

2023

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 However, if you find a link that no longer works or the information in the link is outdated, please let us know, we will correct it as soon as possible.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

## 2023 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>, 2023 appraised property for ten taxing jurisdictions. The following is a list of those taxing authorities.

Aransas County

Rockport Fulton 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 2023 certified property value in Aransas County was in excess of 7 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 2022 and ended in April 2023. 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 2023. 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.

## **2023 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 1/1/2022 to 1/1/2023.

Median 100%

Average Mean 102%

Weighted Mean 93%

## **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.

# 2023 CERTIFIED TOTALS

## CAD - ARANSAS COUNTY APPRAISAL DISTRICT ARB Approved Totals

Property Count: 28,889

12/13/2023 10:42:40AM

Land			Value			
Homesite:			591,841,305			
Non Homesite:			1,905,318,876			
Ag Market:			123,088,993			
Timber Market:			0	<b>Total Land</b>	(+)	
					2,620,249,174	
Improvement			Value			
Homesite:			1,380,166,431			
Non Homesite:			2,319,350,668	<b>Total Improvements</b>	(+)	
					3,699,517,099	
Non Real	Count			Value		
Personal Property:	1,730		146,519,770			
Mineral Property:	667		44,977,220			
Autos:	0		0	<b>Total Non Real</b>	(+)	
				<b>Market Value</b>	=	
					191,496,990	
					6,511,263,263	
Ag	Non Exempt			Exempt		
Total Productivity Market:	123,088,993		0			
Ag Use:	2,338,444		0	<b>Productivity Loss</b>	(-)	
Timber Use:	0		0	<b>Appraised Value</b>	=	
Productivity Loss:	120,750,549		0		6,390,512,714	
				<b>Homestead Cap</b>	(-)	
					304,907,418	
				<b>Assessed Value</b>	=	
					6,085,605,296	
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	
					518,547,953	
				<b>Net Taxable</b>	=	
					5,567,057,343	

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 0.00 = 5,567,057,343 \* (0.000000 / 100)

Certified Estimate of Market Value:	6,511,263,263
Certified Estimate of Taxable Value:	5,567,057,343

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



**2023 CERTIFIED TOTALS**

Property Count: 28,889

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
ARB Approved Totals

12/13/2023

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	159	0	0	0
DV1	85	0	809,000	809,000
DV1S	7	0	30,000	30,000
DV2	45	0	396,000	396,000
DV2S	2	0	7,500	7,500
DV3	56	0	556,380	556,380
DV3S	3	0	30,000	30,000
DV4	150	0	1,478,441	1,478,441
DV4S	6	0	48,000	48,000
DVHS	194	0	53,371,720	53,371,720
DVHSS	6	0	1,161,166	1,161,166
EX	43	0	3,280,160	3,280,160
EX-XF	1	0	455,710	455,710
EX-XG	14	0	4,830,070	4,830,070
EX-XI	2	0	435,530	435,530
EX-XJ	1	0	28,360	28,360
EX-XL	1	0	569,830	569,830
EX-XR	11	0	1,641,990	1,641,990
EX-XU	14	0	5,852,330	5,852,330
EX-XV	748	0	443,300,913	443,300,913
EX-XV (Prorated)	7	0	97,973	97,973
EX366	580	0	166,880	166,880
OV65	3,926	0	0	0
OV65S	14	0	0	0
<b>Totals</b>		<b>0</b>	<b>518,547,953</b>	<b>518,547,953</b>

**2023 CERTIFIED TOTALS**CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

Property Count: 1,104

12/13/2023

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Land		Value			
Homesite:		19,952,980			
Non Homesite:		111,861,110			
Ag Market:		42,338,850			
Timber Market:		0		<b>Total Land</b>	(+) 174,152,940
Improvement		Value			
Homesite:		46,134,770			
Non Homesite:		126,949,790		<b>Total Improvements</b>	(+) 173,084,560
Non Real		Count	Value		
Personal Property:		74	1,652,390		
Mineral Property:		0	0		
Autos:		0	0	<b>Total Non Real</b>	(+) 1,652,390
				<b>Market Value</b>	= 348,889,890
Ag	Non Exempt	Exempt			
Total Productivity Market:	42,338,850	0			
Ag Use:	440,600	0		<b>Productivity Loss</b>	(-) 41,898,250
Timber Use:	0	0		<b>Appraised Value</b>	= 306,991,640
Productivity Loss:	41,898,250	0		<b>Homestead Cap</b>	(-) 11,193,998
				<b>Assessed Value (4.64%)</b>	= 295,797,642
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 79,500
				<b>Net Taxable</b>	= 295,718,142

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 295,718,142 \* (0.000000 / 100)

Certified Estimate of Market Value:	255,909,956
Certified Estimate of Taxable Value:	215,946,421
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

\* The assessed value under ARB Review represents 4.64% of the overall district value.

