

2022

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 However, if you find a link that no longer works or the information in the link is outdated, please let us know, we will correct it as soon as possible.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

## 2022 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>, 2022 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 2022 certified property value in Aransas County was in excess of 5.2 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 District Judge. 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 2021 and ended in April 2022. ACAD used 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 2022, 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 ensure 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 2022. 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.

## **2022 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 96.01%

Average Mean 92.93%

Weighted Mean 90.82%

## **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.

**2022 CERTIFIED TOTALS**

Property Count: 28,957

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
ARB Approved Totals

12/13/2023 10:44:26AM

Land		Value			
Homesite:		468,094,488			
Non Homesite:		1,531,241,941			
Ag Market:		123,678,291			
Timber Market:		0		<b>Total Land</b>	(+) 2,123,014,720
Improvement		Value			
Homesite:		1,113,950,430			
Non Homesite:		1,813,232,437		<b>Total Improvements</b>	(+) 2,927,182,867
Non Real		Count	Value		
Personal Property:		1,506	121,796,900		
Mineral Property:		945	50,472,110		
Autos:		0	0	<b>Total Non Real</b>	(+) 172,269,010
				<b>Market Value</b>	= 5,222,466,597
Ag	Non Exempt	Exempt			
Total Productivity Market:	123,678,291	0			
Ag Use:	3,007,243	0		<b>Productivity Loss</b>	(-) 120,671,048
Timber Use:	0	0		<b>Appraised Value</b>	= 5,101,795,549
Productivity Loss:	120,671,048	0		<b>Homestead Cap</b>	(-) 113,743,687
				<b>Assessed Value</b>	= 4,988,051,862
				<b>Total Exemptions Amount</b>	(-) 426,070,003
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 4,561,981,859

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 4,561,981,859 \* (0.000000 / 100)

Certified Estimate of Market Value: 5,222,466,597  
Certified Estimate of Taxable Value: 4,561,981,859

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



**2022 CERTIFIED TOTALS**

Property Count: 28,957

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
ARB Approved Totals

12/13/2023

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	175	0	0	0
DV1	89	0	827,540	827,540
DV1S	8	0	35,000	35,000
DV2	41	0	361,500	361,500
DV2S	2	0	7,500	7,500
DV3	51	0	492,390	492,390
DV3S	3	0	30,000	30,000
DV4	136	0	1,353,500	1,353,500
DV4S	4	0	36,000	36,000
DVHS	177	0	42,554,582	42,554,582
DVHSS	2	0	238,950	238,950
EX	43	0	2,897,290	2,897,290
EX-XF	1	0	386,000	386,000
EX-XG	14	0	3,926,040	3,926,040
EX-XI	2	0	357,570	357,570
EX-XJ	1	0	28,360	28,360
EX-XL	1	0	343,110	343,110
EX-XR	11	0	1,643,640	1,643,640
EX-XU	14	0	4,429,490	4,429,490
EX-XV	741	0	365,913,888	365,913,888
EX-XV (Prorated)	2	0	6,473	6,473
EX366	763	0	201,180	201,180
OV65	3,801	0	0	0
OV65S	16	0	0	0
<b>Totals</b>		<b>0</b>	<b>426,070,003</b>	<b>426,070,003</b>

**2022 CERTIFIED TOTALS**CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

Property Count: 567

12/13/2023 10:44:26AM

Land		Value			
Homesite:		5,133,440			
Non Homesite:		62,396,261			
Ag Market:		6,560,570			
Timber Market:		0	<b>Total Land</b>	(+)	74,090,271
Improvement		Value			
Homesite:		13,666,350			
Non Homesite:		90,830,470	<b>Total Improvements</b>	(+)	104,496,820
Non Real		Count	Value		
Personal Property:		47	1,832,780		
Mineral Property:		0	0		
Autos:		0	0	<b>Total Non Real</b>	(+) 1,832,780
				<b>Market Value</b>	= 180,419,871
Ag	Non Exempt	Exempt			
Total Productivity Market:	6,560,570	0			
Ag Use:	43,970	0	<b>Productivity Loss</b>	(-)	6,516,600
Timber Use:	0	0	<b>Appraised Value</b>	=	173,903,271
Productivity Loss:	6,516,600	0	<b>Homestead Cap</b>	(-)	1,518,416
			<b>Assessed Value (3.34%)</b>	=	172,384,855
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	19,500
			<b>Net Taxable</b>	=	172,365,355

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 172,365,355 \* (0.000000 / 100)

Certified Estimate of Market Value:	145,897,878
Certified Estimate of Taxable Value:	140,504,435
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

\* The assessed value under ARB Review represents 3.34% of the overall district value.

