

2020

ARANSAS COUNTY APPRAISAL DISTRICT ANNUAL REPORT

The information contained in this report is to provide the citizens of Aransas County and other interested parties with an overview of the information compiled by the Aransas County Appraisal District





Aransas County Appraisal District

11 HWY 35 N, Rockport TX 78382 (361) 729-9733

Dear Property Owner,

The employees of the Aransas County Appraisal District strive to provide the citizens of Aransas County with fair and accurate property valuations. Property taxes play a vital role in local government. However, property taxes can be a frustrating and confusing subject for many property owners. No other topic in local Texas Government can stir the opinion of property owners like the appraisal process. With that in mind, every year we provide the property owners in Aransas County with this report to outline some of the beneficial information that our work produces.

We not only appraise property for the taxing entities, we also administer property tax exemptions for homeowners, veterans and disabled persons. This is another part of our responsibility to you, the property owner. It is our duty to advise you of anything in the Texas Property Tax Code that will benefit you and help reduce your tax liability. If you *think* you may qualify for an exemption please call our office and ask; we will be happy to assist you.

Our website has a great deal of information. Links to property tax resources, online GIS mapping and property search capabilities are only a few of the tools available. We continually update the content of our website to give you the most current information possible. However, if you find a link that no longer works or the information in the link is outdated, please let us know, we will correct it as soon as possible.

The employees of the District are also citizens of Aransas County, and the property owners are our friends and neighbors. We take our responsibility to you very seriously. Our goal is to make sure we provide you with fair and accurate appraisals and are able to answer your property tax questions accurately. But, just as important, we want to make sure property owners are treated as we would want to be treated, with respect and dignity.

The most important message we can convey is, *we work for you*, the taxpayers of our great county. So if you have questions, please call or drop by our office, we will be happy to help you.

Sincerely,

Mike Soto, RPA
Chief Appraiser
Aransas County Appraisal District

ARANSAS COUNTY APPRAISAL DISTRICT

2020 ANNUAL REPORT

Executive Summary

The Aransas County Appraisal District has published this report to provide our citizens and taxing units with an overview of the information we compile each appraisal cycle. The information will allow the reader, at a glance, to have a better understanding of the values and properties located within the county.

As always, the goal of the Aransas County Appraisal District is to provide our customers with the best service possible in a professional and courteous manner.

Our Goal

Our goal at the Aransas County Appraisal District is to provide the best service possible to our consumers, the local taxpayer. The fair and accurate appraisals we produce allow the local taxing entities to make sound financial decisions which results in tax rates that are lower than most other nearby counties. Aransas County is an exceptional place to live and we take great care in producing accurate appraisals for the public.

Our Appraisal District

The Aransas County Appraisal District is an independent political subdivision within Aransas County. We appraise all taxable property located within the boundaries of the county annually. The Board of Directors of the Aransas County Appraisal District is the governing body of the District and its members are appointed by our local taxing authorities. Their primary function is to insure that the District has the resources to perform the task of producing accurate appraisals as outlined in the Texas Property Tax Code. Other duties of the Board include adopting an annual budget, appointing an appraisal review board, and the adoption of policies that provide for the general operation of the District.

The Chief Appraiser is appointed by the Board of Directors and is the Executive Officer in charge of the daily operations of the District. The Chief Appraiser hires the staff for the district and is responsible for the production of the appraisal roll used by the entities to adopt tax rates. Other responsibilities include supervision of the staff and maintenance of the facilities of the District.

The District as of January 1st, 2020 appraised property for ten taxing jurisdictions. The following is a list of those taxing authorities.

Aransas County

Aransas County Independent School District

Aransas Pass Independent School District
Port Aransas Independent School District
City of Rockport
Town of Fulton
City of Aransas Pass
Aransas County MUD#1
Aransas County Navigation District
Lamar Improvement District

Aransas County is one of the smallest land mass counties in the state. However, when parcel count is taken into consideration we are right in the middle of all Texas counties with approximately 29,500 parcels. The 2020 certified property value in Aransas County was in excess of 3.3 billion dollars of real and personal property and that amount also puts Aransas County right in the middle of appraised value of all Texas counties.

The Appraisal Review Board consists of five members appointed by the Board of Directors. They serve staggered terms and are limited to three two year terms. To be eligible to serve on the ARB the individual must have been a resident of the county for at least two years. The ARB is responsible for the approval of the appraisal records. They also are the first formal avenue of dispute resolution between property owners and the District. Other responsibilities include correcting errors in the appraisal roll, acting on supplemental changes to the certified roll and making determinations on the proper application of exemptions and special appraisals.

The District relies on the advice of the Agricultural Advisory board for the information necessary to produce the agricultural values used in the special appraisals on those qualified properties. Each board member gathers information and relays their finding to the chief appraiser in periodic meetings. The chief appraiser then uses that information to develop the net to land calculations used in these appraisals.

