



Parker County Appraisal District 2025 Annual Report

Introduction

Parker County Appraisal District (PCAD) is a political subdivision of the state. The Constitution of the State of Texas, the Texas Property Tax Code, and Rules of the Texas Comptroller’s Property Tax Assistance Division govern the operations of the appraisal district.

Mission

The mission of the Parker County Appraisal District is to provide fair, accurate, and equitable property valuations that support the local funding needs of Parker County’s schools, cities, and other taxing units. Guided by the Texas Property Tax Code, we are committed to timely and professional service, ensuring that all property is appraised uniformly and that every taxpayer is treated with fairness, consistency, and respect.

This will be accomplished by administering the laws under the property tax system and operating under the standards of:

- The Property Tax Assistance Division of the Texas State Comptroller’s Office (PTAD)
- The International association of Assessing Officers (IAAO)
- The Uniform Standards of Professional Appraisal Practice (USPAP)
- Property Tax Assistance Division – Texas Comptroller

District Operations Summary

In 2025 PCAD:

- Maintained over 124,000 property accounts
- Processed homestead and exemption applications
- Conducted field inspections and property discovery activities
- Administered property owner protests through the Appraisal Review Board
- Provided services to 37 jurisdictions.

Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities include the following:

- Establish the district's office
- Appoint the Chief Appraiser
- Approve the district's annual budget
- Contract for necessary services
- Appoint the Appraisal Review Board
- Appoint a Taxpayer Liaison Officer
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board
- Approve contracts with appraisal firms to perform appraisal services for the district
- Other statutory duties

To be eligible to serve on the board of directors, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date of term. Members of the Board of Directors serve four-year terms. Beginning in 2022, members of the Board of Directors are limited to five (5) terms. The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The Chief Appraiser must be certified as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Appraisal Review Board members are appointed by the board of directors. To serve on the ARB, an individual must be a resident of the appraisal district and must have resided in the district for at least two years. The Parker County Appraisal Review Board (ARB) is responsible by statute for the hearing and determination of taxpayer protest and taxing entity challenges.

Agricultural Advisory Board members are appointed by the chief appraiser with the advice and consent of the board of directors to advise the Chief Appraiser in determining typical practices and standards for agricultural activities in the district.

Taxing Jurisdictions

PCAD is responsible for appraising all properties for each of the taxing jurisdictions in Parker County.

- Parker County
- Parker County Lateral Road
- Parker County Hospital District
- Weatherford College
- Aledo ISD
- Azle ISD
- Brock ISD
- Garner ISD
- Granbury ISD
- Lipan ISD
- Millsap ISD
- Mineral Wells ISD
- Peaster ISD
- Perrin-Whitt ISD
- Poolville ISD
- Springtown ISD
- Weatherford ISD
- City of Aledo
- City of Azle
- City of Millsap
- City of Mineral Wells
- City of Reno
- City of Sanctuary
- City of Springtown
- City of Weatherford
- City of Willow Park
- Emergency Service District #1
- Emergency Service District #3
- Emergency Service District #6
- Emergency Service District #7
- Emergency Service District #8
- Emergency Service District #9
- Morningstar Municipal Utility District #1
- Morningstar Municipal Utility District #2
- Eagle Ridge Municipal Utility District
- Cresson Crossroads Municipal Utility District
- City of Hudson Oaks PID

Legislative Changes

PCAD monitors legislation that may impact appraisal district operations. When new laws are enacted, the district updates records, forms, procedures, and policies as required to ensure compliance with state law.

Property Discovery

- Visual field inspections
- Aerial photography
- Homestead/Agricultural applications
- City building permits
- Property owner notification
- Real estate professionals
- Contractors, developers and subdivision sales professionals
- Recorded instruments from courthouse and other local government
- Building plans
- Utility companies
- Mechanic liens, Deeds of Trust and Legal News
- Texas Department of Housing & Community Affairs reports (Manufactured Homes)
- TXDOT moving permits for Manufactured Homes
- Sales questionnaires and Fee Appraisals
- Newspapers, Sales Brochures and Magazines
- Telephone directories

Appeal Information

Following guidelines established by state law, notice of appraised value are typically mailed to property owners if:

- The appraised value of the property increases by more than \$1,000 from the preceding year
- The appraised value of the property is greater than the value rendered by the property owner
- The property was not on the appraisal roll in the preceding year
- The property has had an ownership change
- An exemption was canceled or reduced from the preceding year

PROPERTY TYPES APPRAISED

The following table summarizes the total number of parcels and corresponding market values by property classification within Parker County.

