

2023
Mass Appraisal Report
For the
Aransas County Appraisal District

Scope of Responsibility

The Aransas County Appraisal District has prepared this report to provide our citizens and taxing entities with individual market values for all taxable property located within our jurisdiction. The Aransas County Appraisal District is a separate political subdivision created effective January 1st, 1980. The Texas Property Tax Code governs the administrative, statutory, and legal requirements for the District. The Chief Appraiser is appointed by the Appraisal District Board of Directors and is responsible for the appraisal of property located within the District as well as the administration of the daily business of the District.

The appraisal district is charged with appraising all property located within the county boundaries. The district also administers property tax exemptions and special appraisal designations. Each taxing unit sets its own tax rate, and the County Tax Collector is charged with the collection and disbursement of the funds received.

Except as otherwise provided by the Texas Property Tax Code; all taxable property is appraised at its market value as of January 1st of the tax year. The definition of market value in the Texas Property Tax Code is as follows;

“Market Value” means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

(A) exposed for sale in the open market with a reasonable time for the seller to find a purchaser;

(B) both the seller and the purchaser know all of the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions in its use; and

(C) both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec.23.23), productivity (Sec.23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241, and 23.127), nominal or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03). The owner of inventory, except

inventory appraised using special inventory methods, may elect to have the inventory appraised on September 1st if the proper application is timely filed with the Chief Appraiser requesting the inventory be appraised as of September 1st.

The Property Tax code requires that each appraisal district (Sec.25.18) implement a plan for reappraisal activities. The Districts current policy as adopted by the board of directors is to reappraise all property located in Aransas County each year.

The appraised value is calculated for each property using recognized methods and techniques and checked for accuracy with ratio studies according the IAAO standards. The methods used by the District also comply with standards promulgated by the Appraisal Foundation, more commonly known as USPAP to the extent they are applicable. The data for each parcel is entered into the District's CAMA system. In cases where properties appraised for the District are performed by an outside firm, the contractor used for those services also adheres to the same standards.

Personnel Resources

The Chief Appraiser is responsible for the planning of all reappraisal activities and the general operation of the District. The District has sufficient resources as of the effective date of this appraisal to perform all of the functions required by law. The appraisal staff includes;

Chief Appraiser (1)

Office Manager (1)

Staff Appraiser (4)

Office Administrator (2)

Public Assistance Clerk (2)

Any position with the subtitle "Appraiser", is required to comply with all licensure requirements as set forth in the Tax Code. The district has implemented a program to require all new hires to go through the RPA training regardless of the position in the district. This policy was implemented to allow for continuation of field work in the event an appraiser is not able to, or in the event that an appraiser leaves the district during the appraisal phase. The District includes in its annual budget, the funding necessary to satisfy the educational requirements of the staff.

Neighborhood and Report Data

Aransas County is located along the southeast Texas coast bordered by Aransas Bay to the east and Copano Bay to the west. San Jose Island, which is approximately 26 miles long and located within Aransas County, is bordered to the west by Aransas Bay and the Gulf of Mexico to the east. The surrounding counties include; Calhoun County to the northeast, Nueces County to the South, San Patricio County to the west and Refugio to the northwest. The closest metropolitan area is the City of Corpus Christi, located approximately 30 miles south. The City of Victoria is located approximately 65 miles to the north. Major cities in Aransas County are the cities of Rockport and Aransas Pass. The Town of Fulton is also located within the county, as well as the unincorporated areas of Lamar and Holiday Beach.

Population information pertaining to Aransas County was obtained from the Census Bureau and the latest population estimate (2010) was 23,830. Aransas County encompasses approximately 528 square miles, of which 252 is land area. The remaining area is covered by water.

The District is responsible for appraising approximately 30,000 accounts annually, which include personal property as well as mineral accounts. Property characteristic data that has changed over the year is entered into the CAMA system and calculated to represent the corrected value for the current appraisal cycle. Sales are collected and verified, and the models for land and improvement segments are adjusted as necessary. General trends which have an impact on local values are researched and analyzed so necessary adjustments can be made which have an effect on market value.

Unlike individual appraisals for single or specific properties, the Aransas County Appraisal District is charged with preparing a Mass Appraisal Report encompassing the universe of properties for the entities. The demographic data contained in this report is for informational purposes only and may or may not have an influence on individual values as reported within the body of the report. The district has sufficient sales information to produce a credible appraisal on the universe of properties located within the District. Enough sales information is available to adjust values based on actual sales information that is specific to the micro-markets that are located within the District.

