2025

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 However, if you find a link that no longer works or the information in the link is outdated, please let us know, we will correct it as soon as possible.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

Ray Presley, RPA
Chief Appraiser
Aransas County Appraisal District

ARANSAS COUNTY APPRAISAL DISTRICT
2025 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, 2025 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 2025 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 2024 and ended in March 2025. 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 showed 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 market has since stabilized significantly and growth is back to normal levels.

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 2025. 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.

2025 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 1/1/2024 to 1/1/2025.

Median 99.5%

Average Mean 100%

Weighted Mean 99.3%

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.

Land	Value
Homesite:	700,489,828
Non Homesite:	2,136,937,290
Ag Market:	176,472,703
Timber Market:	0

Improvement	Value
Homesite:	1,741,737,826
Non Homesite:	2,669,003,431

Non Real	Count	Value
Personal Property:	1,690	167,684,300
Mineral Property:	212	34,649,550
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	176,472,703	0
Ag Use:	2,552,213	0
Timber Use:	0	0
Productivity Loss:	173,920,490	0

Total Land	(+)	3,013,899,821
Total Improvements	(+)	4,410,741,257
Total Non Real	(+)	202,333,850
Market Value	=	7,626,974,928
Productivity Loss	(-)	173,920,490
Appraised Value	=	7,453,054,438
Homestead Cap	(-)	239,162,987
23.231 Cap	(-)	71,429,158
Assessed Value	=	7,142,462,293
Total Exemptions Amount (Breakdown on Next Page)	(-)	578,400,766
Net Taxable	=	6,564,061,527

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 6,564,061,527 * (0.000000 / 100)

Certified Estimate of Market Value:	7,626,974,928
Certified Estimate of Taxable Value:	6,564,061,527
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	144	0	0	0
DV1	78	0	759,000	759,000
DV1S	6	0	20,000	20,000
DV2	40	0	360,750	360,750
DV2S	2	0	7,500	7,500
DV3	53	0	516,370	516,370
DV3S	5	0	50,000	50,000
DV4	243	0	2,183,180	2,183,180
DV4S	9	0	48,000	48,000
DVHS	261	0	89,079,892	89,079,892
DVHSS	14	0	3,072,290	3,072,290
EX	21	0	1,736,200	1,736,200
EX-XF	1	0	479,630	479,630
EX-XG	1	0	417,930	417,930
EX-XI	1	0	271,080	271,080
EX-XJ	2	0	953,450	953,450
EX-XL	1	0	569,830	569,830
EX-XR	11	0	1,963,522	1,963,522
EX-XU	14	0	5,812,978	5,812,978
EX-XV	770	0	469,840,774	469,840,774
EX-XV (Prorated)	1	0	96,480	96,480
EX366	273	0	161,910	161,910
OV65	4,369	0	0	0
OV65S	17	0	0	0
SO	1	0	0	0
	Totals	**0**	**578,400,766**	**578,400,766**

Land	Value
Homesite:	9,545,580
Non Homesite:	66,084,379
Ag Market:	1,051,220
Timber Market:	0

Improvement	Value
Homesite:	26,763,330
Non Homesite:	101,338,650

Non Real	Count	Value
Personal Property:	27	1,240,010
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	1,051,220	0
Ag Use:	1,720	0
Timber Use:	0	0
Productivity Loss:	1,049,500	0

Total Land	(+)	76,681,179
Total Improvements	(+)	128,101,980
Total Non Real	(+)	1,240,010
Market Value	=	206,023,169
Productivity Loss	(-)	1,049,500
Appraised Value	=	204,973,669
Homestead Cap	(-)	2,551,962
23.231 Cap	(-)	6,284,842
Assessed Value	=	196,136,865
Total Exemptions Amount (Breakdown on Next Page)	(-)	825,650
Net Taxable	=	195,311,215

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 195,311,215 * (0.000000 / 100)

Certified Estimate of Market Value:	179,282,875
Certified Estimate of Taxable Value:	172,420,898
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
DV3	1	0	10,000	10,000
DV4	2	0	24,000	24,000
DVHS	1	0	220,290	220,290
EX-XV	2	0	571,360	571,360
OV65	32	0	0	0
	Totals	**0**	**825,650**	**825,650**