**2023 CERTIFIED TOTALS**

Property Count: 1,104

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review 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	6	0	0	0
DV2	1	0	7,500	7,500
DV3	1	0	12,000	12,000
DV4	5	0	60,000	60,000
OV65	69	0	0	0
<b>Totals</b>		<b>0</b>	<b>79,500</b>	<b>79,500</b>

**2023 CERTIFIED TOTALS**

## CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 29,993

Grand Totals

12/13/2023

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Land		Value			
Homesite:		611,794,285			
Non Homesite:		2,017,179,986			
Ag Market:		165,427,843			
Timber Market:		0		<b>Total Land</b>	(+) 2,794,402,114
Improvement		Value			
Homesite:		1,426,301,201			
Non Homesite:		2,446,300,458		<b>Total Improvements</b>	(+) 3,872,601,659
Non Real		Count	Value		
Personal Property:		1,804	148,172,160		
Mineral Property:		667	44,977,220		
Autos:		0	0	<b>Total Non Real</b>	(+) 193,149,380
				<b>Market Value</b>	= 6,860,153,153
Ag	Non Exempt	Exempt			
Total Productivity Market:	165,427,843	0			
Ag Use:	2,779,044	0		<b>Productivity Loss</b>	(-) 162,648,799
Timber Use:	0	0		<b>Appraised Value</b>	= 6,697,504,354
Productivity Loss:	162,648,799	0		<b>Homestead Cap</b>	(-) 316,101,416
				<b>Assessed Value</b>	= 6,381,402,938
				<b>Total Exemptions Amount</b>	(-) 518,627,453
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 5,862,775,485

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 5,862,775,485 \* (0.000000 / 100)

Certified Estimate of Market Value: 6,767,173,219  
Certified Estimate of Taxable Value: 5,783,003,764

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

**2023 CERTIFIED TOTALS**

Property Count: 29,993

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Grand Totals

12/13/2023

10:43:02AM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	165	0	0	0
DV1	85	0	809,000	809,000
DV1S	7	0	30,000	30,000
DV2	46	0	403,500	403,500
DV2S	2	0	7,500	7,500
DV3	57	0	568,380	568,380
DV3S	3	0	30,000	30,000
DV4	155	0	1,538,441	1,538,441
DV4S	6	0	48,000	48,000
DVHS	194	0	53,371,720	53,371,720
DVHSS	6	0	1,161,166	1,161,166
EX	43	0	3,280,160	3,280,160
EX-XF	1	0	455,710	455,710
EX-XG	14	0	4,830,070	4,830,070
EX-XI	2	0	435,530	435,530
EX-XJ	1	0	28,360	28,360
EX-XL	1	0	569,830	569,830
EX-XR	11	0	1,641,990	1,641,990
EX-XU	14	0	5,852,330	5,852,330
EX-XV	748	0	443,300,913	443,300,913
EX-XV (Prorated)	7	0	97,973	97,973
EX366	580	0	166,880	166,880
OV65	3,995	0	0	0
OV65S	14	0	0	0
<b>Totals</b>		<b>0</b>	<b>518,627,453</b>	<b>518,627,453</b>

