

2024

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 However, if you find a link that no longer works or the information in the link is outdated, please let us know, we will correct it as soon as possible.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

2024 ANNUAL REPORT

Executive Summary

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

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

Our Goal

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

Our Appraisal District

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

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

The District as of January 1st, 2024 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 2024 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 2023 and ended in March 2024. 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.

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 15th 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 2024. 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.

2024 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 1/1/2023 to 1/1/2024.

Median 98.7%

Average Mean 98.4%

Weighted Mean 97%

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.

2024 CERTIFIED TOTALS

Property Count: 28,790

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
ARB Approved Totals

6/16/2025

8:47:02AM

Land		Value			
Homesite:		661,456,515			
Non Homesite:		1,988,428,407			
Ag Market:		166,500,393			
Timber Market:		0	Total Land	(+)	2,816,385,315
Improvement		Value			
Homesite:		1,585,928,252			
Non Homesite:		2,419,665,212	Total Improvements	(+)	4,005,593,464
Non Real		Count	Value		
Personal Property:	1,685		143,211,140		
Mineral Property:	273		38,407,030		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	181,618,170
					7,003,596,949
Ag	Non Exempt	Exempt			
Total Productivity Market:	166,500,393	0			
Ag Use:	2,561,086	0	Productivity Loss	(-)	163,939,307
Timber Use:	0	0	Appraised Value	=	6,839,657,642
Productivity Loss:	163,939,307	0			
			Homestead Cap	(-)	268,980,990
			23.231 Cap	(-)	60,351,437
			Assessed Value	=	6,510,325,215
			Total Exemptions Amount (Breakdown on Next Page)	(-)	549,741,397
			Net Taxable	=	5,960,583,818

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 5,960,583,818 * (0.000000 / 100)

Certified Estimate of Market Value: 7,003,596,949
Certified Estimate of Taxable Value: 5,960,583,818

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

2024 CERTIFIED TOTALS

Property Count: 28,790

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
ARB Approved Totals

6/16/2025

8:47:30AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	148	0	0	0
DV1	78	0	745,000	745,000
DV1S	7	0	25,000	25,000
DV2	44	0	401,250	401,250
DV2S	2	0	7,500	7,500
DV3	60	0	584,370	584,370
DV3S	5	0	50,000	50,000
DV4	187	0	1,705,580	1,705,580
DV4S	7	0	48,000	48,000
DVHS	224	0	71,628,906	71,628,906
DVHSS	11	0	2,144,229	2,144,229
EX	30	0	3,758,110	3,758,110
EX-XF	1	0	483,010	483,010
EX-XG	1	0	422,520	422,520
EX-XI	1	0	276,280	276,280
EX-XJ	2	0	955,060	955,060
EX-XL	1	0	569,830	569,830
EX-XR	11	0	1,689,840	1,689,840
EX-XU	14	0	5,810,158	5,810,158
EX-XV	770	0	458,217,488	458,217,488
EX-XV (Prorated)	12	0	60,036	60,036
EX366	317	0	159,230	159,230
OV65	4,138	0	0	0
OV65S	11	0	0	0
SO	1	0	0	0
Totals		0	549,741,397	549,741,397

2024 CERTIFIED TOTALS**CAD - ARANSAS COUNTY APPRAISAL DISTRICT**
Under ARB Review Totals

Property Count: 921

6/16/2025

8:47:02AM

Land		Value			
Homesite:		13,844,570			
Non Homesite:		117,216,921			
Ag Market:		3,780,290			
Timber Market:		0	Total Land	(+)	134,841,781
Improvement		Value			
Homesite:		34,529,606			
Non Homesite:		172,341,244	Total Improvements	(+)	206,870,850
Non Real		Count	Value		
Personal Property:	46		3,120,090		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 3,120,090
			Market Value	=	344,832,721
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,780,290	0			
Ag Use:	5,080	0	Productivity Loss	(-)	3,775,210
Timber Use:	0	0	Appraised Value	=	341,057,511
Productivity Loss:	3,775,210	0	Homestead Cap	(-)	4,523,772
			23.231 Cap	(-)	11,373,726
			Assessed Value	=	325,160,013
			Total Exemptions Amount	(-)	77,560
			(Breakdown on Next Page)		
			Net Taxable	=	325,082,453