Land	Value
Homesite:	710,035,408
Non Homesite:	2,203,021,669
Ag Market:	177,523,923
Timber Market:	0

Improvement	Value
Homesite:	1,768,501,156
Non Homesite:	2,770,342,081

Non Real	Count	Value
Personal Property:	1,717	168,924,310
Mineral Property:	212	34,649,550
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	177,523,923	0
Ag Use:	2,553,933	0
Timber Use:	0	0
Productivity Loss:	174,969,990	0

Total Land	(+)	3,090,581,000
Total Improvements	(+)	4,538,843,237
Total Non Real	(+)	203,573,860
Market Value	=	7,832,998,097
Productivity Loss	(-)	174,969,990
Appraised Value	=	7,658,028,107
Homestead Cap	(-)	241,714,949
23.231 Cap	(-)	77,714,000
Assessed Value	=	7,338,599,158
Total Exemptions Amount (Breakdown on Next Page)	(-)	579,226,416
Net Taxable	=	6,759,372,742

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 6,759,372,742 * (0.000000 / 100)

Certified Estimate of Market Value:	7,806,257,803
Certified Estimate of Taxable Value:	6,736,482,425
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	144	0	0	0
DV1	78	0	759,000	759,000
DV1S	6	0	20,000	20,000
DV2	40	0	360,750	360,750
DV2S	2	0	7,500	7,500
DV3	54	0	526,370	526,370
DV3S	5	0	50,000	50,000
DV4	245	0	2,207,180	2,207,180
DV4S	9	0	48,000	48,000
DVHS	262	0	89,300,182	89,300,182
DVHSS	14	0	3,072,290	3,072,290
EX	21	0	1,736,200	1,736,200
EX-XF	1	0	479,630	479,630
EX-XG	1	0	417,930	417,930
EX-XI	1	0	271,080	271,080
EX-XJ	2	0	953,450	953,450
EX-XL	1	0	569,830	569,830
EX-XR	11	0	1,963,522	1,963,522
EX-XU	14	0	5,812,978	5,812,978
EX-XV	772	0	470,412,134	470,412,134
EX-XV (Prorated)	1	0	96,480	96,480
EX366	273	0	161,910	161,910
OV65	4,401	0	0	0
OV65S	17	0	0	0
SO	1	0	0	0
	Totals	**0**	**579,226,416**	**579,226,416**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,895	11,172.4452	$123,326,260	$5,482,676,640	$5,120,896,458
B	MULTIFAMILY RESIDENCE	105	78.8061	$101,590	$100,868,289	$99,002,663
C1	VACANT LOTS AND LAND TRACTS	7,363	8,951.8747	$0	$472,984,185	$454,415,311
D1	QUALIFIED OPEN-SPACE LAND	290	73,511.6767	$0	$176,472,703	$2,551,473
D2	IMPROVEMENTS ON QUALIFIED OP	23		$0	$310,410	$308,060
E	RURAL LAND, NON QUALIFIED OPE	262	17,535.4883	$237,360	$44,557,440	$41,866,179
F1	COMMERCIAL REAL PROPERTY	1,130	2,178.4486	$8,673,260	$585,372,681	$577,305,333
F2	INDUSTRIAL AND MANUFACTURIN	24	2,837.7092	$1,554,840	$37,754,676	$34,667,456
G1	OIL AND GAS	77		$0	$15,021,590	$12,405,630
J1	WATER SYSTEMS	4	1.9130	$0	$1,258,780	$1,236,784
J2	GAS DISTRIBUTION SYSTEM	1		$0	$61,010	$61,010
J3	ELECTRIC COMPANY (INCLUDING C	30	10.2407	$0	$48,590,470	$48,572,632
J4	TELEPHONE COMPANY (INCLUDI	15	0.6887	$0	$3,247,600	$3,247,600
J5	RAILROAD	11	37.5260	$0	$5,360,840	$5,360,840
J6	PIPELAND COMPANY	46		$0	$6,453,860	$6,453,860
J7	CABLE TELEVISION COMPANY	7		$0	$6,654,030	$6,654,030
J8	OTHER TYPE OF UTILITY	8		$0	$197,850	$197,850
L1	COMMERCIAL PERSONAL PROPE	1,315		$0	$68,997,670	$68,997,670
L2	INDUSTRIAL AND MANUFACTURIN	77		$593,820	$24,300,180	$24,300,180
M1	TANGIBLE OTHER PERSONAL, MOB	789		$2,432,270	$23,427,289	$21,957,854
O	RESIDENTIAL INVENTORY	558	112.0406	$2,617,660	$31,633,190	$30,866,429
S	SPECIAL INVENTORY TAX	17		$0	$2,740,870	$2,740,870
X	TOTALLY EXEMPT PROPERTY	1,096	297,954.6197	$4,189,850	$488,032,675	$0
	Totals	414,383.4775	$143,726,910	$7,626,974,928	$6,564,066,172	