Computer-Aided Mass Appraisal System

The CAMA system (software) and hardware the District employs for appraisal is the PACS System from True Automation. Tablet Computers are included in the reappraisal activities for 2023.

Independent Performance Test

The State Comptroller's office conducts a bi-annual study to determine the degree of uniformity and the median level of appraisal by the appraisal district within the largest categories of property by State Code, and subdivided by strata. The findings are published in a report and expressed as statistically-derived projected dollar amounts for each stratum, which are then extrapolated across the whole category, and again aggregated into a summary inventory value, which is compared to the locally certified value to evaluate accuracy of the local mass appraisal model(s).

Appraisal Activities

Each year is a reappraisal year for Aransas County. The appraisal staff is responsible for performing the field analysis and recording the changes in the CAMA system. Physical inspection of the improved and unimproved properties within the District takes place each year. The proper recording of the individual property characteristics is critical in producing accurate results considering the modified cost/sales comparison approach the District primarily uses.

For Business Personal Property, renditions are mailed out in January, and the results are analyzed and recorded. The mineral and industrial properties are appraised using an outside appraisal firm, Pritchard and Abbott.

Appraisal Resources

At the present time the District has sufficient resources to produce accurate and credible appraisals for all property categories. As of January 1st, 2023 seven members of the staff were registered with the Texas Department of Licensing and Regulation and in good standing. Of the seven registered members, five hold the Registered Professional Appraiser Designation.

Sources of Data and Data Collection/Validation

The Aransas County Appraisal District has deed information we receive from the County Clerk's office, and a letter is sent to both parties noted in the instrument. This information is entered into the CAMA system and the sale is reviewed by appraisal staff to determine the nature and characteristics of the sale. Any questionnaire returned without value information is submitted for further review and information verification by the appraisal staff. The characteristics of each sale are carefully reviewed for accuracy as compared with the information in the CAMA system. The physical characteristics are of particular concern as the District places a great deal of weight on the modified cost/sales comparison approach;

$$\begin{array}{r} \text{Market Value} \\ = \\ \text{Land Value} \\ + \\ \text{Replacement Cost New, Less Depreciation} \end{array}$$

Other sources of data include paid subscription services such as CoStar and Trepp, MLS documents presented to the District by property owners/agents/brokers, active listings, sworn testimony, public information notices, advertisements, direct reports from property owners, and any other sufficiently credible sources of information.

Field Review of CAMA Data

The field appraisers use field appraisal tablets to gather the predominance of data from the field. These duties include but are not limited to updating of property photos, updating improvement dimensions, noting special property characteristics or any other data that would have an effect on value or that is mandated by law. Some properties are selected for desk review by the field staff and warranted property changes are entered manually into the CAMA system.

Office Review

If a property owner brings an issue to the District's attention; the property's account will be reviewed in CAMA software. If a substantial difference is

noted by the staff, the account is noted and appraisal staff is made aware of the change. All district staff members are trained and encouraged to look for errors in properties whenever they work an account for any reason. This gives the District another avenue to eliminate any substantial errors within the appraisal roll. Ratio studies are conducted throughout the appraisal cycle to ensure accuracy, uniformity and equality. Fee appraisals when available are entered and used in the ratio study process.

After data entry and examination of sales for the year is sufficiently completed, any necessary changes to the land tables or improvement modifiers for specific subcategories are made.

The Valuation Process

All approaches to value are considered during the valuation process. Overall, the most weight is placed on a hybrid of the cost/sales comparison approach as it has proved to be a very reliable indicator of market value. The income approach is used for select property categories, where other approaches to value do not work.

The county is divided into several areas or neighborhoods for valuation purposes. The first segment is the Region, which is a purely geographic designation. The second delineation is the subdivision or survey sector. This is a numeric listing of all property and is the first part of the X-reference numeric identifier on the accounts. The next division is the land table. The land tables are checked annually during the appraisal process. The market dictates where these breaks occur and the assumptions made on the delineation of these tables are checked both in the field and with ratio studies. Ratio studies further refine the areas where these breaks occur and changes are made to reflect the information gained from this statistical analysis.