**2023 CERTIFIED TOTALS**

Property Count: 28,889

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
ARB Approved Totals

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15,887	10,390.0097	\$130,225,060	\$4,547,269,338	\$4,186,876,072
B	MULTIFAMILY RESIDENCE	94	52.9032	\$10,356,210	\$88,886,965	\$88,505,958
C1	VACANT LOTS AND LAND TRACTS	7,471	8,774.9368	\$0	\$437,965,151	\$437,825,151
D1	QUALIFIED OPEN-SPACE LAND	289	51,761.1189	\$0	\$123,088,993	\$2,337,574
D2	IMPROVEMENTS ON QUALIFIED OP	23		\$0	\$434,800	\$432,480
E	RURAL LAND, NON QUALIFIED OPE	246	5,691.4605	\$570,510	\$30,809,816	\$29,675,325
F1	COMMERCIAL REAL PROPERTY	1,027	1,863.3149	\$7,655,450	\$562,006,073	\$561,677,195
F2	INDUSTRIAL AND MANUFACTURIN	25	2,939.1679	\$0	\$44,076,850	\$44,076,850
G1	OIL AND GAS	209		\$0	\$17,988,120	\$17,988,120
J1	WATER SYSTEMS	4	1.9130	\$0	\$500,260	\$500,260
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$46,390	\$46,390
J3	ELECTRIC COMPANY (INCLUDING C	30	10.2407	\$0	\$43,311,600	\$43,311,600
J4	TELEPHONE COMPANY (INCLUDI	13	0.6887	\$0	\$3,679,230	\$3,679,230
J5	RAILROAD	13	173.0100	\$0	\$5,850,440	\$5,850,440
J6	PIPELAND COMPANY	46		\$0	\$5,869,880	\$5,869,880
J7	CABLE TELEVISION COMPANY	6		\$0	\$4,209,890	\$4,209,890
J8	OTHER TYPE OF UTILITY	8		\$0	\$207,000	\$207,000
L1	COMMERCIAL PERSONAL PROPE	1,361		\$0	\$71,070,250	\$71,070,250
L2	INDUSTRIAL AND MANUFACTURIN	70		\$0	\$8,146,800	\$8,146,800
M1	TANGIBLE OTHER PERSONAL, MOB	791		\$1,132,270	\$17,153,951	\$16,739,158
O	RESIDENTIAL INVENTORY	513	104.3625	\$1,849,390	\$34,604,340	\$34,604,340
S	SPECIAL INVENTORY TAX	13		\$0	\$3,245,230	\$3,245,230
X	TOTALLY EXEMPT PROPERTY	1,422	297,991.7562	\$13,122,880	\$460,659,746	\$0
	<b>Totals</b>		<b>379,754.8830</b>	<b>\$164,911,770</b>	<b>\$6,511,081,113</b>	<b>\$5,566,875,193</b>

**2023 CERTIFIED TOTALS**

Property Count: 1,104

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

12/13/2023 10:43:02AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	587	584.6180	\$4,221,630	\$191,321,940	\$180,352,525
B	MULTIFAMILY RESIDENCE	10	2.7558	\$0	\$7,630,340	\$7,384,341
C1	VACANT LOTS AND LAND TRACTS	290	737.3435	\$0	\$27,107,720	\$27,107,720
D1	QUALIFIED OPEN-SPACE LAND	14	22,045.1398	\$0	\$42,338,850	\$440,600
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$9,220	\$9,220
E	RURAL LAND, NON QUALIFIED OPE	18	11,947.4722	\$25,680	\$9,281,060	\$9,249,534
F1	COMMERCIAL REAL PROPERTY	147	115.7219	\$805,370	\$69,428,880	\$69,416,880
L1	COMMERCIAL PERSONAL PROPE	74		\$0	\$1,692,190	\$1,692,190
M1	TANGIBLE OTHER PERSONAL, MOB	10		\$108,720	\$261,840	\$247,282
	<b>Totals</b>		<b>35,433.0512</b>	<b>\$5,161,400</b>	<b>\$349,072,040</b>	<b>\$295,900,292</b>