PTAD CLASSIFICATIONS	PROPERTY TYPE	PARCEL COUNT	MARKET VALUE
A	Single-Family Homes	60,029	\$23,193,071,172
B	Multi-Family Homes	812	\$979,872,905
C	Vacant Lots & Tracts	7,762	\$768,264,273
DI & D2	Rural Land	18,181	\$10,259,728,688
E	Farm & Ranch Improvements	11,210	\$3,842,813,310
F1	Commercial Real Property	2,461	\$2,880,407,257
F2	Industrial Real Property	134	\$111,204,924
G	Oil/Gas/Minerals	14,142	\$123,809,550
J	Utilities	1,396	\$974,710,810
L1	Commercial Personal Property	2,074	\$479,842,598
L2	Industrial Personal Property	2,423	\$494,229,610
M1	Mobile Homes	2,363	\$185,520,726
N1	Intangible Personal Property	1	\$6,600,890
O	Residential Inventory	4,325	\$477,732,637
S	Dealer's Special Inventory	137	\$85,603,140
X	Exempt Property	1,646	\$1,011,390,900
	Totals	129,095	\$45,874,751,910

APPRAISAL OPERATIONS SUMMARY

The State Comptroller's Property Tax Assistance Division conducted a Property Value Study in 2025 for Parker County. The Property Value Study was conducted to validate the accuracy of the district's mass appraisal system with the following overall statistical results. These statistics reflect the relationship between appraised values and market values as measured by the Texas Comptroller's Property Value Study.

RATIO STUDY

ISD	VALUE ASSIGNED	FINDING	RATIO
ALEDO	Local	Valid	1.01
AZLE	Local	Valid	1.00
BROCK	Local	Valid	1.02
GARNER	Local	Valid	1.01
MILLSAP	Local	Valid	1.00
PEASTER	Local	Valid	1.02
POOLVILLE	Local	Valid	1.01
PERRIN-WHITT	Local	Valid	1.04
SPRINGTOWN	Local	Valid	1.03
WEATHERFORD	Local	Valid	1.01
PARKER CAD			1.01

EXEMPTION DATA

Property owners may qualify for a variety of exemptions as provided by the Texas Constitution. Some of the most commonly occurring exemptions are described below. Other less commonly occurring exemptions are available and described in the Texas Property Tax Code, Chapter 11.

RESIDENTIAL HOMESTEAD

The following chart represents the total exemption amounts available to homeowners who qualify for this exemption on principal residences with a maximum of 20 acres:

JURISDICTION	PERCENT	GENERAL	OVER 65	DISABILITY	100% DISABLED VETERANS
ALEDO ISD		\$140,000	\$60,000	\$60,000	100%
AZLE ISD		\$140,000	\$60,000	\$60,000	100%
BROCK ISD		\$140,000	\$60,000	\$60,000	100%
GARNER ISD		\$140,000	\$60,000	\$60,000	100%
GRANBURY ISD		\$140,000	\$60,000	\$60,000	100%
LIPAN ISD		\$140,000	\$60,000	\$60,000	100%
MILLSAP ISD		\$140,000	\$60,000	\$60,000	100%
MINERAL WELLS ISD		\$140,000	\$65,455	\$60,000	100%
PEASTER ISD		\$140,000	\$60,000	\$60,000	100%
PERRIN-WHITT ISD		\$140,000	\$65,000	\$65,000	100%
POOLVILLE ISD		\$140,000	\$60,000	\$60,000	100%
SPRINGTOWN ISD		\$140,000	\$60,000	\$60,000	100%
WEATHERFORD ISD		\$140,000	\$60,000	\$60,000	100%
CITY OF ALEDO		NONE	\$10,000	NONE	100%
CITY OF AZLE		NONE	\$15,000	NONE	100%
CITY OF FORT WORTH	20%	NONE	\$80,000	\$80,000	100%
CITY OF MILLSAP		NONE	NONE	NONE	100%
CITY MINERAL WELLS		NONE	\$10,000	\$10,000	100%
CITY OF RENO	15%	NONE	\$10,000	\$10,000	100%
CITY OF SANCTUARY		NONE	NONE	NONE	100%
CITY OF SPRINGTOWN		\$5,000*	\$15,000	\$15,000	100%
CITY WEATHERFORD		NONE	\$25,000	\$25,000	100%
CITY WILLOW PARK		NONE	\$10,000	NONE	100%
PARKER GENERAL		NONE	\$10,000	\$10,000	100%
PARKER LATERAL		\$3,000	NONE	NONE	100%
PARKER CO HOSPITAL		NONE	\$10,000	NONE	100%
WEATHERFORD COLL		NONE	\$10,000	NONE	100%
ESD#1		NONE	NONE	NONE	100%
ESD#3		NONE	NONE	NONE	100%
ESD#6		NONE	NONE	NONE	100%
ESD#7		NONE	NONE	NONE	100%
ESD#8		NONE	NONE	NONE	100%
ESD#9		NONE	NONE	NONE	100%
MORNINGSTAR MUD #1		NONE	NONE	NONE	100%
MORNINGSTAR MUD #2		NONE	NONE	NONE	100%
EAGLE RIDGE MUD		NONE	NONE	NONE	100%

