

2021

# 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 However, if you find a link that no longer works or the information in the link is outdated, please let us know, we will correct it as soon as possible.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

## 2021 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 1<sup>st</sup>, 2021 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 28,700 parcels. The 2021 certified property value in Aransas County was in excess of 4.5 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 2020 and ended in April 2021. 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 2021, Aransas County has shown a strong economic growth 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 scale and type of investments being made, and ever-growing demand.

## **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 15<sup>th</sup> deadline. In the first quarter of the year, 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 April 2021. 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. These measures were continued in 2021, and will likely shape the way interaction with the public is handled in the future.

## **2021 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 1/1/2020 to 1/1/2021.

Median 1.00%

Average Mean 1.03%

Weighted Mean 1.00%

## **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.

**2021 CERTIFIED TOTALS**

Property Count: 28,681

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
ARB Approved Totals

12/1/2021

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Land		Value			
Homesite:		412,722,832			
Non Homesite:		1,395,285,585			
Ag Market:		107,801,181			
Timber Market:		0		<b>Total Land</b>	(+) 1,915,809,598
Improvement		Value			
Homesite:		924,779,824			
Non Homesite:		1,557,170,912		<b>Total Improvements</b>	(+) 2,481,950,736
Non Real		Count	Value		
Personal Property:		1,453	105,976,460		
Mineral Property:		1,127	30,551,280		
Autos:		0	0	<b>Total Non Real</b>	(+) 136,527,740
				<b>Market Value</b>	= 4,534,288,074
Ag	Non Exempt	Exempt			
Total Productivity Market:	107,801,181	0			
Ag Use:	4,092,567	0		<b>Productivity Loss</b>	(-) 103,708,614
Timber Use:	0	0		<b>Appraised Value</b>	= 4,430,579,460
Productivity Loss:	103,708,614	0		<b>Homestead Cap</b>	(-) 54,238,398
				<b>Assessed Value</b>	= 4,376,341,062
				<b>Total Exemptions Amount</b>	(-) 395,457,892
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 3,980,883,170

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 3,980,883,170 \* (0.000000 / 100)

Certified Estimate of Market Value: 4,534,288,074  
Certified Estimate of Taxable Value: 3,980,883,170

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



**2021 CERTIFIED TOTALS**

Property Count: 28,681

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
ARB Approved Totals

12/1/2021

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	174	0	0	0
DV1	82	0	770,297	770,297
DV1S	8	0	35,000	35,000
DV2	40	0	345,000	345,000
DV2S	2	0	7,500	7,500
DV3	56	0	552,390	552,390
DV3S	4	0	40,000	40,000
DV4	113	0	1,117,050	1,117,050
DV4S	3	0	36,000	36,000
DVHS	165	0	34,700,611	34,700,611
EX	47	0	2,618,060	2,618,060
EX-XD	1	0	29,020	29,020
EX-XF	1	0	371,440	371,440
EX-XG	18	0	4,420,790	4,420,790
EX-XI	5	0	7,223,450	7,223,450
EX-XJ	1	0	28,360	28,360
EX-XL	1	0	346,260	346,260
EX-XR	11	0	1,604,360	1,604,360
EX-XU	14	0	4,214,060	4,214,060
EX-XV	721	0	336,938,908	336,938,908
EX-XV (Prorated)	4	0	3,896	3,896
EX366	742	0	55,440	55,440
OV65	3,613	0	0	0
OV65S	16	0	0	0
<b>Totals</b>		<b>0</b>	<b>395,457,892</b>	<b>395,457,892</b>

**2021 CERTIFIED TOTALS**

Property Count: 680

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

12/1/2021

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Land		Value		
Homesite:		6,657,740		
Non Homesite:		70,011,203		
Ag Market:		12,107,160		
Timber Market:		0	<b>Total Land</b>	(+) 88,776,103
Improvement		Value		
Homesite:		13,899,641		
Non Homesite:		115,717,181	<b>Total Improvements</b>	(+) 129,616,822
Non Real		Count	Value	
Personal Property:	14	884,700		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 884,700
			<b>Market Value</b>	= 219,277,625
Ag		Non Exempt	Exempt	
Total Productivity Market:	12,107,160	0		
Ag Use:	514,410	0	<b>Productivity Loss</b>	(-) 11,592,750
Timber Use:	0	0	<b>Appraised Value</b>	= 207,684,875
Productivity Loss:	11,592,750	0	<b>Homestead Cap</b>	(-) 1,017,512
			<b>Assessed Value</b>	= 206,667,363
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 38,293
			<b>Net Taxable</b>	= 206,629,070