Appraisal of Property

The physical inspections of the properties in the district began in Fall 2019 and ended in April 2020. ACAD uses Pictometry aerial images as well as on-site physical inspections for the data collection during the appraisal cycle. The district inspects from a planned driving schedule all properties at least every two years. The predominance of improved properties are physically inspected every year. When property changes are noted the appraisal team then field verifies the dimensions and quality of the change and enters the data into the CAMA system. Every year is a reappraisal year. Notices of appraised value are provided to every property owner regardless of whether or not the property meets the requirements set forth in the Property Tax Code.

Local Economic Conditions

Like other areas in Texas, Aransas County has had a strongly appreciating real estate market. Aransas County continues to be a desirable retirement destination and an exceptional family oriented community. The effect of "building back better" after Hurricane Harvey have many people considering Rockport-Fulton as desirable retirement or vacation home choice.

Tourism remains the driving force in our local economy. While areas such as Galveston have remained desirable, many are now looking at Aransas County from Austin, the largest boomtown in America. USA Today readers voted Rockport as the 5th best small coastal town in America in 2015. The Aransas peninsula is bound by Copano Bay to the west and Aransas bay to the east, making it one of the premier fishing locations along the entire Gulf Coast.

Industrial and petrochemical jobs continue to increase in Aransas and nearby counties, creating a strong base of local home buyers, in addition to the traditional tourism and retirement populations. Aransas County is expected to have one of the strongest housing markets in the state for years to come.

Hurricane Harvey

Hurricane Harvey made landfall in Aransas County on August 25, 2017, and significantly altered the housing market. In 2020, Aransas County has shown a strong recovery across the board, which has been reflected in an increase in inventory, higher quality of inventory as the result of remediation and new construction, the types of investments being made, and growing demand. A negligible amount of property has extant damage unremedied from the storm, which are dealt with on a case-by-case basis.

The Appraisal Process

The district has recently implemented an in-house designed tablet based solution for field work. This system allows appraisers to formulate a "drive order" of the properties for physical inspection that creates efficiencies in both miles driven and workflow while in the field.

The Pictometry images and the GIS system employed by the District are both very popular products for our citizens. The District has the county flown every year to update the aerial image library. Property owners often comment on how beneficial this information is to them for planning property uses as well as making decisions on building placement. The district's website has these tools as well, allowing property owners to research our data. Pictometry images are used both in the field and in the office to verify size of improvements or other physical characteristics when field access is not possible. We have data layers in our GIS system that graphically represent trends in values, sold properties, land tables, school districts and any other information beneficial to the appraisal of property in the district.

Shortly after certification of the appraisal roll the field work begins for the next appraisal cycle. The appraisers gather information in the field to insure the physical dimensions of the properties are accurate. Updating properties regularly in both physical size and condition increases the accuracy of the data we produce. Any changes in the physical attributes of a property are corrected in the CAMA system so we can insure that information gathered on sales in the county are accurately employed as data points for the valuation of all properties.

Each January, businesses are sent a rendition form so they may render their property used for the production of income. All businesses are required to make an annual rendition to the District. Prior to the rendition deadline a notification is placed in the local newspaper as a reminder of this requirement. The appraisers begin to process renditions as they are returned and this continues for a short period after the April 15th deadline. In early March the local sales are examined and adjustments are made to the property schedules. Ratio studies used to determine the accuracy of the values and that information is used to determine the amount of adjustment necessary to reach market value.

Notices were sent out in early May 2020. Once notices are sent the staff begins to visit with property owners to try to resolve issues they may have with the current valuation of their property. Most value disputes are resolved in this manner.

2020 Covid-19 Pandemic

The outbreak and spread of covid-19 had significant impact on how the appraisal office conducts it's daily affairs. The Governor of the State of Texas issued a mandate in regards to a state-wide quarantine and the Appraisal District staff were declared to be 'essential workers'. As a result, the office remained open and appraisal activities continued, but the lobby was closed to the public. Hygiene and Social Distancing measures were set up in the office for any time a property owner, consultant, agent, or board member entered the building. Zoom was utilized heavily to allow ARB members to attend and participate from a safe distance at home, and all public hearings were arranged to be broadcast on YouTube for the public to attend virtually.

2020 County-Wide Sales Ratio Information

The information in this section is statistical information on the level of appraisal within the Aransas County Appraisal District. This information was compiled from sales with a date range of 1/1/2019 to 1/1/2020.

Median 98.88%

Average Mean 99.83%

Weighted Mean 96.22%

Property Reports

The following pages will outline the data contained our files. This data is used by the Comptroller's office to report to the Texas legislature specific property tax related information. The local governments use this data to set their budgets and tax rates.