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	339	211.5457	$4,100,330	$135,746,760	$130,413,408
B	MULTIFAMILY RESIDENCE	2	0.1881	$0	$635,380	$635,380
C1	VACANT LOTS AND LAND TRACTS	130	228.6540	$0	$14,848,809	$13,412,894
D1	QUALIFIED OPEN-SPACE LAND	4	142.1860	$0	$1,051,220	$1,720
E	RURAL LAND, NON QUALIFIED OPE	5	6.3960	$0	$771,670	$650,530
F1	COMMERCIAL REAL PROPERTY	78	51.1615	$494,760	$48,945,690	$47,035,521
F2	INDUSTRIAL AND MANUFACTURIN	1	2.2570	$0	$1,256,690	$968,868
L1	COMMERCIAL PERSONAL PROPE	27		$0	$1,240,010	$1,240,010
M1	TANGIBLE OTHER PERSONAL, MOB	18		$61,540	$388,580	$385,884
O	RESIDENTIAL INVENTORY	18	3.0578	$0	$567,000	$567,000
X	TOTALLY EXEMPT PROPERTY	2	4.0406	$0	$571,360	$0
	Totals		649.4867	$4,656,630	$206,023,169	$195,311,215

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	17,234	11,383.9909	$127,426,590	$5,618,423,400	$5,251,309,866
B	MULTIFAMILY RESIDENCE	107	78.9942	$101,590	$101,503,669	$99,638,043
C1	VACANT LOTS AND LAND TRACTS	7,493	9,180.5287	$0	$487,832,994	$467,828,205
D1	QUALIFIED OPEN-SPACE LAND	294	73,653.8627	$0	$177,523,923	$2,553,193
D2	IMPROVEMENTS ON QUALIFIED OP	23		$0	$310,410	$308,060
E	RURAL LAND, NON QUALIFIED OPE	267	17,541.8843	$237,360	$45,329,110	$42,516,709
F1	COMMERCIAL REAL PROPERTY	1,208	2,229.6101	$9,168,020	$634,318,371	$624,340,854
F2	INDUSTRIAL AND MANUFACTURIN	25	2,839.9662	$1,554,840	$39,011,366	$35,636,324
G1	OIL AND GAS	77		$0	$15,021,590	$12,405,630
J1	WATER SYSTEMS	4	1.9130	$0	$1,258,780	$1,236,784
J2	GAS DISTRIBUTION SYSTEM	1		$0	$61,010	$61,010
J3	ELECTRIC COMPANY (INCLUDING C	30	10.2407	$0	$48,590,470	$48,572,632
J4	TELEPHONE COMPANY (INCLUDI	15	0.6887	$0	$3,247,600	$3,247,600
J5	RAILROAD	11	37.5260	$0	$5,360,840	$5,360,840
J6	PIPELAND COMPANY	46		$0	$6,453,860	$6,453,860
J7	CABLE TELEVISION COMPANY	7		$0	$6,654,030	$6,654,030
J8	OTHER TYPE OF UTILITY	8		$0	$197,850	$197,850
L1	COMMERCIAL PERSONAL PROPE	1,342		$0	$70,237,680	$70,237,680
L2	INDUSTRIAL AND MANUFACTURIN	77		$593,820	$24,300,180	$24,300,180
M1	TANGIBLE OTHER PERSONAL, MOB	807		$2,493,810	$23,815,869	$22,343,738
O	RESIDENTIAL INVENTORY	576	115.0984	$2,617,660	$32,200,190	$31,433,429
S	SPECIAL INVENTORY TAX	17		$0	$2,740,870	$2,740,870
X	TOTALLY EXEMPT PROPERTY	1,098	297,958.6603	$4,189,850	$488,604,035	$0
	Totals	415,032.9642		$148,383,540	$7,832,998,097	$6,759,377,387