**2023 CERTIFIED TOTALS**

Property Count: 29,993

CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Grand Totals

12/13/2023 10:43:02AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,474	10,974.6277	\$134,446,690	\$4,738,591,278	\$4,367,228,597
B	MULTIFAMILY RESIDENCE	104	55.6590	\$10,356,210	\$96,517,305	\$95,890,299
C1	VACANT LOTS AND LAND TRACTS	7,761	9,512.2803	\$0	\$465,072,871	\$464,932,871
D1	QUALIFIED OPEN-SPACE LAND	303	73,806.2587	\$0	\$165,427,843	\$2,778,174
D2	IMPROVEMENTS ON QUALIFIED OP	24		\$0	\$444,020	\$441,700
E	RURAL LAND, NON QUALIFIED OPE	264	17,638.9327	\$596,190	\$40,090,876	\$38,924,859
F1	COMMERCIAL REAL PROPERTY	1,174	1,979.0368	\$8,460,820	\$631,434,953	\$631,094,075
F2	INDUSTRIAL AND MANUFACTURIN	25	2,939.1679	\$0	\$44,076,850	\$44,076,850
G1	OIL AND GAS	209		\$0	\$17,988,120	\$17,988,120
J1	WATER SYSTEMS	4	1.9130	\$0	\$500,260	\$500,260
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$46,390	\$46,390
J3	ELECTRIC COMPANY (INCLUDING C	30	10.2407	\$0	\$43,311,600	\$43,311,600
J4	TELEPHONE COMPANY (INCLUDI	13	0.6887	\$0	\$3,679,230	\$3,679,230
J5	RAILROAD	13	173.0100	\$0	\$5,850,440	\$5,850,440
J6	PIPELAND COMPANY	46		\$0	\$5,869,880	\$5,869,880
J7	CABLE TELEVISION COMPANY	6		\$0	\$4,209,890	\$4,209,890
J8	OTHER TYPE OF UTILITY	8		\$0	\$207,000	\$207,000
L1	COMMERCIAL PERSONAL PROPE	1,435		\$0	\$72,762,440	\$72,762,440
L2	INDUSTRIAL AND MANUFACTURIN	70		\$0	\$8,146,800	\$8,146,800
M1	TANGIBLE OTHER PERSONAL, MOB	801		\$1,240,990	\$17,415,791	\$16,986,440
O	RESIDENTIAL INVENTORY	513	104.3625	\$1,849,390	\$34,604,340	\$34,604,340
S	SPECIAL INVENTORY TAX	13		\$0	\$3,245,230	\$3,245,230
X	TOTALLY EXEMPT PROPERTY	1,422	297,991.7562	\$13,122,880	\$460,659,746	\$0
	<b>Totals</b>		<b>415,187.9342</b>	<b>\$170,073,170</b>	<b>\$6,860,153,153</b>	<b>\$5,862,775,485</b>