These documents list the types or classes of properties and the number of each within our county. Exemption data such as the number of each type and the category amount for each type is also provided. The Grand Totals report will break down values and exemptions by taxing unit. This allows for a more in depth look at each individual taxing unit and the property contained within its boundaries.

We hope this information is beneficial and if you need any other information please let our staff know and we will be more than happy to provide it for you.

2020 CERTIFIED TOTALS

Property Count: 28,962

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
ARB Approved Totals

7/22/2020

5:26:28PM

Land		Value			
Homesite:		378,651,231			
Non Homesite:		1,293,061,049			
Ag Market:		114,687,493			
Timber Market:		0		Total Land	(+) 1,786,399,773
Improvement		Value			
Homesite:		835,442,356			
Non Homesite:		1,351,925,128		Total Improvements	(+) 2,187,367,484
Non Real		Count	Value		
Personal Property:		1,551	103,957,678		
Mineral Property:		1,314	16,781,690		
Autos:		0	0	Total Non Real	(+) 120,739,368
				Market Value	= 4,094,506,625
Ag	Non Exempt	Exempt			
Total Productivity Market:	114,687,493	0			
Ag Use:	4,159,253	0		Productivity Loss	(-) 110,528,240
Timber Use:	0	0		Appraised Value	= 3,983,978,385
Productivity Loss:	110,528,240	0		Homestead Cap	(-) 23,640,539
				Assessed Value	= 3,960,337,846
				Total Exemptions Amount (Breakdown on Next Page)	(-) 375,488,800
				Net Taxable	= 3,584,849,046

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 3,584,849,046 * (0.000000 / 100)

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2020 CERTIFIED TOTALS

Property Count: 28,962

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
ARB Approved Totals

7/22/2020

5:27:12PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	172	0	0	0
DV1	79	0	757,140	757,140
DV1S	9	0	40,000	40,000
DV2	43	0	412,500	412,500
DV2S	2	0	7,500	7,500
DV3	53	0	522,130	522,130
DV3S	4	0	40,000	40,000
DV4	99	0	957,310	957,310
DV4S	3	0	36,000	36,000
DVHS	158	0	30,637,295	30,637,295
EX	45	0	3,115,350	3,115,350
EX-XD	1	0	29,020	29,020
EX-XF	1	0	339,810	339,810
EX-XG	20	0	4,116,820	4,116,820
EX-XG (Prorated)	2	0	57,738	57,738
EX-XI	4	0	6,902,180	6,902,180
EX-XJ	1	0	28,360	28,360
EX-XL	1	0	351,590	351,590
EX-XR	11	0	1,535,130	1,535,130
EX-XU	14	0	4,168,330	4,168,330
EX-XV	726	0	321,251,720	321,251,720
EX-XV (Prorated)	13	0	122,467	122,467
EX366	806	0	60,410	60,410
OV65	3,564	0	0	0
OV65S	16	0	0	0
Totals		0	375,488,800	375,488,800

2020 CERTIFIED TOTALS

Property Count: 492

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
Under ARB Review Totals

7/22/2020

5:26:28PM

Land		Value		
Homesite:		4,595,909		
Non Homesite:		40,322,235		
Ag Market:		231,360		
Timber Market:		0	Total Land	(+) 45,149,504
Improvement		Value		
Homesite:		7,622,521		
Non Homesite:		65,765,590	Total Improvements	(+) 73,388,111
Non Real		Count	Value	
Personal Property:	13		448,210	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 448,210
			Market Value	= 118,985,825
Ag		Non Exempt	Exempt	
Total Productivity Market:	231,360		0	
Ag Use:	2,640		0	Productivity Loss (-) 228,720
Timber Use:	0		0	Appraised Value = 118,757,105
Productivity Loss:	228,720		0	Homestead Cap (-) 310,690
				Assessed Value (2.90%) = 118,446,415
				Total Exemptions Amount (Breakdown on Next Page) (-) 5,000
				Net Taxable = 118,441,415

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

0.00 = 118,441,415 * (0.000000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

* The assessed value under ARB Review represents 2.90% of the overall district value.