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 325,082,453 * (0.000000 / 100)

Certified Estimate of Market Value:	289,177,052
Certified Estimate of Taxable Value:	279,038,607
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

Property Count: 921

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
Under ARB Review Totals

6/16/2025

8:47:30AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	4	0	0	0
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	5	0	60,000	60,000
EX366	1	0	60	60
OV65	48	0	0	0
Totals		0	77,560	77,560

2024 CERTIFIED TOTALS**CAD - ARANSAS COUNTY APPRAISAL DISTRICT**

Property Count: 29,711

Grand Totals

6/16/2025

8:47:02AM

Land		Value			
Homesite:		675,301,085			
Non Homesite:		2,105,645,328			
Ag Market:		170,280,683			
Timber Market:		0	Total Land	(+)	2,951,227,096
Improvement		Value			
Homesite:		1,620,457,858			
Non Homesite:		2,592,006,456	Total Improvements	(+)	4,212,464,314
Non Real	Count	Value			
Personal Property:	1,731	146,331,230			
Mineral Property:	273	38,407,030			
Autos:	0	0	Total Non Real	(+)	184,738,260
			Market Value	=	7,348,429,670
Ag	Non Exempt	Exempt			
Total Productivity Market:	170,280,683	0			
Ag Use:	2,566,166	0	Productivity Loss	(-)	167,714,517
Timber Use:	0	0	Appraised Value	=	7,180,715,153
Productivity Loss:	167,714,517	0			
			Homestead Cap	(-)	273,504,762
			23.231 Cap	(-)	71,725,163
			Assessed Value	=	6,835,485,228
			Total Exemptions Amount (Breakdown on Next Page)	(-)	549,818,957
			Net Taxable	=	6,285,666,271

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 6,285,666,271 * (0.000000 / 100)

Certified Estimate of Market Value: 7,292,774,001
Certified Estimate of Taxable Value: 6,239,622,425

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

2024 CERTIFIED TOTALS**CAD - ARANSAS COUNTY APPRAISAL DISTRICT**

Property Count: 29,711

Grand Totals

6/16/2025

8:47:30AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	152	0	0	0
DV1	78	0	745,000	745,000
DV1S	7	0	25,000	25,000
DV2	45	0	408,750	408,750
DV2S	2	0	7,500	7,500
DV3	61	0	594,370	594,370
DV3S	5	0	50,000	50,000
DV4	192	0	1,765,580	1,765,580
DV4S	7	0	48,000	48,000
DVHS	224	0	71,628,906	71,628,906
DVHSS	11	0	2,144,229	2,144,229
EX	30	0	3,758,110	3,758,110
EX-XF	1	0	483,010	483,010
EX-XG	1	0	422,520	422,520
EX-XI	1	0	276,280	276,280
EX-XJ	2	0	955,060	955,060
EX-XL	1	0	569,830	569,830
EX-XR	11	0	1,689,840	1,689,840
EX-XU	14	0	5,810,158	5,810,158
EX-XV	770	0	458,217,488	458,217,488
EX-XV (Prorated)	12	0	60,036	60,036
EX366	318	0	159,290	159,290
OV65	4,186	0	0	0
OV65S	11	0	0	0
SO	1	0	0	0
Totals		0	549,818,957	549,818,957