AVERAGE HOME TAXABLE VALUES

The following table represents the average taxable value of residential homesteads by taxing jurisdiction for the years shown.

JURISDICTION	2025	2024	2023	2022	2021	2020	2019
ALEDO ISD	\$434,344	\$401,471	\$361,060	\$359,033	\$371,452	\$331,533	\$317,799
AZLE ISD	\$280,914	\$256,675	\$226,148	\$237,276	\$237,262	\$204,128	\$190,184
BROCK ISD	\$393,340	\$364,095	\$322,205	\$318,074	\$318,390	\$276,782	\$265,956
GARNER ISD	\$239,234	\$234,255	\$183,127	\$192,676	\$189,851	\$134,940	\$147,486
GRANBURY ISD	\$356,343	\$320,072	\$283,987	\$287,300	\$293,550	\$260,767	\$256,842
LIPAN ISD	\$115,492	\$104,313	\$82,726	\$124,236	\$128,032	\$116,372	\$116,018
MILLSAP ISD	\$226,533	\$213,403	\$182,568	\$192,456	\$195,475	\$164,473	\$150,294
MINERAL WELLS ISD	\$162,787	\$144,593	\$77,447	\$111,127	\$113,391	\$88,335	\$80,130
PEASTER ISD	\$301,092	\$278,169	\$247,439	\$249,454	\$247,890	\$205,618	\$187,095
PERRIN-WHITT ISD	\$221,064	\$198,759	\$157,404	\$167,880	\$155,429	\$132,933	\$114,447
POOLVILLE ISD	\$244,104	\$228,289	\$187,846	\$181,376	\$173,445	\$143,996	\$133,589
SPRINGTOWN ISD	\$223,619	\$205,226	\$164,275	\$177,771	\$179,403	\$148,033	\$134,032
WEATHERFORD ISD	\$248,715	\$228,655	\$192,868	\$210,806	\$214,400	\$187,925	\$175,048
CITY OF ALEDO	\$430,515	\$401,950	\$400,207	\$345,275	\$341,542	\$297,384	\$282,161
CITY OF AZLE	\$260,719	\$253,693	\$220,061	\$189,725	\$173,109	\$152,044	\$139,231
CITY OF FORT WORTH	\$523,177	\$462,803	\$453,368	\$392,313	\$447,722	\$386,819	\$383,824
CITY OF MILLSAP	\$135,819	\$131,421	\$124,429	\$111,902	\$105,714	\$92,242	\$82,672
CITY MINERAL WELLS	\$327,448	\$298,006	\$287,228	\$244,539	\$244,419	\$222,378	\$202,869
CITY OF RENO	\$244,323	\$222,289	\$195,944	\$165,472	\$160,082	\$129,589	\$112,411
CITY OF SANCTUARY	\$260,107	\$238,651	\$203,800	\$178,512	\$171,258	\$150,844	\$135,954
CITY OF SPRINGTOWN	\$256,099	\$238,753	\$218,288	\$185,453	\$167,423	\$145,676	\$136,996
CITY WEATHERFORD	\$294,321	\$273,539	\$263,669	\$229,225	\$219,223	\$194,103	\$182,283
CITY WILLOW PARK	\$379,253	\$361,916	\$335,983	\$296,517	\$287,863	\$263,710	\$246,818
PARKER COUNTY	\$362,966	\$337,884	\$333,120	\$286,444	\$276,172	\$242,598	\$228,494
PC LATERAL ROAD	\$363,556	\$338,444	\$333,914	\$287,331	\$277,038	\$242,598	\$228,494
W'FORD COLLEGE	\$363,090	\$338,015	\$333,321	\$286,662	\$276,410	\$242,840	\$228,747
PARKER CO HOSPITAL	\$363,090	\$338,015	\$333,321	\$286,662	\$276,410	\$242,840	\$228,747
ESD#1	\$382,525	\$357,357	\$356,666	\$311,958	\$303,532	\$265,530	\$252,208
ESD#3	\$410,377	\$379,072	\$379,543	\$337,273	\$326,541	\$297,435	\$283,634
ESD#6	\$332,837	\$311,846	\$312,007	\$263,102	\$254,767	\$226,908	\$211,614
ESD#7	\$323,422	\$302,701	\$298,266	\$259,453	\$247,573	\$219,560	\$206,440
ESD#8	\$293,271	\$273,832	\$254,463	\$211,287	\$196,643	\$170,100	\$154,906
ESD#9	\$476,225	\$447,921	\$432,338	\$369,807	\$356,460	\$312,588	\$301,794
MORNINGSTAR MUD#1	\$413,419	\$403,402	\$386,160	\$328,182	\$401,744	\$311,887	\$306,452
MORNINGSTAR MUD#2	\$370,290	\$386,610					
EAGLE RIDGE MUD	\$190,382	\$246,955					
CRESSON CROSSRDS MUD #2	TBD						