2020 CERTIFIED TOTALS

Property Count: 492

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
Under ARB Review Totals

7/22/2020

5:27:12PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	0	0	0
DV1	1	0	5,000	5,000
OV65	19	0	0	0
Totals		0	5,000	5,000

2020 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 29,454

Grand Totals

7/22/2020

5:26:28PM

Land		Value				
Homesite:		383,247,140				
Non Homesite:		1,333,383,284				
Ag Market:		114,918,853				
Timber Market:		0		Total Land	(+)	1,831,549,277
Improvement		Value				
Homesite:		843,064,877				
Non Homesite:		1,417,690,718		Total Improvements	(+)	2,260,755,595
Non Real		Count	Value			
Personal Property:	1,564	104,405,888				
Mineral Property:	1,314	16,781,690				
Autos:	0	0		Total Non Real	(+)	121,187,578
				Market Value	=	4,213,492,450
Ag	Non Exempt	Exempt				
Total Productivity Market:	114,918,853	0				
Ag Use:	4,161,893	0		Productivity Loss	(-)	110,756,960
Timber Use:	0	0		Appraised Value	=	4,102,735,490
Productivity Loss:	110,756,960	0		Homestead Cap	(-)	23,951,229
				Assessed Value	=	4,078,784,261
				Total Exemptions Amount (Breakdown on Next Page)	(-)	375,493,800
				Net Taxable	=	3,703,290,461

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 3,703,290,461 * (0.000000 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2020 CERTIFIED TOTALS

Property Count: 29,454

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Grand Totals

7/22/2020

5:27:12PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	174	0	0	0
DV1	80	0	762,140	762,140
DV1S	9	0	40,000	40,000
DV2	43	0	412,500	412,500
DV2S	2	0	7,500	7,500
DV3	53	0	522,130	522,130
DV3S	4	0	40,000	40,000
DV4	99	0	957,310	957,310
DV4S	3	0	36,000	36,000
DVHS	158	0	30,637,295	30,637,295
EX	45	0	3,115,350	3,115,350
EX-XD	1	0	29,020	29,020
EX-XF	1	0	339,810	339,810
EX-XG	20	0	4,116,820	4,116,820
EX-XG (Prorated)	2	0	57,738	57,738
EX-XI	4	0	6,902,180	6,902,180
EX-XJ	1	0	28,360	28,360
EX-XL	1	0	351,590	351,590
EX-XR	11	0	1,535,130	1,535,130
EX-XU	14	0	4,168,330	4,168,330
EX-XV	726	0	321,251,720	321,251,720
EX-XV (Prorated)	13	0	122,467	122,467
EX366	806	0	60,410	60,410
OV65	3,583	0	0	0
OV65S	16	0	0	0
Totals		0	375,493,800	375,493,800

2020 CERTIFIED TOTALS

Property Count: 28,962

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
ARB Approved Totals

7/22/2020 5:27:12PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15,164		\$113,603,535	\$2,746,732,469	\$2,690,524,602
B	MULTIFAMILY RESIDENCE	98		\$1,892,700	\$35,482,164	\$35,412,466
C1	VACANT LOTS AND LAND TRACTS	8,019		\$2,700	\$297,170,950	\$297,099,090
C2	COLONIA LOTS AND LAND TRACTS	2		\$0	\$22,430	\$22,430
D1	QUALIFIED OPEN-SPACE LAND	315	86,198.4101	\$0	\$114,687,493	\$4,157,613
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$91,920	\$91,920
E	RURAL LAND, NON QUALIFIED OPE	264	6,236.0488	\$1,399,460	\$22,373,865	\$22,182,178
F1	COMMERCIAL REAL PROPERTY	1,088		\$20,815,570	\$384,266,371	\$384,020,413
F2	INDUSTRIAL AND MANUFACTURIN	22		\$0	\$5,313,871	\$5,313,871
G1	OIL AND GAS	534		\$0	\$14,166,250	\$14,166,250
J1	WATER SYSTEMS	4		\$0	\$306,740	\$306,740
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$38,000	\$38,000
J3	ELECTRIC COMPANY (INCLUDING C	30		\$0	\$29,851,840	\$29,851,840
J4	TELEPHONE COMPANY (INCLUDI	12		\$0	\$3,149,100	\$3,149,100
J5	RAILROAD	12		\$0	\$2,304,189	\$2,304,189
J6	PIPELAND COMPANY	60		\$0	\$5,817,850	\$5,817,850
J7	CABLE TELEVISION COMPANY	6		\$0	\$2,665,700	\$2,665,700
J8	OTHER TYPE OF UTILITY	12		\$0	\$236,110	\$236,110
L1	COMMERCIAL PERSONAL PROPE	1,262		\$0	\$52,064,818	\$52,064,818
L2	INDUSTRIAL AND MANUFACTURIN	72		\$0	\$5,645,110	\$5,645,110
M1	TANGIBLE OTHER PERSONAL, MOB	804		\$1,197,950	\$14,360,780	\$14,099,076
O	RESIDENTIAL INVENTORY	355		\$1,592,890	\$14,075,620	\$14,075,620
S	SPECIAL INVENTORY TAX	15		\$0	\$1,604,060	\$1,604,060
X	TOTALLY EXEMPT PROPERTY	1,645		\$2,406,340	\$342,078,925	\$0
	Totals		92,434.4589	\$142,911,145	\$4,094,506,625	\$3,584,849,046