**2023 CERTIFIED TOTALS**

## CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 28,889

ARB Approved Totals

12/13/2023 10:43:02AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	8,330	5,942.0937	\$71,774,440	\$2,184,044,832	\$1,944,920,738
A2	A2-RESIDENCE MOBILE HOME	3,031	2,054.0715	\$3,644,290	\$221,735,075	\$200,690,713
A3	A3-RESIDENCE SINGLE FAMILY WATI	2,496	1,188.5472	\$49,347,110	\$1,755,324,541	\$1,661,333,627
A4	A4-CONDOS	1,223	263.5060	\$2,864,230	\$300,528,672	\$295,090,520
A5	A5-MISC. IMPROVEMENTS	1,267	941.7913	\$2,594,990	\$85,636,218	\$84,840,474
B1	B1-RESIDENTIAL MULTI-FAMILY	18	34.7006	\$6,696,840	\$62,720,540	\$62,720,540
B2	B2-DUPLEX	51	12.2363	\$414,860	\$15,571,180	\$15,190,173
B3	B3-TRIPLEX	7	1.8080	\$0	\$1,808,720	\$1,808,720
B4	B4-QUADRAPLEX	18	4.1583	\$3,244,510	\$8,786,525	\$8,786,525
C1	C1-VACANT PLATTED LOTS/TRACTS	7,471	8,774.9368	\$0	\$437,965,151	\$437,825,151
D1	D1-RAW ACREAGE-FARM/RANCH	291	51,964.7558	\$0	\$123,292,630	\$2,541,211
D2	D2-FARM/RANCH IMPROVEMENTS	23		\$0	\$434,800	\$432,480
E1	E1-NOT QUALIFIED FOR OPEN SPAC	243	5,484.8926	\$570,510	\$30,455,489	\$29,348,320
E2	E2-REAL FARM/RANCH MOBILE HOM	4	2.9310	\$0	\$150,690	\$123,368
F1	F1-REAL COMMERCIAL	1,027	1,862.8428	\$7,655,450	\$561,857,993	\$561,529,115
F2	F2-REAL INDUSTRIAL	23	2,939.1679	\$0	\$19,416,850	\$19,416,850
F2L	Conversion	2		\$0	\$24,660,000	\$24,660,000
F3	F3-REAL IMP ONLY COMMERCIAL	1	0.4721	\$0	\$148,080	\$148,080
G1	G1-OIL AND GAS	209		\$0	\$17,988,120	\$17,988,120
J1	J1-REAL AND PERSONAL WATER SYS	4	1.9130	\$0	\$500,260	\$500,260
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$46,390	\$46,390
J3	J3-ELECTRIC COMPANIES	30	10.2407	\$0	\$43,311,600	\$43,311,600
J4	J4-REAL AND PERSONAL TELEPHON	13	0.6887	\$0	\$3,679,230	\$3,679,230
J5	J5-RAILROADS	9	173.0100	\$0	\$1,286,180	\$1,286,180
J5A	Conversion	4		\$0	\$4,564,260	\$4,564,260
J6	J6-PIPELINES	45		\$0	\$5,736,130	\$5,736,130
J6O	J6O-OFFSHORE PIPELINES	1		\$0	\$133,750	\$133,750
J7	J7-REAL & TANGIBLE PERSONAL, UTI	6		\$0	\$4,209,890	\$4,209,890
J8	J8-REAL & TANGIBLE PERSONAL, UTI	5		\$0	\$127,000	\$127,000
J8A	J8A-SEPERATORS, GLYCOL UNITS	3		\$0	\$80,000	\$80,000
L1	L1-TANGIBLE PERSONAL PROPERT	1,329		\$0	\$70,284,120	\$70,284,120
L1W	L1W-COMMERCIAL WATERCRAFT	44		\$0	\$786,130	\$786,130
L2A	L2A-INDUSTRIAL VEHICLES	2		\$0	\$474,020	\$474,020
L2C	L2C-INDUSTRIAL INVENTORY	3		\$0	\$285,970	\$285,970
L2G	L2G-INDUSTRIAL MACH & EQUIP	12		\$0	\$2,787,830	\$2,787,830
L2H	L2H-INDUSTRIAL LEASED EQUIP	3		\$0	\$721,730	\$721,730
L2J	L2J-INDUSTRIAL FURNITURE & FIXTU	3		\$0	\$13,550	\$13,550
L2M	L2M-INDUSTRIAL AUTOS AND PICKUP	3		\$0	\$66,000	\$66,000
L2P	L2P-INDUSTRIAL RADIO TOWERS	20		\$0	\$1,290,360	\$1,290,360
L2Q	RADIOO TOWER EQUIPMENT	22		\$0	\$2,472,340	\$2,472,340
L2R	INDUSTRIAL WATERCRAFT	2		\$0	\$35,000	\$35,000
M1	M1-PERSONAL PROPERTY MOBILE H	155		\$1,061,380	\$6,522,760	\$6,359,940
M3	M-3- MOBILE HOME NON-OWNER LA	550		\$20,820	\$9,413,141	\$9,178,581
M4	M4-TRAVEL TRAILERS NON-OWNER I	83		\$50,070	\$1,198,760	\$1,181,347
M6	M6-MISC. IMPROVEMENTS	4		\$0	\$19,290	\$19,290
O	O-INVENTORY	510	104.1202	\$1,849,390	\$33,498,540	\$33,498,540
O1	O1-INVENTORY, VACANT RES LAND	1	0.0803	\$0	\$65,000	\$65,000
O2	O2-INVENTORY IMPROVED RES	2	0.1620	\$0	\$1,040,800	\$1,040,800
S	S-SPECIAL INVENTORY	13		\$0	\$3,245,230	\$3,245,230
X	X-EXEMPT	1,422	297,991.7562	\$13,122,880	\$460,659,746	\$0
	<b>Totals</b>		<b>379,754.8830</b>	<b>\$164,911,770</b>	<b>\$6,511,081,113</b>	<b>\$5,566,875,193</b>