NEW CONSTRUCTION

The following table represents taxable value added from new construction during the current appraisal year by jurisdiction.

JURISDICTION	NEW TAXABLE VALUE
County	
PARKER GENERAL	\$1,155,118,362
PARKER LATERAL ROAD	\$1,154,937,555
City	
ALEDO	\$61,831,209
AZLE	\$4,006,240
FORT WORTH	\$177,163,352
MILLSAP	\$554,900
MINERAL WELLS	\$790,030
RENO	\$21,101,125
SANCTUARY	\$2,420,205
SPRINGTOWN	\$43,526,587
WEATHERFORD	\$123,903,517
WILLOW PARK	\$20,307,104
School	
ALEDO	\$367,363,422
AZLE	\$102,985,830
BROCK	\$86,004,851
GARNER	\$5,618,670
GRANBURY	\$1,879,820
LIPAN	\$284,040
MILLSAP	\$27,283,537
MINERAL WELLS	\$215,100
PEASTER	\$47,860,737
PERRIN-WHITT	\$5,462,660
POOLVILLE	\$33,550,594
SPRINGTOWN	\$137,671,100
WEATHERFORD	\$287,506,969
Special Districts	
WEATHERFORD COLLEGE	\$1,155,127,730
PARKER CO. HOSPITAL	\$1,155,127,728
EMERGENCY SERV. DIST. #1	\$504,008,881
EMERGENCY SERV. DIST. #3	\$46,363,489
EMERGENCY SERV. DIST. #6	\$77,789,384
EMERGENCY SERV. DIST. #7	\$59,314,072
EMERGENCY SERV. DIST. #8	\$58,141,036
EMERGENCY SERV. DIST. #9	\$72,542,667
MORNINGSTAR MUD #1	\$9,395,880
MORNINGSTAR MUD #2	\$0
EAGLE RIDGE MUD	\$3,069,910
CRESSON CROSSROADS MUD	\$14,095,730
CITY OF HUDSON OAKS PID	\$1,140,400

CERTIFIED VALUES

The following represents the certified taxable values to each taxing jurisdiction for the district:

JURISDICTION	TAXABLE VALUE
County	
PARKER GENERAL	\$30,713,012,793
PARKER LATERAL ROAD	\$30,750,849,086
City	
ALEDO	\$1,010,745,213
AZLE	\$486,365,445
FORT WORTH	\$908,420,190
MILLSAP	\$30,580,115
MINERAL WELLS	\$96,459,476
RENO	\$358,372,918
SANCTUARY	\$60,217,363
SPRINGTOWN	\$555,413,578
WEATHERFORD	\$5,287,402,189
WILLOW PARK	\$1,161,858,159
Schools	
ALEDO	\$6,634,474,079
AZLE	\$2,402,005,479
BROCK	\$1,523,968,494
GARNER	\$312,476,716
GRANBURY	\$153,778,869
LIPAN	\$71,651,662
MILLSAP	\$786,528,908
MINERAL WELLS	\$18,847,648
PEASTER	\$917,860,117
PERRIN-WHIT	\$120,292,575
POOLVILLE	\$473,437,464
SPRINGTOWN	\$2,424,685,098
WEATHERFORD	\$8,226,516,420
Special Districts	
WEATHERFORD COLLEGE	\$30,637,431,665
PARKER CO. HOSPITAL	\$30,637,435,485
EMERGENCY SERV. DIST. #1	\$13,497,291,187
EMERGENCY SERV. DIST. #3	\$3,107,312,434
EMERGENCY SERV. DIST. #6	\$1,822,477,168
EMERGENCY SERV. DIST. #7	\$1,883,289,371
EMERGENCY SERV. DIST. #8	\$1,069,884,990
EMERGENCY SERV. DIST. #9	\$1,787,373,950
MORNINGSTAR MUD #1	\$530,749,845
MORNINGSTAR MUD #2	\$17,377,813
EAGLE RIDGE MUD	\$15,379,234
CRESSON CROSSROADS MUD	\$51,125,606
CITY OF HUDSON OAKS PID	\$72,511,470

TAX RATES

Using the taxable values as certified by the Chief Appraiser and following the requirements of the Truth in Taxation Laws, the taxing jurisdictions adopted the following tax rates:

JURISDICTION	M&O	I&S	TOTAL
County			
PARKER GENERAL	0.17856200	0.0564600	0.2350220
PARKER LATERAL ROAD	0.05004800	0.0000000	0.0500480
City			
ALEDO	0.25040400	0.1049490	0.3553530
AZLE	0.54299270	0.0817000	0.6246927
FORT WORTH	0.52250000	0.1475000	0.6700000
MILLSAP	0.28000000	0.0000000	0.2800000
MINERAL WELLS	0.54651950	0.0252686	0.5717881
RENO	0.23850900	0.0869980	0.3255070
SANCTUARY	0.15000000	0.0000000	0.1500000
SPRINGTOWN	0.35365400	0.1411680	0.4948220
WEATHERFORD	0.29564600	0.0966000	0.3922460
WILLOW PARK	0.19575300	0.2258930	0.4216460
School			
ALEDO	0.74420000	0.4500000	1.1942000
AZLE	0.73580000	0.3492000	1.0850000
BROCK	0.74260000	0.5000000	1.2426000
GARNER	0.66920000	0.0203660	0.6895660
GRANBURY	0.78460000	0.1450000	0.9296000
LIPAN	0.74690000	0.3000000	1.0469000
MILLSAP	0.75520000	0.3146000	1.0698000
MINERAL WELLS	0.75160000	0.2120595	0.9636595
PEASTER	0.69690000	0.4695000	1.1664000
PERRIN-WHITT	0.66920000	0.1500000	0.8192000
POOLVILLE	0.75750000	0.0000000	0.7575000
SPRINGTOWN	0.75520000	0.2765000	1.0317000
WEATHERFORD	0.75520000	0.2790000	1.0342000
Special Districts			
WEATHERFORD COLLEGE	0.10608700	0.0000000	0.1060870
PARKER CO. HOSPITAL	0.08407000	0.0000000	0.0840700
EMERGENCY SERV. DIST. #1	0.08915400	0.0108460	0.1000000
EMERGENCY SERV. DIST. #3	0.10000000	0.0000000	0.1000000
EMERGENCY SERV. DIST. #6	0.07810000	0.0179000	0.0960000
EMERGENCY SERV. DIST. #7	0.07535400	0.0246460	0.1000000
EMERGENCY SERV. DIST. #8	0.07130500	0.0286950	0.1000000
EMERGENCY SERV. DIST. #9	0.09575700	0.0042430	0.1000000
MORNINGSTAR MUD #1	0.60000000	0.4000000	1.0000000
MORNINGSTAR MUD #2	1.00000000	0.0000000	1.0000000
EAGLE RIDGE MUD	1.00000000	0.0000000	1.0000000
CRESSON CROSSROADS MUD 2	1.00000000	0.0000000	1.0000000
HUDSON OAKS PID*	0.46000000	0.0000000	0.4600000