2020 CERTIFIED TOTALS

Property Count: 492

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
Under ARB Review Totals

7/22/2020 5:27:12PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	309		\$5,720,845	\$63,120,715	\$62,805,025
B	MULTIFAMILY RESIDENCE	7		\$305,860	\$2,993,760	\$2,993,760
C1	VACANT LOTS AND LAND TRACTS	79		\$8,160	\$7,348,700	\$7,348,700
D1	QUALIFIED OPEN-SPACE LAND	1	46.2710	\$0	\$231,360	\$2,640
E	RURAL LAND, NON QUALIFIED OPE	2	5.1550	\$0	\$25,130	\$25,130
F1	COMMERCIAL REAL PROPERTY	85		\$1,497,250	\$43,695,890	\$43,695,890
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$261,100	\$261,100
L1	COMMERCIAL PERSONAL PROPE	12		\$0	\$448,210	\$448,210
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$122,710	\$122,710
O	RESIDENTIAL INVENTORY	13		\$0	\$738,250	\$738,250
	Totals		51.4260	\$7,532,115	\$118,985,825	\$118,441,415

2020 CERTIFIED TOTALS

Property Count: 29,454

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
Grand Totals

7/22/2020 5:27:12PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15,473		\$119,324,380	\$2,809,853,184	\$2,753,329,627
B	MULTIFAMILY RESIDENCE	105		\$2,198,560	\$38,475,924	\$38,406,226
C1	VACANT LOTS AND LAND TRACTS	8,098		\$10,860	\$304,519,650	\$304,447,790
C2	COLONIA LOTS AND LAND TRACTS	2		\$0	\$22,430	\$22,430
D1	QUALIFIED OPEN-SPACE LAND	316	86,244.6811	\$0	\$114,918,853	\$4,160,253
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$91,920	\$91,920
E	RURAL LAND, NON QUALIFIED OPE	266	6,241.2038	\$1,399,460	\$22,398,995	\$22,207,308
F1	COMMERCIAL REAL PROPERTY	1,173		\$22,312,820	\$427,962,261	\$427,716,303
F2	INDUSTRIAL AND MANUFACTURIN	22		\$0	\$5,313,871	\$5,313,871
G1	OIL AND GAS	534		\$0	\$14,166,250	\$14,166,250
J1	WATER SYSTEMS	4		\$0	\$306,740	\$306,740
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$38,000	\$38,000
J3	ELECTRIC COMPANY (INCLUDING C	30		\$0	\$29,851,840	\$29,851,840
J4	TELEPHONE COMPANY (INCLUDI	13		\$0	\$3,410,200	\$3,410,200
J5	RAILROAD	12		\$0	\$2,304,189	\$2,304,189
J6	PIPELAND COMPANY	60		\$0	\$5,817,850	\$5,817,850
J7	CABLE TELEVISION COMPANY	6		\$0	\$2,665,700	\$2,665,700
J8	OTHER TYPE OF UTILITY	12		\$0	\$236,110	\$236,110
L1	COMMERCIAL PERSONAL PROPE	1,274		\$0	\$52,513,028	\$52,513,028
L2	INDUSTRIAL AND MANUFACTURIN	72		\$0	\$5,645,110	\$5,645,110
M1	TANGIBLE OTHER PERSONAL, MOB	808		\$1,197,950	\$14,483,490	\$14,221,786
O	RESIDENTIAL INVENTORY	368		\$1,592,890	\$14,813,870	\$14,813,870
S	SPECIAL INVENTORY TAX	15		\$0	\$1,604,060	\$1,604,060
X	TOTALLY EXEMPT PROPERTY	1,645		\$2,406,340	\$342,078,925	\$0
	Totals		92,485.8849	\$150,443,260	\$4,213,492,450	\$3,703,290,461