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 206,629,070 \* (0.000000 / 100)

Certified Estimate of Market Value:	168,733,156
Certified Estimate of Taxable Value:	155,622,879
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2021 CERTIFIED TOTALS**

Property Count: 680

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

12/1/2021

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	4	0	0	0
DV1	3	0	16,293	16,293
DV3	1	0	10,000	10,000
DV4	1	0	12,000	12,000
OV65	28	0	0	0
<b>Totals</b>		<b>0</b>	<b>38,293</b>	<b>38,293</b>

**2021 CERTIFIED TOTALS**

Property Count: 29,361

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Grand Totals

12/1/2021

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Land		Value			
Homesite:		419,380,572			
Non Homesite:		1,465,296,788			
Ag Market:		119,908,341			
Timber Market:		0		<b>Total Land</b>	(+) 2,004,585,701
Improvement		Value			
Homesite:		938,679,465			
Non Homesite:		1,672,888,093		<b>Total Improvements</b>	(+) 2,611,567,558
Non Real		Count	Value		
Personal Property:		1,467	106,861,160		
Mineral Property:		1,127	30,551,280		
Autos:		0	0	<b>Total Non Real</b>	(+) 137,412,440
				<b>Market Value</b>	= 4,753,565,699
Ag	Non Exempt	Exempt			
Total Productivity Market:	119,908,341	0			
Ag Use:	4,606,977	0		<b>Productivity Loss</b>	(-) 115,301,364
Timber Use:	0	0		<b>Appraised Value</b>	= 4,638,264,335
Productivity Loss:	115,301,364	0		<b>Homestead Cap</b>	(-) 55,255,910
				<b>Assessed Value</b>	= 4,583,008,425
				<b>Total Exemptions Amount</b>	(-) 395,496,185
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 4,187,512,240

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 4,187,512,240 \* (0.000000 / 100)

Certified Estimate of Market Value: 4,703,021,230  
Certified Estimate of Taxable Value: 4,136,506,049

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

**2021 CERTIFIED TOTALS**

Property Count: 29,361

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Grand Totals

12/1/2021

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	178	0	0	0
DV1	85	0	786,590	786,590
DV1S	8	0	35,000	35,000
DV2	40	0	345,000	345,000
DV2S	2	0	7,500	7,500
DV3	57	0	562,390	562,390
DV3S	4	0	40,000	40,000
DV4	114	0	1,129,050	1,129,050
DV4S	3	0	36,000	36,000
DVHS	165	0	34,700,611	34,700,611
EX	47	0	2,618,060	2,618,060
EX-XD	1	0	29,020	29,020
EX-XF	1	0	371,440	371,440
EX-XG	18	0	4,420,790	4,420,790
EX-XI	5	0	7,223,450	7,223,450
EX-XJ	1	0	28,360	28,360
EX-XL	1	0	346,260	346,260
EX-XR	11	0	1,604,360	1,604,360
EX-XU	14	0	4,214,060	4,214,060
EX-XV	721	0	336,938,908	336,938,908
EX-XV (Prorated)	4	0	3,896	3,896
EX366	742	0	55,440	55,440
OV65	3,641	0	0	0
OV65S	16	0	0	0
<b>Totals</b>		<b>0</b>	<b>395,496,185</b>	<b>395,496,185</b>