2024 CERTIFIED TOTALS

Property Count: 28,790

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
ARB Approved Totals

6/16/2025 8:47:30AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,371	10,919.9782	\$135,896,450	\$5,006,349,539	\$4,635,938,385
B	MULTIFAMILY RESIDENCE	86	67.1298	\$152,370	\$82,244,395	\$81,600,103
C1	VACANT LOTS AND LAND TRACTS	7,369	8,845.1930	\$0	\$451,602,942	\$436,597,936
D1	QUALIFIED OPEN-SPACE LAND	279	73,289.2505	\$0	\$166,500,393	\$2,560,266
D2	IMPROVEMENTS ON QUALIFIED OP	23		\$0	\$388,740	\$386,570
E	RURAL LAND, NON QUALIFIED OPE	250	17,522.4008	\$144,000	\$40,290,303	\$37,953,358
F1	COMMERCIAL REAL PROPERTY	1,061	1,825.1236	\$11,998,810	\$530,092,256	\$523,025,253
F2	INDUSTRIAL AND MANUFACTURIN	22	2,825.9289	\$0	\$34,950,190	\$31,654,848
G1	OIL AND GAS	85		\$0	\$16,321,440	\$15,601,892
J1	WATER SYSTEMS	4	1.9130	\$0	\$519,100	\$519,100
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$54,470	\$54,470
J3	ELECTRIC COMPANY (INCLUDING C	30	10.2407	\$0	\$45,082,900	\$45,082,900
J4	TELEPHONE COMPANY (INCLUDI	15	0.6887	\$0	\$3,496,080	\$3,496,080
J5	RAILROAD	12	37.5260	\$0	\$6,276,540	\$6,276,540
J6	PIPELAND COMPANY	45		\$0	\$6,090,370	\$6,090,370
J7	CABLE TELEVISION COMPANY	7		\$0	\$3,062,970	\$3,062,970
J8	OTHER TYPE OF UTILITY	8		\$0	\$206,980	\$206,980
L1	COMMERCIAL PERSONAL PROPE	1,325		\$0	\$67,676,690	\$67,676,690
L2	INDUSTRIAL AND MANUFACTURIN	61		\$0	\$7,712,940	\$7,712,940
M1	TANGIBLE OTHER PERSONAL, MOB	759		\$1,674,380	\$19,610,010	\$18,508,236
O	RESIDENTIAL INVENTORY	480	99.2268	\$7,756,360	\$36,223,900	\$33,534,865
S	SPECIAL INVENTORY TAX	16		\$0	\$3,047,000	\$3,047,000
X	TOTALLY EXEMPT PROPERTY	1,160	297,936.0302	\$1,739,060	\$475,796,801	\$0
Totals			413,380.6302	\$159,361,430	\$7,003,596,949	\$5,960,587,752

2024 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
Under ARB Review Totals

Property Count: 921

6/16/2025 8:47:30AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	426	295.0865	\$5,961,310	\$165,037,679	\$157,904,977
B	MULTIFAMILY RESIDENCE	21	12.9684	\$1,739,620	\$14,693,470	\$14,339,011
C1	VACANT LOTS AND LAND TRACTS	182	720.6723	\$0	\$29,524,141	\$27,243,741
D1	QUALIFIED OPEN-SPACE LAND	12	197.0962	\$0	\$3,780,290	\$5,080
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$21,910	\$21,910
E	RURAL LAND, NON QUALIFIED OPE	14	80.0404	\$70,920	\$2,714,930	\$2,470,900
ERROR		1		\$135,100	\$0	\$0
F1	COMMERCIAL REAL PROPERTY	143	178.1434	\$2,170,110	\$115,495,171	\$109,605,356
F2	INDUSTRIAL AND MANUFACTURIN	1	4.0373	\$0	\$3,297,470	\$3,297,470
J6	PIPELAND COMPANY	1		\$0	\$4,310	\$4,310
L1	COMMERCIAL PERSONAL PROPE	34		\$0	\$2,332,570	\$2,332,570
L2	INDUSTRIAL AND MANUFACTURIN	10		\$0	\$783,150	\$783,150
M1	TANGIBLE OTHER PERSONAL, MOB	38		\$0	\$1,172,500	\$1,126,308
O	RESIDENTIAL INVENTORY	70	16.2622	\$926,910	\$5,975,070	\$5,947,670
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$60	\$0
Totals			1,504.3067	\$11,003,970	\$344,832,721	\$325,082,453