**2023 CERTIFIED TOTALS**CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
Under ARB Review Totals

Property Count: 1,104

12/13/2023 10:43:02AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	281	258.1599	\$2,620,510	\$79,653,790	\$71,913,861
A2	A2-RESIDENCE MOBILE HOME	78	66.5470	\$8,720	\$6,925,860	\$6,614,552
A3	A3-RESIDENCE SINGLE FAMILY WATI	126	88.3531	\$1,484,140	\$86,231,520	\$83,433,119
A4	A4-CONDOS	65	102.8890	\$0	\$13,999,340	\$13,987,342
A5	A5-MISC. IMPROVEMENTS	55	68.6690	\$108,260	\$4,511,430	\$4,403,651
B1	B1-RESIDENTIAL MULTI-FAMILY	2		\$0	\$4,401,170	\$4,401,170
B2	B2-DUPLEX	6	0.9957	\$0	\$2,146,290	\$1,900,291
B4	B4-QUADRAPLEX	2	1.7601	\$0	\$1,082,880	\$1,082,880
C1	C1-VACANT PLATTED LOTS/TRACTS	290	737.3435	\$0	\$27,107,720	\$27,107,720
D1	D1-RAW ACREAGE-FARM/RANCH	14	22,045.1398	\$0	\$42,338,850	\$440,600
D2	D2-FARM/RANCH IMPROVEMENTS	1		\$0	\$9,220	\$9,220
E1	E1-NOT QUALIFIED FOR OPEN SPAC	18	11,947.4722	\$25,680	\$9,281,060	\$9,249,534
F1	F1-REAL COMMERCIAL	147	115.7219	\$805,370	\$69,428,880	\$69,416,880
L1	L1-TANGIBLE PERSONAL PROPERT	74		\$0	\$1,692,190	\$1,692,190
M1	M1-PERSONAL PROPERTY MOBILE H	3		\$108,720	\$140,130	\$125,572
M3	M-3- MOBILE HOME NON-OWNER LA	7		\$0	\$121,710	\$121,710
	<b>Totals</b>		<b>35,433.0512</b>	<b>\$5,161,400</b>	<b>\$349,072,040</b>	<b>\$295,900,292</b>

**2023 CERTIFIED TOTALS**

## CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 29,993

Grand Totals

12/13/2023 10:43:02AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	8,611	6,200.2536	\$74,394,950	\$2,263,698,622	\$2,016,834,599
A2	A2-RESIDENCE MOBILE HOME	3,109	2,120.6185	\$3,653,010	\$228,660,935	\$207,305,265
A3	A3-RESIDENCE SINGLE FAMILY WATI	2,622	1,276.9003	\$50,831,250	\$1,841,556,061	\$1,744,766,746
A4	A4-CONDOS	1,288	366.3950	\$2,864,230	\$314,528,012	\$309,077,862
A5	A5-MISC. IMPROVEMENTS	1,322	1,010.4603	\$2,703,250	\$90,147,648	\$89,244,125
B1	B1-RESIDENTIAL MULTI-FAMILY	20	34.7006	\$6,696,840	\$67,121,710	\$67,121,710
B2	B2-DUPLEX	57	13.2320	\$414,860	\$17,717,470	\$17,090,464
B3	B3-TRIPLEX	7	1.8080	\$0	\$1,808,720	\$1,808,720
B4	B4-QUADRAPLEX	20	5.9184	\$3,244,510	\$9,869,405	\$9,869,405
C1	C1-VACANT PLATTED LOTS/TRACTS	7,761	9,512.2803	\$0	\$465,072,871	\$464,932,871
D1	D1-RAW ACREAGE-FARM/RANCH	305	74,009.8956	\$0	\$165,631,480	\$2,981,811
D2	D2-FARM/RANCH IMPROVEMENTS	24		\$0	\$444,020	\$441,700
E1	E1-NOT QUALIFIED FOR OPEN SPAC	261	17,432.3648	\$596,190	\$39,736,549	\$38,597,854
E2	E2-REAL FARM/RANCH MOBILE HOM	4	2.9310	\$0	\$150,690	\$123,368
F1	F1-REAL COMMERCIAL	1,174	1,978.5647	\$8,460,820	\$631,286,873	\$630,945,995
F2	F2-REAL INDUSTRIAL	23	2,939.1679	\$0	\$19,416,850	\$19,416,850
F2L	Conversion	2		\$0	\$24,660,000	\$24,660,000
F3	F3-REAL IMP ONLY COMMERCIAL	1	0.4721	\$0	\$148,080	\$148,080
G1	G1-OIL AND GAS	209		\$0	\$17,988,120	\$17,988,120
J1	J1-REAL AND PERSONAL WATER SYS	4	1.9130	\$0	\$500,260	\$500,260
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$46,390	\$46,390
J3	J3-ELECTRIC COMPANIES	30	10.2407	\$0	\$43,311,600	\$43,311,600
J4	J4-REAL AND PERSONAL TELEPHON	13	0.6887	\$0	\$3,679,230	\$3,679,230
J5	J5-RAILROADS	9	173.0100	\$0	\$1,286,180	\$1,286,180
J5A	Conversion	4		\$0	\$4,564,260	\$4,564,260
J6	J6-PIPELINES	45		\$0	\$5,736,130	\$5,736,130
J6O	J6O-OFFSHORE PIPELINES	1		\$0	\$133,750	\$133,750
J7	J7-REAL & TANGIBLE PERSONAL, UTI	6		\$0	\$4,209,890	\$4,209,890
J8	J8-REAL & TANGIBLE PERSONAL, UTI	5		\$0	\$127,000	\$127,000
J8A	J8A-SEPERATORS, GLYCOL UNITS	3		\$0	\$80,000	\$80,000
L1	L1-TANGIBLE PERSONAL PROPERT	1,403		\$0	\$71,976,310	\$71,976,310
L1W	L1W-COMMERCIAL WATERCRAFT	44		\$0	\$786,130	\$786,130
L2A	L2A-INDUSTRIAL VEHICLES	2		\$0	\$474,020	\$474,020
L2C	L2C-INDUSTRIAL INVENTORY	3		\$0	\$285,970	\$285,970
L2G	L2G-INDUSTRIAL MACH & EQUIP	12		\$0	\$2,787,830	\$2,787,830
L2H	L2H-INDUSTRIAL LEASED EQUIP	3		\$0	\$721,730	\$721,730
L2J	L2J-INDUSTRIAL FURNITURE & FIXTU	3		\$0	\$13,550	\$13,550
L2M	L2M-INDUSTRIAL AUTOS AND PICKUP	3		\$0	\$66,000	\$66,000
L2P	L2P-INDUSTRIAL RADIO TOWERS	20		\$0	\$1,290,360	\$1,290,360
L2Q	RADIOO TOWER EQUIPMENT	22		\$0	\$2,472,340	\$2,472,340
L2R	INDUSTRIAL WATERCRAFT	2		\$0	\$35,000	\$35,000
M1	M1-PERSONAL PROPERTY MOBILE H	158		\$1,170,100	\$6,662,890	\$6,485,512
M3	M-3- MOBILE HOME NON-OWNER LA	557		\$20,820	\$9,534,851	\$9,300,291
M4	M4-TRAVEL TRAILERS NON-OWNER I	83		\$50,070	\$1,198,760	\$1,181,347
M6	M6-MISC. IMPROVEMENTS	4		\$0	\$19,290	\$19,290
O	O-INVENTORY	510	104.1202	\$1,849,390	\$33,498,540	\$33,498,540
O1	O1-INVENTORY, VACANT RES LAND	1	0.0803	\$0	\$65,000	\$65,000
O2	O2-INVENTORY IMPROVED RES	2	0.1620	\$0	\$1,040,800	\$1,040,800
S	S-SPECIAL INVENTORY	13		\$0	\$3,245,230	\$3,245,230
X	X-EXEMPT	1,422	297,991.7562	\$13,122,880	\$460,659,746	\$0
	<b>Totals</b>		<b>415,187.9342</b>	<b>\$170,073,170</b>	<b>\$6,860,153,153</b>	<b>\$5,862,775,485</b>