**2021 CERTIFIED TOTALS**

Property Count: 28,681

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
ARB Approved Totals

12/1/2021 2:07:25PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15,417	10,271.0220	\$82,623,420	\$3,098,351,772	\$3,007,605,798
B	MULTIFAMILY RESIDENCE	93	57.6857	\$10,655,530	\$53,242,986	\$53,034,200
C1	VACANT LOTS AND LAND TRACTS	7,937	21,696.9608	\$2,380	\$325,709,364	\$325,629,864
C2	COLONIA LOTS AND LAND TRACTS	2	0.3845	\$0	\$38,670	\$38,670
D1	QUALIFIED OPEN-SPACE LAND	287	70,851.8251	\$0	\$107,801,181	\$4,091,027
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$13,750	\$13,750
E	RURAL LAND, NON QUALIFIED OPE	254	5,924.7837	\$152,210	\$24,972,020	\$24,754,315
F1	COMMERCIAL REAL PROPERTY	1,040	2,167.8828	\$4,186,520	\$403,515,150	\$403,235,482
F2	INDUSTRIAL AND MANUFACTURIN	23	2,695.3739	\$0	\$20,137,230	\$20,137,230
G1	OIL AND GAS	396		\$0	\$12,116,610	\$12,116,610
J1	WATER SYSTEMS	4	1.9130	\$0	\$325,190	\$325,190
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$38,140	\$38,140
J3	ELECTRIC COMPANY (INCLUDING C	30	10.2407	\$0	\$36,566,390	\$36,566,390
J4	TELEPHONE COMPANY (INCLUDI	13	1.6291	\$0	\$3,226,200	\$3,226,200
J5	RAILROAD	11	174.5590	\$0	\$1,143,270	\$1,143,270
J6	PIPELAND COMPANY	58		\$0	\$5,175,310	\$5,175,310
J7	CABLE TELEVISION COMPANY	6		\$0	\$3,246,500	\$3,246,500
J8	OTHER TYPE OF UTILITY	11		\$0	\$225,920	\$225,920
L1	COMMERCIAL PERSONAL PROPE	1,190		\$0	\$48,443,420	\$48,443,420
L2	INDUSTRIAL AND MANUFACTURIN	65		\$0	\$5,091,310	\$5,091,310
M1	TANGIBLE OTHER PERSONAL, MOB	811		\$1,581,450	\$15,545,397	\$15,236,324
O	RESIDENTIAL INVENTORY	282	67.9872	\$481,650	\$9,664,950	\$9,664,950
S	SPECIAL INVENTORY TAX	10		\$0	\$1,843,300	\$1,843,300
X	TOTALLY EXEMPT PROPERTY	1,566	298,089.5633	\$4,107,800	\$357,854,044	\$0
	<b>Totals</b>		<b>412,011.8108</b>	<b>\$103,790,960</b>	<b>\$4,534,288,074</b>	<b>\$3,980,883,170</b>

**2021 CERTIFIED TOTALS**

Property Count: 680

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

12/1/2021 2:07:25PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	426	264.6356	\$5,073,170	\$129,681,566	\$128,625,761
B	MULTIFAMILY RESIDENCE	5	3.9499	\$0	\$3,836,596	\$3,836,596
C1	VACANT LOTS AND LAND TRACTS	113	378.6852	\$0	\$11,368,690	\$11,368,690
D1	QUALIFIED OPEN-SPACE LAND	11	3,118.1160	\$0	\$12,107,160	\$514,410
E	RURAL LAND, NON QUALIFIED OPE	10	73.2690	\$0	\$1,758,980	\$1,758,980
F1	COMMERCIAL REAL PROPERTY	131	76.9954	\$552,690	\$58,203,483	\$58,203,483
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$1,338,700	\$1,338,700
L1	COMMERCIAL PERSONAL PROPE	13		\$0	\$884,700	\$884,700
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$97,750	\$97,750
	<b>Totals</b>		3,915.6511	\$5,625,860	\$219,277,625	\$206,629,070