2024 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 29,711

Grand Totals

6/16/2025

8:47:30AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,797	11,215.0647	\$141,857,760	\$5,171,387,218	\$4,793,843,362
B	MULTIFAMILY RESIDENCE	107	80.0982	\$1,891,990	\$96,937,865	\$95,939,114
C1	VACANT LOTS AND LAND TRACTS	7,551	9,565.8653	\$0	\$481,127,083	\$463,841,677
D1	QUALIFIED OPEN-SPACE LAND	291	73,486.3467	\$0	\$170,280,683	\$2,565,346
D2	IMPROVEMENTS ON QUALIFIED OP	24		\$0	\$410,650	\$408,480
E	RURAL LAND, NON QUALIFIED OPE	264	17,602.4412	\$214,920	\$43,005,233	\$40,424,258
ERROR		1		\$135,100	\$0	\$0
F1	COMMERCIAL REAL PROPERTY	1,204	2,003.2670	\$14,168,920	\$645,587,427	\$632,630,609
F2	INDUSTRIAL AND MANUFACTURIN	23	2,829.9662	\$0	\$38,247,660	\$34,952,318
G1	OIL AND GAS	85		\$0	\$16,321,440	\$15,601,892
J1	WATER SYSTEMS	4	1.9130	\$0	\$519,100	\$519,100
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$54,470	\$54,470
J3	ELECTRIC COMPANY (INCLUDING C	30	10.2407	\$0	\$45,082,900	\$45,082,900
J4	TELEPHONE COMPANY (INCLUDI	15	0.6887	\$0	\$3,496,080	\$3,496,080
J5	RAILROAD	12	37.5260	\$0	\$6,276,540	\$6,276,540
J6	PIPELAND COMPANY	46		\$0	\$6,094,680	\$6,094,680
J7	CABLE TELEVISION COMPANY	7		\$0	\$3,062,970	\$3,062,970
J8	OTHER TYPE OF UTILITY	8		\$0	\$206,980	\$206,980
L1	COMMERCIAL PERSONAL PROPE	1,359		\$0	\$70,009,260	\$70,009,260
L2	INDUSTRIAL AND MANUFACTURIN	71		\$0	\$8,496,090	\$8,496,090
M1	TANGIBLE OTHER PERSONAL, MOB	797		\$1,674,380	\$20,782,510	\$19,634,544
O	RESIDENTIAL INVENTORY	550	115.4890	\$8,683,270	\$42,198,970	\$39,482,535
S	SPECIAL INVENTORY TAX	16		\$0	\$3,047,000	\$3,047,000
X	TOTALLY EXEMPT PROPERTY	1,161	297,936.0302	\$1,739,060	\$475,796,861	\$0
Totals			414,884.9369	\$170,365,400	\$7,348,429,670	\$6,285,670,205