**2022 CERTIFIED TOTALS**

Property Count: 567

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

12/13/2023

10:44:33AM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	2	0	0	0
DV2	1	0	7,500	7,500
DV4	1	0	12,000	12,000
OV65	20	0	0	0
<b>Totals</b>		<b>0</b>	<b>19,500</b>	<b>19,500</b>

**2022 CERTIFIED TOTALS**

Property Count: 29,524

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Grand Totals

12/13/2023 10:44:26AM

Land		Value			
Homesite:		473,227,928			
Non Homesite:		1,593,638,202			
Ag Market:		130,238,861			
Timber Market:		0		<b>Total Land</b>	(+) 2,197,104,991
Improvement		Value			
Homesite:		1,127,616,780			
Non Homesite:		1,904,062,907		<b>Total Improvements</b>	(+) 3,031,679,687
Non Real		Count	Value		
Personal Property:		1,553	123,629,680		
Mineral Property:		945	50,472,110		
Autos:		0	0	<b>Total Non Real</b>	(+) 174,101,790
				<b>Market Value</b>	= 5,402,886,468
Ag	Non Exempt	Exempt			
Total Productivity Market:	130,238,861	0			
Ag Use:	3,051,213	0		<b>Productivity Loss</b>	(-) 127,187,648
Timber Use:	0	0		<b>Appraised Value</b>	= 5,275,698,820
Productivity Loss:	127,187,648	0		<b>Homestead Cap</b>	(-) 115,262,103
				<b>Assessed Value</b>	= 5,160,436,717
				<b>Total Exemptions Amount</b>	(-) 426,089,503
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 4,734,347,214

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 4,734,347,214 \* (0.000000 / 100)

Certified Estimate of Market Value: 5,368,364,475  
Certified Estimate of Taxable Value: 4,702,486,294

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

**2022 CERTIFIED TOTALS**

Property Count: 29,524

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Grand Totals

12/13/2023

10:44:33AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	177	0	0	0
DV1	89	0	827,540	827,540
DV1S	8	0	35,000	35,000
DV2	42	0	369,000	369,000
DV2S	2	0	7,500	7,500
DV3	51	0	492,390	492,390
DV3S	3	0	30,000	30,000
DV4	137	0	1,365,500	1,365,500
DV4S	4	0	36,000	36,000
DVHS	177	0	42,554,582	42,554,582
DVHSS	2	0	238,950	238,950
EX	43	0	2,897,290	2,897,290
EX-XF	1	0	386,000	386,000
EX-XG	14	0	3,926,040	3,926,040
EX-XI	2	0	357,570	357,570
EX-XJ	1	0	28,360	28,360
EX-XL	1	0	343,110	343,110
EX-XR	11	0	1,643,640	1,643,640
EX-XU	14	0	4,429,490	4,429,490
EX-XV	741	0	365,913,888	365,913,888
EX-XV (Prorated)	2	0	6,473	6,473
EX366	763	0	201,180	201,180
OV65	3,821	0	0	0
OV65S	16	0	0	0
<b>Totals</b>		<b>0</b>	<b>426,089,503</b>	<b>426,089,503</b>