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	8,854	6,449.7454	$66,009,070	$2,619,615,152	$2,397,668,509
A2	A2-RESIDENCE MOBILE HOME	3,056	2,047.5132	$4,473,750	$268,163,043	$239,355,034
A3	A3-RESIDENCE SINGLE FAMILY WATI	2,632	1,255.9339	$40,800,510	$2,117,534,659	$2,021,359,033
A4	A4-CONDOS	1,406	359.5461	$9,051,190	$361,723,241	$351,308,041
A5	A5-MISC. IMPROVEMENTS	1,418	1,059.7066	$2,972,770	$115,606,275	$111,171,571
A6	REAL, Residential, CONDOMINIUM	2		$18,970	$34,270	$34,270
B1	B1-RESIDENTIAL MULTI-FAMILY	20	57.1688	$101,590	$70,093,790	$69,279,550
B2	B2-DUPLEX	57	13.2643	$0	$18,685,420	$18,027,130
B3	B3-TRIPLEX	7	1.8080	$0	$2,020,610	$1,627,514
B4	B4-QUADRAPLEX	21	6.5650	$0	$10,068,469	$10,068,469
C1	C1-VACANT PLATTED LOTS/TRACTS	7,363	8,951.8747	$0	$472,984,185	$454,415,311
D1	D1-RAW ACREAGE-FARM/RANCH	292	73,715.3136	$0	$176,676,340	$2,755,110
D2	D2-FARM/RANCH IMPROVEMENTS	23		$0	$310,410	$308,060
E1	E1-NOT QUALIFIED FOR OPEN SPAC	256	17,326.8904	$237,360	$43,974,763	$41,308,081
E2	E2-REAL FARM/RANCH MOBILE HOM	7	4.9610	$0	$379,040	$354,461
F1	F1-REAL COMMERCIAL	1,130	2,177.9765	$8,673,260	$585,224,601	$577,157,253
F2	F2-REAL INDUSTRIAL	21	2,837.7092	$1,554,840	$18,894,996	$15,807,776
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	77		$0	$15,021,590	$12,405,630
J1	J1-REAL AND PERSONAL WATER SYS	4	1.9130	$0	$1,258,780	$1,236,784
J2	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$61,010	$61,010
J3	J3-ELECTRIC COMPANIES	30	10.2407	$0	$48,590,470	$48,572,632
J4	J4-REAL AND PERSONAL TELEPHON	15	0.6887	$0	$3,247,600	$3,247,600
J5	J5-RAILROADS	9	37.5260	$0	$1,910,840	$1,910,840
J5A	Conversion	2		$0	$3,450,000	$3,450,000
J6	J6-PIPELINES	45		$0	$6,324,520	$6,324,520
J6O	J6O-OFFSHORE PIPELINES	1		$0	$129,340	$129,340
J7	J7-REAL & TANGIBLE PERSONAL, UTI	7		$0	$6,654,030	$6,654,030
J8	J8-REAL & TANGIBLE PERSONAL, UTI	5		$0	$117,850	$117,850
J8A	J8A-SEPERATORS, GLYCOL UNITS	3		$0	$80,000	$80,000
L1	L1-TANGIBLE PERSONAL PROPERT	1,290		$0	$68,338,380	$68,338,380
L1W	L1W-COMMERCIAL WATERCRAFT	36		$0	$659,290	$659,290
L2A	L2A-INDUSTRIAL VEHICLES	2		$0	$543,500	$543,500
L2C	L2C-INDUSTRIAL INVENTORY	5		$0	$14,561,840	$14,561,840
L2G	L2G-INDUSTRIAL MACH & EQUIP	16		$0	$3,368,230	$3,368,230
L2H	L2H-INDUSTRIAL LEASED EQUIP	4		$0	$843,480	$843,480
L2J	L2J-INDUSTRIAL FURNITURE & FIXTU	3		$0	$14,800	$14,800
L2M	L2M-INDUSTRIAL AUTOS AND PICKUI	3		$0	$68,000	$68,000
L2P	L2P-INDUSTRIAL RADIO TOWERS	20		$56,100	$1,385,490	$1,385,490
L2Q	RADIOO TOWER EQUIPMENT	23		$537,720	$3,509,840	$3,509,840
L2R	INDUSTRIAL WATERCRAFT	1		$0	$5,000	$5,000
M1	M1-PERSONAL PROPERTY MOBILE H	198		$2,087,310	$11,950,640	$10,863,105
M3	M-3- MOBILE HOME NON-OWNER LA	512		$344,960	$10,366,829	$10,005,270
M4	M4-TRAVEL TRAILERS NON-OWNER I	76		$0	$1,091,820	$1,071,479
M6	M6-MISC. IMPROVEMENTS	3		$0	$18,000	$18,000
O	O-INVENTORY	513	101.2779	$2,617,660	$28,723,240	$27,993,689
O1	O1-INVENTORY, VACANT RES LAND	44	10.4154	$0	$1,995,080	$1,957,870
O2	O2-INVENTORY IMPROVED RES	2	0.3473	$0	$914,870	$914,870
S	S-SPECIAL INVENTORY	17		$0	$2,740,870	$2,740,870
X	X-EXEMPT	1,096	297,954.6197	$4,189,850	$488,032,675	$0
	Totals	414,383.4775	$143,726,910	$7,626,974,928	$6,564,066,172	