**2021 CERTIFIED TOTALS**

Property Count: 29,361

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Grand Totals

12/1/2021 2:07:25PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15,843	10,535.6576	\$87,696,590	\$3,228,033,338	\$3,136,231,559
B	MULTIFAMILY RESIDENCE	98	61.6356	\$10,655,530	\$57,079,582	\$56,870,796
C1	VACANT LOTS AND LAND TRACTS	8,050	22,075.6460	\$2,380	\$337,078,054	\$336,998,554
C2	COLONIA LOTS AND LAND TRACTS	2	0.3845	\$0	\$38,670	\$38,670
D1	QUALIFIED OPEN-SPACE LAND	298	73,969.9411	\$0	\$119,908,341	\$4,605,437
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$13,750	\$13,750
E	RURAL LAND, NON QUALIFIED OPE	264	5,998.0527	\$152,210	\$26,731,000	\$26,513,295
F1	COMMERCIAL REAL PROPERTY	1,171	2,244.8782	\$4,739,210	\$461,718,633	\$461,438,965
F2	INDUSTRIAL AND MANUFACTURIN	24	2,695.3739	\$0	\$21,475,930	\$21,475,930
G1	OIL AND GAS	396		\$0	\$12,116,610	\$12,116,610
J1	WATER SYSTEMS	4	1.9130	\$0	\$325,190	\$325,190
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$38,140	\$38,140
J3	ELECTRIC COMPANY (INCLUDING C	30	10.2407	\$0	\$36,566,390	\$36,566,390
J4	TELEPHONE COMPANY (INCLUDI	13	1.6291	\$0	\$3,226,200	\$3,226,200
J5	RAILROAD	11	174.5590	\$0	\$1,143,270	\$1,143,270
J6	PIPELAND COMPANY	58		\$0	\$5,175,310	\$5,175,310
J7	CABLE TELEVISION COMPANY	6		\$0	\$3,246,500	\$3,246,500
J8	OTHER TYPE OF UTILITY	11		\$0	\$225,920	\$225,920
L1	COMMERCIAL PERSONAL PROPE	1,203		\$0	\$49,328,120	\$49,328,120
L2	INDUSTRIAL AND MANUFACTURIN	65		\$0	\$5,091,310	\$5,091,310
M1	TANGIBLE OTHER PERSONAL, MOB	814		\$1,581,450	\$15,643,147	\$15,334,074
O	RESIDENTIAL INVENTORY	282	67.9872	\$481,650	\$9,664,950	\$9,664,950
S	SPECIAL INVENTORY TAX	10		\$0	\$1,843,300	\$1,843,300
X	TOTALLY EXEMPT PROPERTY	1,566	298,089.5633	\$4,107,800	\$357,854,044	\$0
	<b>Totals</b>		<b>415,927.4619</b>	<b>\$109,416,820</b>	<b>\$4,753,565,699</b>	<b>\$4,187,512,240</b>