**2022 CERTIFIED TOTALS**

Property Count: 28,957

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
ARB Approved Totals

12/13/2023 10:44:33AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15,756	10,658.3402	\$85,635,170	\$3,624,039,292	\$3,465,411,268
B	MULTIFAMILY RESIDENCE	90	66.5576	\$3,767,490	\$59,386,199	\$59,311,373
C1	VACANT LOTS AND LAND TRACTS	7,881	9,475.7115	\$0	\$363,536,860	\$363,406,860
D1	QUALIFIED OPEN-SPACE LAND	292	73,372.4909	\$0	\$123,678,291	\$3,006,243
D2	IMPROVEMENTS ON QUALIFIED OP	25		\$0	\$480,090	\$478,130
E	RURAL LAND, NON QUALIFIED OPE	259	17,590.5572	\$276,260	\$31,728,330	\$31,453,323
F1	COMMERCIAL REAL PROPERTY	1,100	2,425.9644	\$8,462,440	\$437,831,372	\$437,531,918
F2	INDUSTRIAL AND MANUFACTURIN	24	2,669.7479	\$0	\$33,522,540	\$33,522,540
G1	OIL AND GAS	324		\$0	\$19,382,860	\$19,382,860
J1	WATER SYSTEMS	4	1.9130	\$0	\$420,120	\$420,120
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$41,540	\$41,540
J3	ELECTRIC COMPANY (INCLUDING C	30	10.2407	\$0	\$40,899,450	\$40,899,450
J4	TELEPHONE COMPANY (INCLUDI	13	0.6887	\$310	\$3,747,710	\$3,747,710
J5	RAILROAD	10	174.0100	\$0	\$1,217,340	\$1,217,340
J6	PIPELAND COMPANY	47		\$82,310	\$5,042,820	\$5,042,820
J7	CABLE TELEVISION COMPANY	6		\$0	\$3,501,820	\$3,501,820
J8	OTHER TYPE OF UTILITY	8		\$0	\$206,090	\$206,090
L1	COMMERCIAL PERSONAL PROPE	1,120		\$0	\$56,901,600	\$56,901,600
L2	INDUSTRIAL AND MANUFACTURIN	71		\$631,680	\$6,440,950	\$6,440,950
M1	TANGIBLE OTHER PERSONAL, MOB	810		\$1,393,560	\$16,389,152	\$16,118,774
O	RESIDENTIAL INVENTORY	251	62.5485	\$2,128,550	\$11,505,350	\$11,505,350
S	SPECIAL INVENTORY TAX	12		\$0	\$2,433,780	\$2,433,780
X	TOTALLY EXEMPT PROPERTY	1,593	298,097.5303	\$3,117,960	\$380,133,041	\$0
	<b>Totals</b>		<b>414,606.3009</b>	<b>\$105,495,730</b>	<b>\$5,222,466,597</b>	<b>\$4,561,981,859</b>

**2022 CERTIFIED TOTALS**

Property Count: 567

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

12/13/2023 10:44:33AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	340	228.1897	\$3,361,650	\$114,060,580	\$112,522,664
B	MULTIFAMILY RESIDENCE	9	2.5255	\$0	\$4,466,600	\$4,466,600
C1	VACANT LOTS AND LAND TRACTS	103	234.3370	\$0	\$11,153,061	\$11,153,061
D1	QUALIFIED OPEN-SPACE LAND	8	603.1128	\$0	\$6,560,570	\$43,970
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$22,140	\$22,140
E	RURAL LAND, NON QUALIFIED OPE	7	168.5885	\$0	\$1,795,150	\$1,795,150
F1	COMMERCIAL REAL PROPERTY	70	115.7500	\$1,503,980	\$40,489,570	\$40,489,570
L1	COMMERCIAL PERSONAL PROPE	47		\$0	\$1,832,780	\$1,832,780
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$39,420	\$39,420
	<b>Totals</b>		1,352.5035	\$4,865,630	\$180,419,871	\$172,365,355