2024 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 28,790

ARB Approved Totals

6/16/2025

8:47:30AM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.1506	\$0	\$20,328	\$20,328
A1 A1- RESIDENCE SINGLE FAMILY	8,593	6,225.2105	\$76,792,940	\$2,408,098,378	\$2,179,804,084
A2 A2-RESIDENCE MOBILE HOME	3,042	2,058.1157	\$3,485,960	\$247,337,983	\$218,969,542
A3 A3-RESIDENCE SINGLE FAMILY WATI	2,581	1,242.5787	\$49,801,430	\$1,927,871,092	\$1,828,941,395
A4 A4-CONDOS	1,236	363.1771	\$2,625,520	\$320,348,281	\$308,516,451
A5 A5-MISC. IMPROVEMENTS	1,381	1,030.7456	\$3,177,000	\$102,659,877	\$99,672,985
A6 REAL, Residential, CONDOMINIUM	1		\$13,600	\$13,600	\$13,600
B1 B1-RESIDENTIAL MULTI-FAMILY	16	48.3458	\$152,370	\$58,858,045	\$58,856,845
B2 B2-DUPLEX	55	13.0024	\$0	\$17,991,880	\$17,348,788
B3 B3-TRIPLEX	6	1.5784	\$0	\$1,404,830	\$1,404,830
B4 B4-QUADRAPLEX	9	4.2032	\$0	\$3,989,640	\$3,989,640
C1 C1-VACANT PLATTED LOTS/TRACTS	7,369	8,845.1930	\$0	\$451,602,942	\$436,597,936
D1 D1-RAW ACREAGE-FARM/RANCH	281	73,492.8874	\$0	\$166,704,030	\$2,763,903
D2 D2-FARM/RANCH IMPROVEMENTS	23		\$0	\$388,740	\$386,570
E1 E1-NOT QUALIFIED FOR OPEN SPAC	247	17,315.8329	\$144,000	\$39,906,796	\$37,599,767
E2 E2-REAL FARM/RANCH MOBILE HOM	4	2.9310	\$0	\$179,870	\$149,954
F1 F1-REAL COMMERCIAL	1,061	1,824.6515	\$11,998,810	\$529,944,176	\$522,877,173
F2 F2-REAL INDUSTRIAL	19	2,825.9289	\$0	\$16,090,510	\$12,795,168
F2L Conversion	3		\$0	\$18,859,680	\$18,859,680
F3 F3-REAL IMP ONLY COMMERCIAL	1	0.4721	\$0	\$148,080	\$148,080
G1 G1-OIL AND GAS	85		\$0	\$16,321,440	\$15,601,892
J1 J1-REAL AND PERSONAL WATER SYS	4	1.9130	\$0	\$519,100	\$519,100
J2 REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$54,470	\$54,470
J3 J3-ELECTRIC COMPANIES	30	10.2407	\$0	\$45,082,900	\$45,082,900
J4 J4-REAL AND PERSONAL TELEPHON	15	0.6887	\$0	\$3,496,080	\$3,496,080
J5 J5-RAILROADS	9	37.5260	\$0	\$1,326,540	\$1,326,540
J5A Conversion	3		\$0	\$4,950,000	\$4,950,000
J6 J6-PIPELINES	44		\$0	\$5,962,750	\$5,962,750
J6O J6O-OFFSHORE PIPELINES	1		\$0	\$127,620	\$127,620
J7 J7-REAL & TANGIBLE PERSONAL, UTI	7		\$0	\$3,062,970	\$3,062,970
J8 J8-REAL & TANGIBLE PERSONAL, UTI	5		\$0	\$126,980	\$126,980
J8A J8A-SEPERATORS, GLYCOL UNITS	3		\$0	\$80,000	\$80,000
L1 L1-TANGIBLE PERSONAL PROPERT	1,296		\$0	\$66,911,460	\$66,911,460
L1W L1W-COMMERCIAL WATERCRAFT	40		\$0	\$765,230	\$765,230
L2A L2A-INDUSTRIAL VEHICLES	2		\$0	\$522,000	\$522,000
L2C L2C-INDUSTRIAL INVENTORY	3		\$0	\$323,350	\$323,350
L2G L2G-INDUSTRIAL MACH & EQUIP	12		\$0	\$2,504,870	\$2,504,870
L2H L2H-INDUSTRIAL LEASED EQUIP	3		\$0	\$884,740	\$884,740
L2J L2J-INDUSTRIAL FURNITURE & FIXTU	3		\$0	\$13,900	\$13,900
L2M L2M-INDUSTRIAL AUTOS AND PICKUP	3		\$0	\$67,000	\$67,000
L2P L2P-INDUSTRIAL RADIO TOWERS	18		\$0	\$1,272,130	\$1,272,130
L2Q RADIOO TOWER EQUIPMENT	16		\$0	\$2,119,950	\$2,119,950
L2R INDUSTRIAL WATERCRAFT	1		\$0	\$5,000	\$5,000
M1 M1-PERSONAL PROPERTY MOBILE H	163		\$1,269,000	\$8,335,480	\$7,687,302
M3 M-3- MOBILE HOME NON-OWNER LA	514		\$405,380	\$10,131,420	\$9,702,737
M4 M4-TRAVEL TRAILERS NON-OWNER I	79		\$0	\$1,124,640	\$1,099,727
M6 M6-MISC. IMPROVEMENTS	3		\$0	\$18,470	\$18,470
O O-INVENTORY	452	94.5862	\$7,213,230	\$34,453,550	\$31,764,515
O1 O1-INVENTORY, VACANT RES LAND	26	4.2933	\$0	\$852,500	\$852,500
O2 O2-INVENTORY IMPROVED RES	2	0.3473	\$543,130	\$917,850	\$917,850
S S-SPECIAL INVENTORY	16		\$0	\$3,047,000	\$3,047,000
X X-EXEMPT	1,160	297,936.0302	\$1,739,060	\$475,796,801	\$0
Totals		413,380.6302	\$159,361,430	\$7,003,596,949	\$5,960,587,752