2020 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 28,962

ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$0	\$68,882	\$68,882
A1	A1- RESIDENCE SINGLE FAMILY	7,984		\$44,002,145	\$1,320,503,482	\$1,283,597,099
A2	A2-RESIDENCE MOBILE HOME	3,143		\$5,222,110	\$134,905,645	\$131,061,278
A3	A3-RESIDENCE SINGLE FAMILY WATE	2,415		\$39,335,810	\$1,081,796,030	\$1,068,321,820
A4	A4-CONDOS	1,194		\$23,932,590	\$176,955,760	\$175,101,983
A5	A5-MISC. IMPROVEMENTS	914		\$1,110,880	\$32,502,670	\$32,373,540
B1	B1-RESIDENTIAL MULTI-FAMILY	25		\$1,219,930	\$20,921,424	\$20,921,424
B2	B2-DUPLEX	51		\$241,760	\$9,266,330	\$9,196,632
B3	B3-TRIPLEX	7		\$28,370	\$1,112,110	\$1,112,110
B4	B4-QUADRAPLEX	15		\$402,640	\$4,182,300	\$4,182,300
C1	C1-VACANT PLATTED LOTS/TRACTS	8,019		\$2,700	\$297,170,950	\$297,099,090
C2	C2-REAL, VACANT PLATTED COMMEF	2		\$0	\$22,430	\$22,430
D1	D1-RAW ACREAGE-FARM/RANCH	316	86,253.4570	\$0	\$114,742,540	\$4,212,660
D2	D2-FARM/RANCH IMPROVEMENTS	6	16.6800	\$0	\$91,920	\$91,920
E		1		\$0	\$415	\$415
E1	E1-NOT QUALIFIED FOR OPEN SPAC	259		\$1,399,460	\$22,300,543	\$22,108,856
E2	E2-REAL FARM/RANCH MOBILE HOM	3		\$0	\$17,860	\$17,860
F1	F1-REAL COMMERCIAL	1,087		\$20,815,570	\$384,101,901	\$383,855,943
F2	F2-REAL INDUSTRIAL	22		\$0	\$5,313,871	\$5,313,871
F3	F3-REAL IMP ONLY COMMERCIAL	2		\$0	\$164,470	\$164,470
G1	G1-OIL AND GAS	534		\$0	\$14,166,250	\$14,166,250
J1	J1-REAL AND PERSONAL WATER SYS	4		\$0	\$306,740	\$306,740
J2	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$38,000	\$38,000
J3	J3-ELECTRIC COMPANIES	30		\$0	\$29,851,840	\$29,851,840
J4	J4-REAL AND PERSONAL TELEPHON	12		\$0	\$3,149,100	\$3,149,100
J5	J5-RAILROADS	12		\$0	\$2,304,189	\$2,304,189
J6	J6-PIPELINES	57		\$0	\$5,614,500	\$5,614,500
J6A	J6A-PIPELINES	1		\$0	\$85,000	\$85,000
J6O	J6O-OFFSHORE PIPELINES	2		\$0	\$118,350	\$118,350
J7	J7-REAL & TANGIBLE PERSONAL, UTI	6		\$0	\$2,665,700	\$2,665,700
J8	J8-REAL & TANGIBLE PERSONAL, UTI	9		\$0	\$171,110	\$171,110
J8A	J8A-SEPERATORS, GLYCOL UNITS	3		\$0	\$65,000	\$65,000
L1	L1-TANGIBLE PERSONAL PROPERTY	1,222		\$0	\$51,222,328	\$51,222,328
L1W	L1W-COMMERCIAL WATERCRAFT	53		\$0	\$842,490	\$842,490
L2A	L2A-INDUSTRIAL VEHICLES	1		\$0	\$97,310	\$97,310
L2C	L2C-INDUSTRIAL INVENTORY	1		\$0	\$400,000	\$400,000
L2G	L2G-INDUSTRIAL MACH & EQUIP	11		\$0	\$929,970	\$929,970
L2H	L2H-INDUSTRIAL LEASED EQUIP	8		\$0	\$566,320	\$566,320
L2J	L2J-INDUSTRIAL FURNITURE & FIXTU	4		\$0	\$34,720	\$34,720
L2L	L2L-INDUSTRIAL STORAGE TANKS	1		\$0	\$2,000	\$2,000
L2M	L2M-INDUSTRIAL AUTOS AND PICKUP	2		\$0	\$29,500	\$29,500
L2P	L2P-INDUSTRIAL RADIO TOWERS	20		\$0	\$1,320,530	\$1,320,530
L2Q	RADIOO TOWER EQUIPMENT	22		\$0	\$2,228,760	\$2,228,760
L2R	INDUSTRIAL WATERCRAFT	2		\$0	\$36,000	\$36,000
M1	M1-PERSONAL PROPERTY MOBILE H	64		\$1,075,880	\$2,099,970	\$2,033,911
M3	M-3- MOBILE HOME NON-OWNER LA	654		\$108,720	\$11,177,070	\$10,985,087
M4	M4-TRAVEL TRAILERS NON-OWNER L	78		\$13,350	\$1,065,610	\$1,061,948
M6	M6-MISC. IMPROVEMENTS	8		\$0	\$18,130	\$18,130
O	O-INVENTORY	350		\$1,345,650	\$13,423,820	\$13,423,820
O1	O1-INVENTORY, VACANT RES LAND	2		\$0	\$65,310	\$65,310
O2	O2-INVENTORY IMPROVED RES	3		\$247,240	\$586,490	\$586,490
S	S-SPECIAL INVENTORY	15		\$0	\$1,604,060	\$1,604,060
X	X-EXEMPT	1,645		\$2,406,340	\$342,078,925	\$0
	Totals		86,270.1370	\$142,911,145	\$4,094,506,625	\$3,584,849,046