**2022 CERTIFIED TOTALS**

Property Count: 29,524

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Grand Totals

12/13/2023 10:44:33AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,096	10,886.5299	\$88,996,820	\$3,738,099,872	\$3,577,933,932
B	MULTIFAMILY RESIDENCE	99	69.0831	\$3,767,490	\$63,852,799	\$63,777,973
C1	VACANT LOTS AND LAND TRACTS	7,984	9,710.0485	\$0	\$374,689,921	\$374,559,921
D1	QUALIFIED OPEN-SPACE LAND	300	73,975.6037	\$0	\$130,238,861	\$3,050,213
D2	IMPROVEMENTS ON QUALIFIED OP	26		\$0	\$502,230	\$500,270
E	RURAL LAND, NON QUALIFIED OPE	266	17,759.1457	\$276,260	\$33,523,480	\$33,248,473
F1	COMMERCIAL REAL PROPERTY	1,170	2,541.7144	\$9,966,420	\$478,320,942	\$478,021,488
F2	INDUSTRIAL AND MANUFACTURIN	24	2,669.7479	\$0	\$33,522,540	\$33,522,540
G1	OIL AND GAS	324		\$0	\$19,382,860	\$19,382,860
J1	WATER SYSTEMS	4	1.9130	\$0	\$420,120	\$420,120
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$41,540	\$41,540
J3	ELECTRIC COMPANY (INCLUDING C	30	10.2407	\$0	\$40,899,450	\$40,899,450
J4	TELEPHONE COMPANY (INCLUDI	13	0.6887	\$310	\$3,747,710	\$3,747,710
J5	RAILROAD	10	174.0100	\$0	\$1,217,340	\$1,217,340
J6	PIPELAND COMPANY	47		\$82,310	\$5,042,820	\$5,042,820
J7	CABLE TELEVISION COMPANY	6		\$0	\$3,501,820	\$3,501,820
J8	OTHER TYPE OF UTILITY	8		\$0	\$206,090	\$206,090
L1	COMMERCIAL PERSONAL PROPE	1,167		\$0	\$58,734,380	\$58,734,380
L2	INDUSTRIAL AND MANUFACTURIN	71		\$631,680	\$6,440,950	\$6,440,950
M1	TANGIBLE OTHER PERSONAL, MOB	814		\$1,393,560	\$16,428,572	\$16,158,194
O	RESIDENTIAL INVENTORY	251	62.5485	\$2,128,550	\$11,505,350	\$11,505,350
S	SPECIAL INVENTORY TAX	12		\$0	\$2,433,780	\$2,433,780
X	TOTALLY EXEMPT PROPERTY	1,593	298,097.5303	\$3,117,960	\$380,133,041	\$0
	<b>Totals</b>		<b>415,958.8044</b>	<b>\$110,361,360</b>	<b>\$5,402,886,468</b>	<b>\$4,734,347,214</b>