2024 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT
Under ARB Review Totals

Property Count: 921

6/16/2025

8:47:30AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	200	165.5438	\$3,401,420	\$63,984,720	\$59,621,091
A2	A2-RESIDENCE MOBILE HOME	62	61.6464	\$131,540	\$5,983,039	\$5,593,014
A3	A3-RESIDENCE SINGLE FAMILY WATI	86	48.5833	\$1,531,030	\$72,489,980	\$70,460,627
A4	A4-CONDOS	62	2.9343	\$864,590	\$20,697,920	\$20,402,910
A5	A5-MISC. IMPROVEMENTS	31	16.3787	\$32,730	\$1,882,020	\$1,827,335
B1	B1-RESIDENTIAL MULTI-FAMILY	5	12.2888	\$972,000	\$7,569,440	\$7,569,440
B2	B2-DUPLEX	3	0.4500	\$0	\$489,520	\$449,925
B3	B3-TRIPLEX	1	0.2296	\$0	\$502,970	\$502,970
B4	B4-QUADRAPLEX	12		\$767,620	\$6,131,540	\$5,816,676
C1	C1-VACANT PLATTED LOTS/TRACTS	182	720.6723	\$0	\$29,524,141	\$27,243,741
D1	D1-RAW ACREAGE-FARM/RANCH	12	197.0962	\$0	\$3,780,290	\$5,080
D2	D2-FARM/RANCH IMPROVEMENTS	1		\$0	\$21,910	\$21,910
E1	E1-NOT QUALIFIED FOR OPEN SPAC	14	80.0404	\$70,920	\$2,714,930	\$2,470,900
ERROR		1		\$135,100	\$0	\$0
F1	F1-REAL COMMERCIAL	143	178.1434	\$2,170,110	\$115,495,171	\$109,605,356
F2	F2-REAL INDUSTRIAL	1	4.0373	\$0	\$3,297,470	\$3,297,470
J6	J6-PIPELINES	1		\$0	\$4,310	\$4,310
L1	L1-TANGIBLE PERSONAL PROPERT	34		\$0	\$2,332,570	\$2,332,570
L2G	L2G-INDUSTRIAL MACH & EQUIP	1		\$0	\$44,930	\$44,930
L2P	L2P-INDUSTRIAL RADIO TOWERS	2		\$0	\$73,980	\$73,980
L2Q	RADIOO TOWER EQUIPMENT	7		\$0	\$664,240	\$664,240
M1	M1-PERSONAL PROPERTY MOBILE H	11		\$0	\$683,550	\$679,630
M3	M-3- MOBILE HOME NON-OWNER LA	27		\$0	\$488,950	\$446,678
O	O-INVENTORY	16	2.6920	\$577,720	\$2,503,070	\$2,491,070
O1	O1-INVENTORY, VACANT RES LAND	51	12.8377	\$0	\$2,306,260	\$2,290,860
O2	O2-INVENTORY IMPROVED RES	3	0.7325	\$349,190	\$1,165,740	\$1,165,740
X	X-EXEMPT	1		\$0	\$60	\$0
Totals			1,504.3067	\$11,003,970	\$344,832,721	\$325,082,453