**2021 CERTIFIED TOTALS**

## CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 28,681

ARB Approved Totals

12/1/2021

2:07:25PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	8,064	5,849.2774	\$32,822,000	\$1,484,863,049	\$1,426,584,800
A2	A2-RESIDENCE MOBILE HOME	3,125	2,142.2972	\$4,629,760	\$158,798,957	\$150,720,404
A3	A3-RESIDENCE SINGLE FAMILY WATI	2,398	1,177.2453	\$28,842,180	\$1,193,803,462	\$1,172,199,678
A4	A4-CONDOS	1,212	335.6249	\$14,669,640	\$212,796,571	\$210,280,440
A5	A5-MISC. IMPROVEMENTS	1,131	766.5772	\$1,659,840	\$48,089,733	\$47,820,476
B1	B1-RESIDENTIAL MULTI-FAMILY	15	39.4491	\$10,528,030	\$36,399,446	\$36,399,446
B2	B2-DUPLEX	54	13.0003	\$127,500	\$11,123,470	\$10,914,684
B3	B3-TRIPLEX	7	1.8080	\$0	\$1,366,340	\$1,366,340
B4	B4-QUADRAPLEX	17	3.4283	\$0	\$4,353,730	\$4,353,730
C1	C1-VACANT PLATTED LOTS/TRACTS	7,937	21,696.9608	\$2,380	\$325,709,364	\$325,629,864
C2	C2-REAL, VACANT PLATTED COMMEI	2	0.3845	\$0	\$38,670	\$38,670
D1	D1-RAW ACREAGE-FARM/RANCH	288	70,906.8720	\$0	\$107,856,228	\$4,146,074
D2	D2-FARM/RANCH IMPROVEMENTS	2		\$0	\$13,750	\$13,750
E1	E1-NOT QUALIFIED FOR OPEN SPAC	250	5,864.8058	\$152,210	\$24,888,313	\$24,670,608
E2	E2-REAL FARM/RANCH MOBILE HOM	3	4.9310	\$0	\$28,660	\$28,660
F1	F1-REAL COMMERCIAL	1,039	2,167.8828	\$4,186,520	\$403,352,550	\$403,072,882
F2	F2-REAL INDUSTRIAL	21	2,695.3739	\$0	\$4,275,520	\$4,275,520
F2L	Conversion	2		\$0	\$15,861,710	\$15,861,710
F3	F3-REAL IMP ONLY COMMERCIAL	1		\$0	\$162,600	\$162,600
G1	G1-OIL AND GAS	396		\$0	\$12,116,610	\$12,116,610
J1	J1-REAL AND PERSONAL WATER SY:	4	1.9130	\$0	\$325,190	\$325,190
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$38,140	\$38,140
J3	J3-ELECTRIC COMPANIES	30	10.2407	\$0	\$36,566,390	\$36,566,390
J4	J4-REAL AND PERSONAL TELEPHON	13	1.6291	\$0	\$3,226,200	\$3,226,200
J5	J5-RAILROADS	11	174.5590	\$0	\$1,143,270	\$1,143,270
J6	J6-PIPELINES	56		\$0	\$5,065,340	\$5,065,340
J6O	J6O-OFFSHORE PIPELINES	2		\$0	\$109,970	\$109,970
J7	J7-REAL & TANGIBLE PERSONAL, UTI	6		\$0	\$3,246,500	\$3,246,500
J8	J8-REAL & TANGIBLE PERSONAL, UTI	8		\$0	\$165,920	\$165,920
J8A	J8A-SEPERATORS, GLYCOL UNITS	3		\$0	\$60,000	\$60,000
L1	L1-TANGIBLE PERSONAL PROPERT	1,154		\$0	\$47,646,870	\$47,646,870
L1W	L1W-COMMERCIAL WATERCRAFT	48		\$0	\$796,550	\$796,550
L2A	L2A-INDUSTRIAL VEHICLES	1		\$0	\$94,930	\$94,930
L2C	L2C-INDUSTRIAL INVENTORY	1		\$0	\$63,050	\$63,050
L2G	L2G-INDUSTRIAL MACH & EQUIP	11		\$0	\$961,320	\$961,320
L2H	L2H-INDUSTRIAL LEASED EQUIP	3		\$0	\$333,340	\$333,340
L2J	L2J-INDUSTRIAL FURNITURE & FIXTU	3		\$0	\$27,110	\$27,110
L2M	L2M-INDUSTRIAL AUTOS AND PICKUP	2		\$0	\$29,500	\$29,500
L2P	L2P-INDUSTRIAL RADIO TOWERS	21		\$0	\$1,472,170	\$1,472,170
L2Q	L2Q-RADIOO TOWER EQUIPMENT	21		\$0	\$2,073,890	\$2,073,890
L2R	L2R-INDUSTRIAL WATERCRAFT	2		\$0	\$36,000	\$36,000
M1	M1-PERSONAL PROPERTY MOBILE H	101		\$1,579,850	\$3,848,270	\$3,780,584
M3	M-3- MOBILE HOME NON-OWNER LA	624		\$1,600	\$10,525,332	\$10,285,585
M4	M4-TRAVEL TRAILERS NON-OWNER I	81		\$0	\$1,154,815	\$1,153,175
M6	M6-MISC. IMPROVEMENTS	6		\$0	\$16,980	\$16,980
O	O-INVENTORY	278	67.6488	\$481,650	\$8,913,760	\$8,913,760
O1	O1-INVENTORY, VACANT RES LAND	2	0.1764	\$0	\$65,390	\$65,390
O2	O2-INVENTORY IMPROVED RES	2	0.1620	\$0	\$685,800	\$685,800
S	S-SPECIAL INVENTORY	10		\$0	\$1,843,300	\$1,843,300
X	X-EXEMPT	1,566	298,089.5633	\$4,107,800	\$357,854,044	\$0
	<b>Totals</b>		<b>412,011.8108</b>	<b>\$103,790,960</b>	<b>\$4,534,288,074</b>	<b>\$3,980,883,170</b>

**2021 CERTIFIED TOTALS**

Property Count: 680

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

12/1/2021 2:07:25PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	160	126.1515	\$636,180	\$34,019,641	\$33,288,322
A2	A2-RESIDENCE MOBILE HOME	39	25.9149	\$0	\$2,609,980	\$2,565,654
A3	A3-RESIDENCE SINGLE FAMILY WATI	132	85.6664	\$2,052,110	\$72,058,185	\$71,778,025
A4	A4-CONDOS	79	6.3477	\$2,338,810	\$18,909,870	\$18,909,870
A5	A5-MISC. IMPROVEMENTS	29	20.5551	\$46,070	\$2,083,890	\$2,083,890
B1	B1-RESIDENTIAL MULTI-FAMILY	3	3.1060	\$0	\$3,203,216	\$3,203,216
B2	B2-DUPLEX	2	0.8439	\$0	\$633,380	\$633,380
C1	C1-VACANT PLATTED LOTS/TRACTS	113	378.6852	\$0	\$11,368,690	\$11,368,690
D1	D1-RAW ACREAGE-FARM/RANCH	11	3,118.1160	\$0	\$12,107,160	\$514,410
E1	E1-NOT QUALIFIED FOR OPEN SPAC	10	73.2690	\$0	\$1,758,980	\$1,758,980
F1	F1-REAL COMMERCIAL	131	76.5233	\$552,690	\$58,055,403	\$58,055,403
F2	F2-REAL INDUSTRIAL	1		\$0	\$1,338,700	\$1,338,700
F3	F3-REAL IMP ONLY COMMERCIAL	1	0.4721	\$0	\$148,080	\$148,080
L1	L1-TANGIBLE PERSONAL PROPERT	13		\$0	\$884,700	\$884,700
M3	M-3- MOBILE HOME NON-OWNER LA	3		\$0	\$97,750	\$97,750
	<b>Totals</b>		<b>3,915.6511</b>	<b>\$5,625,860</b>	<b>\$219,277,625</b>	<b>\$206,629,070</b>