**2022 CERTIFIED TOTALS**CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
ARB Approved Totals

Property Count: 28,957

12/13/2023 10:44:33AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	8,221	6,088.2218	\$50,404,020	\$1,727,128,212	\$1,621,505,623
A2	A2-RESIDENCE MOBILE HOME	3,123	2,139.7621	\$3,456,790	\$174,127,536	\$164,178,818
A3	A3-RESIDENCE SINGLE FAMILY WATI	2,490	1,193.3025	\$27,352,390	\$1,411,750,998	\$1,373,079,136
A4	A4-CONDOS	1,223	307.5527	\$2,304,990	\$251,763,405	\$247,781,294
A5	A5-MISC. IMPROVEMENTS	1,199	929.5011	\$2,116,980	\$59,269,141	\$58,866,397
B1	B1-RESIDENTIAL MULTI-FAMILY	20	50.9361	\$3,583,270	\$44,117,261	\$44,117,261
B2	B2-DUPLEX	46	10.3852	\$103,180	\$9,359,730	\$9,284,904
B3	B3-TRIPLEX	7	1.8080	\$0	\$1,569,550	\$1,569,550
B4	B4-QUADRAPLEX	17	3.4283	\$81,040	\$4,339,658	\$4,339,658
C1	C1-VACANT PLATTED LOTS/TRACTS	7,881	9,475.7115	\$0	\$363,536,860	\$363,406,860
D1	D1-RAW ACREAGE-FARM/RANCH	293	73,427.5378	\$0	\$123,733,338	\$3,061,290
D2	D2-FARM/RANCH IMPROVEMENTS	25		\$0	\$480,090	\$478,130
E1	E1-NOT QUALIFIED FOR OPEN SPAC	257	17,532.5793	\$276,260	\$31,522,873	\$31,247,866
E2	E2-REAL FARM/RANCH MOBILE HOM	4	2.9310	\$0	\$150,410	\$150,410
F1	F1-REAL COMMERCIAL	1,100	2,425.4923	\$8,462,440	\$437,683,292	\$437,383,838
F2	F2-REAL INDUSTRIAL	22	2,669.7479	\$0	\$4,435,500	\$4,435,500
F2L	Conversion	2		\$0	\$29,087,040	\$29,087,040
F3	F3-REAL IMP ONLY COMMERCIAL	1	0.4721	\$0	\$148,080	\$148,080
G1	G1-OIL AND GAS	324		\$0	\$19,382,860	\$19,382,860
J1	J1-REAL AND PERSONAL WATER SYS	4	1.9130	\$0	\$420,120	\$420,120
J2	J2-REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$41,540	\$41,540
J3	J3-ELECTRIC COMPANIES	30	10.2407	\$0	\$40,899,450	\$40,899,450
J4	J4-REAL AND PERSONAL TELEPHON	13	0.6887	\$310	\$3,747,710	\$3,747,710
J5	J5-RAILROADS	10	174.0100	\$0	\$1,217,340	\$1,217,340
J6	J6-PIPELINES	46		\$82,310	\$4,930,050	\$4,930,050
J6O	J6O-OFFSHORE PIPELINES	1		\$0	\$112,770	\$112,770
J7	J7-REAL & TANGIBLE PERSONAL, UTI	6		\$0	\$3,501,820	\$3,501,820
J8	J8-REAL & TANGIBLE PERSONAL, UTI	5		\$0	\$126,090	\$126,090
J8A	J8A-SEPERATORS, GLYCOL UNITS	3		\$0	\$80,000	\$80,000
L1	L1-TANGIBLE PERSONAL PROPERT	1,086		\$0	\$56,112,730	\$56,112,730
L1W	L1W-COMMERCIAL WATERCRAFT	45		\$0	\$788,870	\$788,870
L2A	L2A-INDUSTRIAL VEHICLES	2		\$0	\$442,130	\$442,130
L2C	L2C-INDUSTRIAL INVENTORY	2		\$0	\$33,520	\$33,520
L2G	L2G-INDUSTRIAL MACH & EQUIP	11		\$378,200	\$1,884,190	\$1,884,190
L2H	L2H-INDUSTRIAL LEASED EQUIP	4		\$0	\$467,250	\$467,250
L2J	L2J-INDUSTRIAL FURNITURE & FIXTU	3		\$0	\$14,800	\$14,800
L2M	L2M-INDUSTRIAL AUTOS AND PICKUP	2		\$0	\$56,000	\$56,000
L2P	L2P-INDUSTRIAL RADIO TOWERS	20		\$162,100	\$1,333,530	\$1,333,530
L2Q	L2Q-RADIOO TOWER EQUIPMENT	25		\$91,380	\$2,174,530	\$2,174,530
L2R	L2R-INDUSTRIAL WATERCRAFT	2		\$0	\$35,000	\$35,000
M1	M1-PERSONAL PROPERTY MOBILE H	124		\$1,382,380	\$5,121,200	\$5,055,745
M3	M-3- MOBILE HOME NON-OWNER LA	605		\$0	\$10,139,131	\$9,935,394
M4	M4-TRAVEL TRAILERS NON-OWNER I	79		\$11,180	\$1,118,741	\$1,117,555
M6	M6-MISC. IMPROVEMENTS	4		\$0	\$10,080	\$10,080
O	O-INVENTORY	247	62.2101	\$2,128,550	\$10,731,730	\$10,731,730
O1	O1-INVENTORY, VACANT RES LAND	2	0.1764	\$0	\$65,390	\$65,390
O2	O2-INVENTORY IMPROVED RES	2	0.1620	\$0	\$708,230	\$708,230
S	S-SPECIAL INVENTORY	12		\$0	\$2,433,780	\$2,433,780
X	X-EXEMPT	1,593	298,097.5303	\$3,117,960	\$380,133,041	\$0
	<b>Totals</b>		<b>414,606.3009</b>	<b>\$105,495,730</b>	<b>\$5,222,466,597</b>	<b>\$4,561,981,859</b>