2024 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 29,711

Grand Totals

6/16/2025

8:47:30AM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.1506	\$0	\$20,328	\$20,328
A1 A1- RESIDENCE SINGLE FAMILY	8,793	6,390.7543	\$80,194,360	\$2,472,083,098	\$2,239,425,175
A2 A2-RESIDENCE MOBILE HOME	3,104	2,119.7621	\$3,617,500	\$253,321,022	\$224,562,556
A3 A3-RESIDENCE SINGLE FAMILY WATI	2,667	1,291.1620	\$51,332,460	\$2,000,361,072	\$1,899,402,022
A4 A4-CONDOS	1,298	366.1114	\$3,490,110	\$341,046,201	\$328,919,361
A5 A5-MISC. IMPROVEMENTS	1,412	1,047.1243	\$3,209,730	\$104,541,897	\$101,500,320
A6 REAL, Residential, CONDOMINIUM	1		\$13,600	\$13,600	\$13,600
B1 B1-RESIDENTIAL MULTI-FAMILY	21	60.6346	\$1,124,370	\$66,427,485	\$66,426,285
B2 B2-DUPLEX	58	13.4524	\$0	\$18,481,400	\$17,798,713
B3 B3-TRIPLEX	7	1.8080	\$0	\$1,907,800	\$1,907,800
B4 B4-QUADRAPLEX	21	4.2032	\$767,620	\$10,121,180	\$9,806,316
C1 C1-VACANT PLATTED LOTS/TRACTS	7,551	9,565.8653	\$0	\$481,127,083	\$463,841,677
D1 D1-RAW ACREAGE-FARM/RANCH	293	73,689.9836	\$0	\$170,484,320	\$2,768,983
D2 D2-FARM/RANCH IMPROVEMENTS	24		\$0	\$410,650	\$408,480
E1 E1-NOT QUALIFIED FOR OPEN SPAC	261	17,395.8733	\$214,920	\$42,621,726	\$40,070,667
E2 E2-REAL FARM/RANCH MOBILE HOM	4	2.9310	\$0	\$179,870	\$149,954
ERROR	1		\$135,100	\$0	\$0
F1 F1-REAL COMMERCIAL	1,204	2,002.7949	\$14,168,920	\$645,439,347	\$632,482,529
F2 F2-REAL INDUSTRIAL	20	2,829.9662	\$0	\$19,387,980	\$16,092,638
F2L Conversion	3		\$0	\$18,859,680	\$18,859,680
F3 F3-REAL IMP ONLY COMMERCIAL	1	0.4721	\$0	\$148,080	\$148,080
G1 G1-OIL AND GAS	85		\$0	\$16,321,440	\$15,601,892
J1 J1-REAL AND PERSONAL WATER SYS	4	1.9130	\$0	\$519,100	\$519,100
J2 REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$54,470	\$54,470
J3 J3-ELECTRIC COMPANIES	30	10.2407	\$0	\$45,082,900	\$45,082,900
J4 J4-REAL AND PERSONAL TELEPHON	15	0.6887	\$0	\$3,496,080	\$3,496,080
J5 J5-RAILROADS	9	37.5260	\$0	\$1,326,540	\$1,326,540
J5A Conversion	3		\$0	\$4,950,000	\$4,950,000
J6 J6-PIPELINES	45		\$0	\$5,967,060	\$5,967,060
J6O J6O-OFFSHORE PIPELINES	1		\$0	\$127,620	\$127,620
J7 J7-REAL & TANGIBLE PERSONAL, UTI	7		\$0	\$3,062,970	\$3,062,970
J8 J8-REAL & TANGIBLE PERSONAL, UTI	5		\$0	\$126,980	\$126,980
J8A J8A-SEPERATORS, GLYCOL UNITS	3		\$0	\$80,000	\$80,000
L1 L1-TANGIBLE PERSONAL PROPERT	1,330		\$0	\$69,244,030	\$69,244,030
L1W L1W-COMMERCIAL WATERCRAFT	40		\$0	\$765,230	\$765,230
L2A L2A-INDUSTRIAL VEHICLES	2		\$0	\$522,000	\$522,000
L2C L2C-INDUSTRIAL INVENTORY	3		\$0	\$323,350	\$323,350
L2G L2G-INDUSTRIAL MACH & EQUIP	13		\$0	\$2,549,800	\$2,549,800
L2H L2H-INDUSTRIAL LEASED EQUIP	3		\$0	\$884,740	\$884,740
L2J L2J-INDUSTRIAL FURNITURE & FIXTU	3		\$0	\$13,900	\$13,900
L2M L2M-INDUSTRIAL AUTOS AND PICKUP	3		\$0	\$67,000	\$67,000
L2P L2P-INDUSTRIAL RADIO TOWERS	20		\$0	\$1,346,110	\$1,346,110
L2Q RADIOO TOWER EQUIPMENT	23		\$0	\$2,784,190	\$2,784,190
L2R INDUSTRIAL WATERCRAFT	1		\$0	\$5,000	\$5,000
M1 M1-PERSONAL PROPERTY MOBILE H	174		\$1,269,000	\$9,019,030	\$8,366,932
M3 M-3- MOBILE HOME NON-OWNER LA	541		\$405,380	\$10,620,370	\$10,149,415
M4 M4-TRAVEL TRAILERS NON-OWNER I	79		\$0	\$1,124,640	\$1,099,727
M6 M6-MISC. IMPROVEMENTS	3		\$0	\$18,470	\$18,470
O O-INVENTORY	468	97.2782	\$7,790,950	\$36,956,620	\$34,255,585
O1 O1-INVENTORY, VACANT RES LAND	77	17.1310	\$0	\$3,158,760	\$3,143,360
O2 O2-INVENTORY IMPROVED RES	5	1.0798	\$892,320	\$2,083,590	\$2,083,590
S S-SPECIAL INVENTORY	16		\$0	\$3,047,000	\$3,047,000
X X-EXEMPT	1,161	297,936.0302	\$1,739,060	\$475,796,861	\$0
Totals		414,884.9369	\$170,365,400	\$7,348,429,670	\$6,285,670,205