## 2021 CERTIFIED TOTALS

## CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 29,361

Grand Totals

12/1/2021

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## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	8,224	5,975.4289	\$33,458,180	\$1,518,882,690	\$1,459,873,122
A2	A2-RESIDENCE MOBILE HOME	3,164	2,168.2121	\$4,629,760	\$161,408,937	\$153,286,058
A3	A3-RESIDENCE SINGLE FAMILY WATI	2,530	1,262.9117	\$30,894,290	\$1,265,861,647	\$1,243,977,703
A4	A4-CONDOS	1,291	341.9726	\$17,008,450	\$231,706,441	\$229,190,310
A5	A5-MISC. IMPROVEMENTS	1,160	787.1323	\$1,705,910	\$50,173,623	\$49,904,366
B1	B1-RESIDENTIAL MULTI-FAMILY	18	42.5551	\$10,528,030	\$39,602,662	\$39,602,662
B2	B2-DUPLEX	56	13.8442	\$127,500	\$11,756,850	\$11,548,064
B3	B3-TRIPLEX	7	1.8080	\$0	\$1,366,340	\$1,366,340
B4	B4-QUADRAPLEX	17	3.4283	\$0	\$4,353,730	\$4,353,730
C1	C1-VACANT PLATTED LOTS/TRACTS	8,050	22,075.6460	\$2,380	\$337,078,054	\$336,998,554
C2	C2-REAL, VACANT PLATTED COMMEI	2	0.3845	\$0	\$38,670	\$38,670
D1	D1-RAW ACREAGE-FARM/RANCH	299	74,024.9880	\$0	\$119,963,388	\$4,660,484
D2	D2-FARM/RANCH IMPROVEMENTS	2		\$0	\$13,750	\$13,750
E1	E1-NOT QUALIFIED FOR OPEN SPAC	260	5,938.0748	\$152,210	\$26,647,293	\$26,429,588
E2	E2-REAL FARM/RANCH MOBILE HOM	3	4.9310	\$0	\$28,660	\$28,660
F1	F1-REAL COMMERCIAL	1,170	2,244.4061	\$4,739,210	\$461,407,953	\$461,128,285
F2	F2-REAL INDUSTRIAL	22	2,695.3739	\$0	\$5,614,220	\$5,614,220
F2L	Conversion	2		\$0	\$15,861,710	\$15,861,710
F3	F3-REAL IMP ONLY COMMERCIAL	2	0.4721	\$0	\$310,680	\$310,680
G1	G1-OIL AND GAS	396		\$0	\$12,116,610	\$12,116,610
J1	J1-REAL AND PERSONAL WATER SY:	4	1.9130	\$0	\$325,190	\$325,190
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$38,140	\$38,140
J3	J3-ELECTRIC COMPANIES	30	10.2407	\$0	\$36,566,390	\$36,566,390
J4	J4-REAL AND PERSONAL TELEPHON	13	1.6291	\$0	\$3,226,200	\$3,226,200
J5	J5-RAILROADS	11	174.5590	\$0	\$1,143,270	\$1,143,270
J6	J6-PIPELINES	56		\$0	\$5,065,340	\$5,065,340
J6O	J6O-OFFSHORE PIPELINES	2		\$0	\$109,970	\$109,970
J7	J7-REAL & TANGIBLE PERSONAL, UTI	6		\$0	\$3,246,500	\$3,246,500
J8	J8-REAL & TANGIBLE PERSONAL, UTI	8		\$0	\$165,920	\$165,920
J8A	J8A-SEPERATORS, GLYCOL UNITS	3		\$0	\$60,000	\$60,000
L1	L1-TANGIBLE PERSONAL PROPERT	1,167		\$0	\$48,531,570	\$48,531,570
L1W	L1W-COMMERCIAL WATERCRAFT	48		\$0	\$796,550	\$796,550
L2A	L2A-INDUSTRIAL VEHICLES	1		\$0	\$94,930	\$94,930
L2C	L2C-INDUSTRIAL INVENTORY	1		\$0	\$63,050	\$63,050
L2G	L2G-INDUSTRIAL MACH & EQUIP	11		\$0	\$961,320	\$961,320
L2H	L2H-INDUSTRIAL LEASED EQUIP	3		\$0	\$333,340	\$333,340
L2J	L2J-INDUSTRIAL FURNITURE & FIXTU	3		\$0	\$27,110	\$27,110
L2M	L2M-INDUSTRIAL AUTOS AND PICKUP	2		\$0	\$29,500	\$29,500
L2P	L2P-INDUSTRIAL RADIO TOWERS	21		\$0	\$1,472,170	\$1,472,170
L2Q	RADIOO TOWER EQUIPMENT	21		\$0	\$2,073,890	\$2,073,890
L2R	INDUSTRIAL WATERCRAFT	2		\$0	\$36,000	\$36,000
M1	M1-PERSONAL PROPERTY MOBILE H	101		\$1,579,850	\$3,848,270	\$3,780,584
M3	M-3- MOBILE HOME NON-OWNER LA	627		\$1,600	\$10,623,082	\$10,383,335
M4	M4-TRAVEL TRAILERS NON-OWNER I	81		\$0	\$1,154,815	\$1,153,175
M6	M6-MISC. IMPROVEMENTS	6		\$0	\$16,980	\$16,980
O	O-INVENTORY	278	67.6488	\$481,650	\$8,913,760	\$8,913,760
O1	O1-INVENTORY, VACANT RES LAND	2	0.1764	\$0	\$65,390	\$65,390
O2	O2-INVENTORY IMPROVED RES	2	0.1620	\$0	\$685,800	\$685,800
S	S-SPECIAL INVENTORY	10		\$0	\$1,843,300	\$1,843,300
X	X-EXEMPT	1,566	298,089.5633	\$4,107,800	\$357,854,044	\$0
	<b>Totals</b>		<b>415,927.4619</b>	<b>\$109,416,820</b>	<b>\$4,753,565,699</b>	<b>\$4,187,512,240</b>