Improvement categories are consistent throughout the county and adjustments made to improvement categories are made county-wide. Accurate improvement classification and valuation is mandatory when using the modified cost/sales comparison approach to value. Using this method, when land sales are unavailable the remaining value can be attributed to the land or location. The District has built a good working relationship with several of the local builders and this relationship has proved to be a valuable

tool in the appraisal process. We can get true costs for both labor and materials in the county with this information.

The sales for this appraisal cycle are analyzed and the information entered into the CAMA system. Ratio studies are performed and areas that fall out of the margin of error (margin of error +/- 5%) are noted and selected for further review. A determination is then made as to what factor is deficient and adjustments made to correct inaccuracies. Another ratio study is then performed and the results checked for accuracy. If the area is still out of the margin of error, then a neighborhood modifier is considered as an alternative adjustment. Neighborhood modifiers are used to correct small areas that are not within the margin of error. Modifiers are used sparingly and reviewed often to determine if there is an underlying value issue.

Highest and Best Use

All real property is valued at its highest and best use. The highest and best use is defined as the use for the property that is;

Legally Permissible

Financially Feasible

Physically Possible

Maximally Productive

The City of Rockport is the only entity located within the county that has zoning. As of the effective date of this report, zoning has had little effect on value. Properties located along the major traffic corridors within the most populated segments of the county are primarily commercial in nature. Most areas in the county are considered to be currently at their highest and best use.

Assumptions and Statement of Limiting Conditions

1. The appraised values for properties in this report are for the sole purpose of calculation of ad valorem taxes. All appraised values reported herein are as of January 1st, 2023.

2. The property characteristics upon which the values are based are considered to be correct. The predominance of properties has only had an exterior inspection. Some properties have had interior inspections at the

request of the owner to verify conditions unknown to the appraisers. To the extent that time and resources allow, and the chief appraiser determines it is necessary, interior inspections are permitted to be performed.

3. The sales data was obtained primarily through sales questionnaires, MLS data brought to the district by third parties, purchased from data brokers, and deed information and it is considered to be accurate. Additional information that is considered reliable is used when available.

4. Persons providing significant mass appraisal assistance are listed.

5. Chief Appraiser, Mike Soto's home is located at 2609 Encina Circle and is included in this report. Additionally, Mike Soto owns with his spouse, Dr. Nichole Soto, the medical practice 'Rockport Eye Associates' A/K/A. '20/20 Optical', located at 101 North Magnolia and is included in this report. No value conclusion of any of these accounts is produced by Mike Soto.

6. Staff Appraiser Scott Arrington's house is located at 110 Boardwalk Ave and is included in this report. Other property owned by Scott Arrington includes 530 West Rustic Oak Ln. No value conclusion of any of these accounts is produced by Scott Arrington.

7. Staff Appraiser Ray Presley's home is located at 141 Cenizo St and is included in this report. No value conclusion of this account is produced by Ray Presley.

8. Val Smith's home is located at 1118 Allen St and is included in this report. No value conclusion of this account is produced by Val Smith.

9. Eamon Burke's home is located at 824 S Ann St and is included in this report. No value conclusion of this account is produced by Eamon Burke.

10. Significant Mass Appraisal Assistance was provided by the outside appraisal firm, Pritchard & Abbott. All individuals assigning values to properties are TDLR registered.

11. Significant mass appraisal assistance was provided by the Appraisal Staff and includes the following individuals;

Chief Appraiser

Mike Soto TDLR # 71195

Office Manager

Val Smith TDLR # 75349

Staff Appraisers

Scott Arrington TDLR # 75210

Jackie Pena TDLR # 75368

Ray Presley TDLR # 75426

Eamon Burke TDLR # 75671

Beth Picarazzi TDLR # 76462

Certification Statement

The statements contained in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in property that is the subject of this report other than that which is listed in the assumptions and limiting conditions.

I have no bias with respect to any party involved with this assignment.

No person completing any valuation work contained within this report has his/her compensation contingent upon the predetermined value or direction in value that favors the cause of the client, the amount of the value opinion,

the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

All analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the International Association of Assessing Officers and the Texas Department of Licensing and regulation.

I have not made a personal inspection of the predominance of the properties that are the subject of this report.

This report was prepared with the assistance of the Aransas CAD staff.

Mike Soto
Chief Appraiser
Aransas County Appraisal District