practicable	Notices of Appraised Value are mailed to taxpayers.
May 1	Last day for property owners to file renditions if they requested an extension in writing
May 30	Last day to apply for agricultural, timber, or wildlife productivity appraisal without penalty.
May/June	Deadline for filing written protests to the Appraisal Review Board is 30 days after the notice of appraised value is mailed to the property owner. Late protests are only heard under a few specific conditions prescribed by law.
By June 15	OCAD Budget for coming year is proposed.
July	Appraisal Review Board hearings are held.
July 25	Chief Appraiser certifies the appraisal roll by the 25th.
August/Sept	TNT information on website/Adopt Budget by the 15th
October	Statements are mailed out to taxpayers.

Partial Exemptions by Jurisdiction

2025

Taxing Entity	Type	Number	Amount
Ochiltree County	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled		
	Disabled Veteran 100%	19	$ 2,319,816
	Disabled Veteran	26	$ 285,000
	Aged 65 - Optional	797	$ 7,787,719
	Homestead Optional %	2000	$ 55,941,650
	SS First Responder	1	$ 147,809
North Plains GCD	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled	11	$ 575,879
	Disabled Veteran 100%	19	$ 2,319,816
	Disabled Veteran	19	$ 218,000
	Aged 65 - Optional	792	$ 62,051,088
	Homestead Optional %	2000	$ 31,158,687
	SS First Responder	1	$ 147,809
Ochiltree Hospital	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled		
	Disabled Veteran 100%	19	$ 2,319,816
	Disabled Veteran	26	$ 285,000
	Aged 65 - Optional	797	$ 7,706,085
	Homestead Optional %	1951	$ 55,941,650
	SS First Responder	1	$ 147,809
Frank Phillips College	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled		
	Disabled Veteran 100%	19	$ 2,319,816
	Disabled Veteran	26	$ 285,000
	Aged 65 - Optional	797	$ 7,878,719
	Homestead Optional %	2000	$ 55,941,650
	SS First Responder	1	$ 147,809
City of Perryton	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled		
	Disabled Veteran 100%	13	$ 1,766,647
	Disabled Veteran	21	$ 234,000

	Aged 65 - Optional	660	$ 4,319,606
	SS First Responder	1	$ 147,809
	Homestead Optional %		
City of Booker	Homestead - Mandatory		
	Age 65 - Mandatory		
	Disabled		
	Disabled Veteran 100%		
	Disabled Veteran		

Partial Exemptions by Jurisdiction

Continued

Booker City – Cont.	Aged 65 - Optional		
	Homestead Optional %		
Perryton ISD	Homestead - Mandatory	1987	$ 200,337,811
	Age 65 - Mandatory	356	$ 16,013,392
	Disabled	3	$ 126,420
	Disabled Veteran 100%	4	$ 98,464
	Disabled Veteran	12	$ 142,214
	Aged 65 - Optional		
	SS First Responder	1	$ 7,809
	Homestead Optional %		
Spearman ISD	Homestead - Mandatory	15	$ 1,583,015
	Age 65 - Mandatory	2	$ 71,980
	Disabled		
	Disabled Veteran 100%		
	Disabled Veteran		
	Aged 65 - Optional		
	Homestead Optional %		
Booker ISD	Homestead - Mandatory	17	$ 2,052,417
	Age 65 - Mandatory	3	$ 73,220
	Disabled		
	Disabled Veteran 100%		
	Disabled Veteran		
	Aged 65 - Optional		
	Homestead Optional %		