**2022 CERTIFIED TOTALS**

Property Count: 567

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

12/13/2023 10:44:33AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	156	100.9009	\$1,283,540	\$36,034,420	\$34,818,005
A2	A2-RESIDENCE MOBILE HOME	26	16.5497	\$0	\$2,448,740	\$2,448,740
A3	A3-RESIDENCE SINGLE FAMILY WATI	73	51.0872	\$1,856,760	\$57,101,860	\$56,780,359
A4	A4-CONDOS	73	43.8970	\$209,270	\$15,882,290	\$15,882,290
A5	A5-MISC. IMPROVEMENTS	21	15.7549	\$12,080	\$2,593,270	\$2,593,270
B2	B2-DUPLEX	9	2.5255	\$0	\$4,466,600	\$4,466,600
C1	C1-VACANT PLATTED LOTS/TRACTS	103	234.3370	\$0	\$11,153,061	\$11,153,061
D1	D1-RAW ACREAGE-FARM/RANCH	8	603.1128	\$0	\$6,560,570	\$43,970
D2	D2-FARM/RANCH IMPROVEMENTS	1		\$0	\$22,140	\$22,140
E1	E1-NOT QUALIFIED FOR OPEN SPAC	7	168.5885	\$0	\$1,795,150	\$1,795,150
F1	F1-REAL COMMERCIAL	70	115.7500	\$1,503,980	\$40,489,570	\$40,489,570
L1	L1-TANGIBLE PERSONAL PROPERT	47		\$0	\$1,832,780	\$1,832,780
M3	M-3- MOBILE HOME NON-OWNER LA	3		\$0	\$27,550	\$27,550
M4	M4-TRAVEL TRAILERS NON-OWNER I	1		\$0	\$11,870	\$11,870
	<b>Totals</b>		<b>1,352.5035</b>	<b>\$4,865,630</b>	<b>\$180,419,871</b>	<b>\$172,365,355</b>

**2022 CERTIFIED TOTALS**

## CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 29,524

Grand Totals

12/13/2023 10:44:33AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	8,377	6,189.1227	\$51,687,560	\$1,763,162,632	\$1,656,323,628
A2	A2-RESIDENCE MOBILE HOME	3,149	2,156.3118	\$3,456,790	\$176,576,276	\$166,627,558
A3	A3-RESIDENCE SINGLE FAMILY WATI	2,563	1,244.3897	\$29,209,150	\$1,468,852,858	\$1,429,859,495
A4	A4-CONDOS	1,296	351.4497	\$2,514,260	\$267,645,695	\$263,663,584
A5	A5-MISC. IMPROVEMENTS	1,220	945.2560	\$2,129,060	\$61,862,411	\$61,459,667
B1	B1-RESIDENTIAL MULTI-FAMILY	20	50.9361	\$3,583,270	\$44,117,261	\$44,117,261
B2	B2-DUPLEX	55	12.9107	\$103,180	\$13,826,330	\$13,751,504
B3	B3-TRIPLEX	7	1.8080	\$0	\$1,569,550	\$1,569,550
B4	B4-QUADRAPLEX	17	3.4283	\$81,040	\$4,339,658	\$4,339,658
C1	C1-VACANT PLATTED LOTS/TRACTS	7,984	9,710.0485	\$0	\$374,689,921	\$374,559,921
D1	D1-RAW ACREAGE-FARM/RANCH	301	74,030.6506	\$0	\$130,293,908	\$3,105,260
D2	D2-FARM/RANCH IMPROVEMENTS	26		\$0	\$502,230	\$500,270
E1	E1-NOT QUALIFIED FOR OPEN SPAC	264	17,701.1678	\$276,260	\$33,318,023	\$33,043,016
E2	E2-REAL FARM/RANCH MOBILE HOM	4	2.9310	\$0	\$150,410	\$150,410
F1	F1-REAL COMMERCIAL	1,170	2,541.2423	\$9,966,420	\$478,172,862	\$477,873,408
F2	F2-REAL INDUSTRIAL	22	2,669.7479	\$0	\$4,435,500	\$4,435,500
F2L	Conversion	2		\$0	\$29,087,040	\$29,087,040
F3	F3-REAL IMP ONLY COMMERCIAL	1	0.4721	\$0	\$148,080	\$148,080
G1	G1-OIL AND GAS	324		\$0	\$19,382,860	\$19,382,860
J1	J1-REAL AND PERSONAL WATER SYS	4	1.9130	\$0	\$420,120	\$420,120
J2	J2-REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$41,540	\$41,540
J3	J3-ELECTRIC COMPANIES	30	10.2407	\$0	\$40,899,450	\$40,899,450
J4	J4-REAL AND PERSONAL TELEPHON	13	0.6887	\$310	\$3,747,710	\$3,747,710
J5	J5-RAILROADS	10	174.0100	\$0	\$1,217,340	\$1,217,340
J6	J6-PIPELINES	46		\$82,310	\$4,930,050	\$4,930,050
J6O	J6O-OFFSHORE PIPELINES	1		\$0	\$112,770	\$112,770
J7	J7-REAL & TANGIBLE PERSONAL, UTI	6		\$0	\$3,501,820	\$3,501,820
J8	J8-REAL & TANGIBLE PERSONAL, UTI	5		\$0	\$126,090	\$126,090
J8A	J8A-SEPERATORS, GLYCOL UNITS	3		\$0	\$80,000	\$80,000
L1	L1-TANGIBLE PERSONAL PROPERT	1,133		\$0	\$57,945,510	\$57,945,510
L1W	L1W-COMMERCIAL WATERCRAFT	45		\$0	\$788,870	\$788,870
L2A	L2A-INDUSTRIAL VEHICLES	2		\$0	\$442,130	\$442,130
L2C	L2C-INDUSTRIAL INVENTORY	2		\$0	\$33,520	\$33,520
L2G	L2G-INDUSTRIAL MACH & EQUIP	11		\$378,200	\$1,884,190	\$1,884,190
L2H	L2H-INDUSTRIAL LEASED EQUIP	4		\$0	\$467,250	\$467,250
L2J	L2J-INDUSTRIAL FURNITURE & FIXTU	3		\$0	\$14,800	\$14,800
L2M	L2M-INDUSTRIAL AUTOS AND PICKUP	2		\$0	\$56,000	\$56,000
L2P	L2P-INDUSTRIAL RADIO TOWERS	20		\$162,100	\$1,333,530	\$1,333,530
L2Q	L2Q-RADIOO TOWER EQUIPMENT	25		\$91,380	\$2,174,530	\$2,174,530
L2R	L2R-INDUSTRIAL WATERCRAFT	2		\$0	\$35,000	\$35,000
M1	M1-PERSONAL PROPERTY MOBILE H	124		\$1,382,380	\$5,121,200	\$5,055,745
M3	M-3- MOBILE HOME NON-OWNER LA	608		\$0	\$10,166,681	\$9,962,944
M4	M4-TRAVEL TRAILERS NON-OWNER I	80		\$11,180	\$1,130,611	\$1,129,425
M6	M6-MISC. IMPROVEMENTS	4		\$0	\$10,080	\$10,080
O	O-INVENTORY	247	62.2101	\$2,128,550	\$10,731,730	\$10,731,730
O1	O1-INVENTORY, VACANT RES LAND	2	0.1764	\$0	\$65,390	\$65,390
O2	O2-INVENTORY IMPROVED RES	2	0.1620	\$0	\$708,230	\$708,230
S	S-SPECIAL INVENTORY	12		\$0	\$2,433,780	\$2,433,780
X	X-EXEMPT	1,593	298,097.5303	\$3,117,960	\$380,133,041	\$0
	<b>Totals</b>		<b>415,958.8044</b>	<b>\$110,361,360</b>	<b>\$5,402,886,468</b>	<b>\$4,734,347,214</b>