2020 CERTIFIED TOTALS

Property Count: 492

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
Under ARB Review Totals

7/22/2020 5:27:12PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	106		\$1,508,035	\$19,539,075	\$19,342,158
A2	A2-RESIDENCE MOBILE HOME	39		\$91,310	\$2,513,360	\$2,498,763
A3	A3-RESIDENCE SINGLE FAMILY WATE	59		\$1,115,860	\$26,110,220	\$26,006,044
A4	A4-CONDOS	91		\$2,915,630	\$14,180,450	\$14,180,450
A5	A5-MISC. IMPROVEMENTS	20		\$90,010	\$777,610	\$777,610
B1	B1-RESIDENTIAL MULTI-FAMILY	3		\$37,570	\$2,019,340	\$2,019,340
B2	B2-DUPLEX	2		\$268,290	\$582,860	\$582,860
B3	B3-TRIPLEX	1		\$0	\$92,050	\$92,050
B4	B4-QUADRAPLEX	1		\$0	\$299,510	\$299,510
C1	C1-VACANT PLATTED LOTS/TRACTS	79		\$8,160	\$7,348,700	\$7,348,700
D1	D1-RAW ACREAGE-FARM/RANCH	1	46.2710	\$0	\$231,360	\$2,640
E1	E1-NOT QUALIFIED FOR OPEN SPAC	2		\$0	\$25,130	\$25,130
F1	F1-REAL COMMERCIAL	85		\$1,497,250	\$43,695,890	\$43,695,890
J4	J4-REAL AND PERSONAL TELEPHON	1		\$0	\$261,100	\$261,100
L1	L1-TANGIBLE PERSONAL PROPERTY	12		\$0	\$448,210	\$448,210
M3	M-3- MOBILE HOME NON-OWNER LA	4		\$0	\$78,220	\$78,220
M4	M4-TRAVEL TRAILERS NON-OWNER L	1		\$0	\$44,490	\$44,490
O	O-INVENTORY	13		\$0	\$738,250	\$738,250
	Totals		46.2710	\$7,532,115	\$118,985,825	\$118,441,415