2024 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Property Count: 29,711

Effective Rate Assumption

6/16/2025

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New Value

TOTAL NEW VALUE MARKET:	\$170,365,400
TOTAL NEW VALUE TAXABLE:	\$164,702,706

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	9	2023 Market Value	\$74,620
EX366	HB366 Exempt	35	2023 Market Value	\$15,020
ABSOLUTE EXEMPTIONS VALUE LOSS				\$89,640

Exemption	Description	Count	Exemption Amount
DP	Disability	4	\$0
DV1	Disabled Veterans 10% - 29%	3	\$22,000
DV2	Disabled Veterans 30% - 49%	3	\$18,750
DV3	Disabled Veterans 50% - 69%	6	\$54,806
DV4	Disabled Veterans 70% - 100%	18	\$192,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	15	\$7,521,770
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$430,259
OV65	Over 65	254	\$0
OV65S	OV65 Surviving Spouse	2	\$0
PARTIAL EXEMPTIONS VALUE LOSS		308	\$8,239,585
NEW EXEMPTIONS VALUE LOSS			\$8,329,225

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$8,329,225

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
6,659	\$332,025	\$40,928	\$291,097
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,616	\$332,573	\$40,926	\$291,647

2024 CERTIFIED TOTALS
CAD - ARANSAS COUNTY APPRAISAL DISTRICT
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
921	\$344,832,721.00	\$279,017,807