**2022 CERTIFIED TOTALS**  
 CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
 Effective Rate Assumption

Property Count: 29,524

12/13/2023 10:44:33AM

**New Value**

**TOTAL NEW VALUE MARKET: \$110,361,360**  
**TOTAL NEW VALUE TAXABLE: \$106,759,770**

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	22	2021 Market Value	\$8,560,440
EX366	HB366 Exempt	182	2021 Market Value	\$213,810
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$8,774,250</b>

Exemption	Description	Count	Exemption Amount
DP	Disability	32	\$0
DV1	Disabled Veterans 10% - 29%	14	\$133,000
DV2	Disabled Veterans 30% - 49%	6	\$63,000
DV3	Disabled Veterans 50% - 69%	4	\$38,000
DV4	Disabled Veterans 70% - 100%	38	\$441,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	24	\$7,260,328
OV65	Over 65	513	\$0
OV65S	OV65 Surviving Spouse	2	\$0
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>\$7,935,328</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$16,709,578</b>

**Increased Exemptions**

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

**TOTAL EXEMPTIONS VALUE LOSS \$16,709,578**

**New Ag / Timber Exemptions**

2021 Market Value \$127,726 Count: 2  
 2022 Ag/Timber Use \$210  
**NEW AG / TIMBER VALUE LOSS \$127,516**

**New Annexations**

**New Deannexations**

**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,252	\$250,509	\$18,391	\$232,118
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,207	\$251,064	\$18,485	\$232,579

**2022 CERTIFIED TOTALS**  
CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
567	\$180,419,871.00	\$140,504,435