**2021 CERTIFIED TOTALS**  
 CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
 Effective Rate Assumption

Property Count: 29,361

12/1/2021 2:07:25PM

**New Value**

**TOTAL NEW VALUE MARKET: \$109,416,820**  
**TOTAL NEW VALUE TAXABLE: \$105,305,340**

**New Exemptions**

Exemption	Description	Count		
EX-XI	11.19 Youth spiritual, mental, and physical dev	1	2020 Market Value	\$193,650
EX-XV	Other Exemptions (including public property, r	3	2020 Market Value	\$55,810
EX366	HB366 Exempt	94	2020 Market Value	\$29,840
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$279,300</b>

Exemption	Description	Count	Exemption Amount
DP	Disability	16	\$0
DV1	Disabled Veterans 10% - 29%	10	\$65,500
DV2	Disabled Veterans 30% - 49%	2	\$19,500
DV3	Disabled Veterans 50% - 69%	10	\$102,390
DV4	Disabled Veterans 70% - 100%	24	\$275,980
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	18	\$4,743,528
OV65	Over 65	335	\$0
OV65S	OV65 Surviving Spouse	3	\$0
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>419</b>	<b>\$5,218,898</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$5,498,198</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			

**TOTAL EXEMPTIONS VALUE LOSS \$5,498,198**

**New Ag / Timber Exemptions**

2020 Market Value \$288,234 Count: 2  
 2021 Ag/Timber Use \$2,700  
**NEW AG / TIMBER VALUE LOSS \$285,534**

**New Annexations**

**New Deannexations**

**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,020	\$221,395	\$9,100	\$212,295
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5,993	\$221,546	\$9,107	\$212,439

**2021 CERTIFIED TOTALS**  
CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
680	\$219,277,625.00	\$155,622,879