2020 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 29,454

Grand Totals

7/22/2020

5:27:12PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$0	\$68,882	\$68,882
A1	A1- RESIDENCE SINGLE FAMILY	8,090		\$45,510,180	\$1,340,042,557	\$1,302,939,257
A2	A2-RESIDENCE MOBILE HOME	3,182		\$5,313,420	\$137,419,005	\$133,560,041
A3	A3-RESIDENCE SINGLE FAMILY WATE	2,474		\$40,451,670	\$1,107,906,250	\$1,094,327,864
A4	A4-CONDOS	1,285		\$26,848,220	\$191,136,210	\$189,282,433
A5	A5-MISC. IMPROVEMENTS	934		\$1,200,890	\$33,280,280	\$33,151,150
B1	B1-RESIDENTIAL MULTI-FAMILY	28		\$1,257,500	\$22,940,764	\$22,940,764
B2	B2-DUPLEX	53		\$510,050	\$9,849,190	\$9,779,492
B3	B3-TRIPLEX	8		\$28,370	\$1,204,160	\$1,204,160
B4	B4-QUADRAPLEX	16		\$402,640	\$4,481,810	\$4,481,810
C1	C1-VACANT PLATTED LOTS/TRACTS	8,098		\$10,860	\$304,519,650	\$304,447,790
C2	C2-REAL, VACANT PLATTED COMMEF	2		\$0	\$22,430	\$22,430
D1	D1-RAW ACREAGE-FARM/RANCH	317	86,299.7280	\$0	\$114,973,900	\$4,215,300
D2	D2-FARM/RANCH IMPROVEMENTS	6	16.6800	\$0	\$91,920	\$91,920
E		1		\$0	\$415	\$415
E1	E1-NOT QUALIFIED FOR OPEN SPAC	261		\$1,399,460	\$22,325,673	\$22,133,986
E2	E2-REAL FARM/RANCH MOBILE HOM	3		\$0	\$17,860	\$17,860
F1	F1-REAL COMMERCIAL	1,172		\$22,312,820	\$427,797,791	\$427,551,833
F2	F2-REAL INDUSTRIAL	22		\$0	\$5,313,871	\$5,313,871
F3	F3-REAL IMP ONLY COMMERCIAL	2		\$0	\$164,470	\$164,470
G1	G1-OIL AND GAS	534		\$0	\$14,166,250	\$14,166,250
J1	J1-REAL AND PERSONAL WATER SYS	4		\$0	\$306,740	\$306,740
J2	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$38,000	\$38,000
J3	J3-ELECTRIC COMPANIES	30		\$0	\$29,851,840	\$29,851,840
J4	J4-REAL AND PERSONAL TELEPHON	13		\$0	\$3,410,200	\$3,410,200
J5	J5-RAILROADS	12		\$0	\$2,304,189	\$2,304,189
J6	J6-PIPELINES	57		\$0	\$5,614,500	\$5,614,500
J6A	J6A-PIPELINES	1		\$0	\$85,000	\$85,000
J6O	J6O-OFFSHORE PIPELINES	2		\$0	\$118,350	\$118,350
J7	J7-REAL & TANGIBLE PERSONAL, UTI	6		\$0	\$2,665,700	\$2,665,700
J8	J8-REAL & TANGIBLE PERSONAL, UTI	9		\$0	\$171,110	\$171,110
J8A	J8A-SEPERATORS, GLYCOL UNITS	3		\$0	\$65,000	\$65,000
L1	L1-TANGIBLE PERSONAL PROPERTY	1,234		\$0	\$51,670,538	\$51,670,538
L1W	L1W-COMMERCIAL WATERCRAFT	53		\$0	\$842,490	\$842,490
L2A	L2A-INDUSTRIAL VEHICLES	1		\$0	\$97,310	\$97,310
L2C	L2C-INDUSTRIAL INVENTORY	1		\$0	\$400,000	\$400,000
L2G	L2G-INDUSTRIAL MACH & EQUIP	11		\$0	\$929,970	\$929,970
L2H	L2H-INDUSTRIAL LEASED EQUIP	8		\$0	\$566,320	\$566,320
L2J	L2J-INDUSTRIAL FURNITURE & FIXTU	4		\$0	\$34,720	\$34,720
L2L	L2L-INDUSTRIAL STORAGE TANKS	1		\$0	\$2,000	\$2,000
L2M	L2M-INDUSTRIAL AUTOS AND PICKUP	2		\$0	\$29,500	\$29,500
L2P	L2P-INDUSTRIAL RADIO TOWERS	20		\$0	\$1,320,530	\$1,320,530
L2Q	RADIOO TOWER EQUIPMENT	22		\$0	\$2,228,760	\$2,228,760
L2R	INDUSTRIAL WATERCRAFT	2		\$0	\$36,000	\$36,000
M1	M1-PERSONAL PROPERTY MOBILE H	64		\$1,075,880	\$2,099,970	\$2,033,911
M3	M-3- MOBILE HOME NON-OWNER LA	658		\$108,720	\$11,255,290	\$11,063,307
M4	M4-TRAVEL TRAILERS NON-OWNER L	79		\$13,350	\$1,110,100	\$1,106,438
M6	M6-MISC. IMPROVEMENTS	8		\$0	\$18,130	\$18,130
O	O-INVENTORY	363		\$1,345,650	\$14,162,070	\$14,162,070
O1	O1-INVENTORY, VACANT RES LAND	2		\$0	\$65,310	\$65,310
O2	O2-INVENTORY IMPROVED RES	3		\$247,240	\$586,490	\$586,490
S	S-SPECIAL INVENTORY	15		\$0	\$1,604,060	\$1,604,060
X	X-EXEMPT	1,645		\$2,406,340	\$342,078,925	\$0
	Totals		86,316.4080	\$150,443,260	\$4,213,492,450	\$3,703,290,461

2020 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 29,454

Effective Rate Assumption

7/22/2020

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New Value

TOTAL NEW VALUE MARKET: **\$150,443,260**
 TOTAL NEW VALUE TAXABLE: **\$146,444,265**

New Exemptions

Exemption	Description	Count		
EX-XG	11.184 Primarily performing charitable functio	1	2019 Market Value	\$294,960
EX-XV	Other Exemptions (including public property, re	13	2019 Market Value	\$1,252,780
EX366	HB366 Exempt	371	2019 Market Value	\$215,540
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,763,280

Exemption	Description	Count	Exemption Amount
DP	Disability	23	\$0
DV1	Disabled Veterans 10% - 29%	9	\$87,000
DV2	Disabled Veterans 30% - 49%	3	\$24,000
DV3	Disabled Veterans 50% - 69%	8	\$66,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	11	\$132,000
DVHS	Disabled Veteran Homestead	19	\$3,310,578
OV65	Over 65	373	\$0
OV65S	OV65 Surviving Spouse	2	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$3,629,578
NEW EXEMPTIONS VALUE LOSS			\$5,392,858

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$5,392,858

New Ag / Timber Exemptions

2019 Market Value \$72,540 Count: 1
 2020 Ag/Timber Use \$690
NEW AG / TIMBER VALUE LOSS \$71,850

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5,966	\$200,483	\$3,957	\$196,526
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5,940	\$200,500	\$3,944	\$196,556

2020 CERTIFIED TOTALS
CAD - ARANSAS COUNTY APPRAISAL DISTRICT
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
492	\$118,985,825.00	\$89,275,023