**2023 CERTIFIED TOTALS**  
 CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
 Effective Rate Assumption

Property Count: 29,993

12/13/2023 10:43:02AM

**New Value**

<b>TOTAL NEW VALUE MARKET:</b>	<b>\$170,073,170</b>
<b>TOTAL NEW VALUE TAXABLE:</b>	<b>\$155,600,780</b>

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	11	2022 Market Value	\$993,640
EX366	HB366 Exempt	109	2022 Market Value	\$47,690
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$1,041,330</b>

Exemption	Description	Count	Exemption Amount
DP	Disability	17	\$0
DV1	Disabled Veterans 10% - 29%	5	\$53,000
DV2	Disabled Veterans 30% - 49%	7	\$75,000
DV3	Disabled Veterans 50% - 69%	9	\$100,000
DV4	Disabled Veterans 70% - 100%	19	\$228,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	\$12,000
DVHS	Disabled Veteran Homestead	12	\$4,589,122
OV65	Over 65	334	\$0
OV65S	OV65 Surviving Spouse	3	\$0
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>408</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$5,057,122</b>
			<b>\$6,098,452</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$6,098,452</b>

**New Ag / Timber Exemptions**

**New Annexations**

**New Deannexations**

**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,420	\$309,992	\$49,087	\$260,905
<b>Category A Only</b>			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,375	\$310,684	\$49,271	\$261,413

**2023 CERTIFIED TOTALS**  
CAD - ARANSAS COUNTY APPRAISAL DISTRICT  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
1,104	\$348,889,890.00	\$215,622,091