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	135	89.3275	$628,800	$41,449,770	$38,679,913
A2	A2-RESIDENCE MOBILE HOME	47	32.6028	$0	$4,708,070	$4,407,038
A3	A3-RESIDENCE SINGLE FAMILY WATI	76	32.0864	$2,866,680	$70,248,670	$68,233,296
A4	A4-CONDOS	49	4.9170	$353,620	$14,936,040	$14,794,175
A5	A5-MISC. IMPROVEMENTS	40	52.6120	$251,230	$4,404,210	$4,298,986
B1	B1-RESIDENTIAL MULTI-FAMILY	1		$0	$235,690	$235,690
B2	B2-DUPLEX	1	0.1881	$0	$399,690	$399,690
C1	C1-VACANT PLATTED LOTS/TRACTS	130	228.6540	$0	$14,848,809	$13,412,894
D1	D1-RAW ACREAGE-FARM/RANCH	4	142.1860	$0	$1,051,220	$1,720
E1	E1-NOT QUALIFIED FOR OPEN SPAC	5	6.3960	$0	$771,670	$650,530
F1	F1-REAL COMMERCIAL	78	51.1615	$494,760	$48,945,690	$47,035,521
F2	F2-REAL INDUSTRIAL	1	2.2570	$0	$1,256,690	$968,868
L1	L1-TANGIBLE PERSONAL PROPERT	27		$0	$1,240,010	$1,240,010
M1	M1-PERSONAL PROPERTY MOBILE H	4		$61,540	$195,630	$195,630
M3	M-3- MOBILE HOME NON-OWNER LA	14		$0	$192,950	$190,254
O1	O1-INVENTORY, VACANT RES LAND	18	3.0578	$0	$567,000	$567,000
X	X-EXEMPT	2	4.0406	$0	$571,360	$0
	Totals		649.4867	$4,656,630	$206,023,169	$195,311,215

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	A1- RESIDENCE SINGLE FAMILY	8,989	6,539.0729	$66,637,870	$2,661,064,922	$2,436,348,422
A2	A2-RESIDENCE MOBILE HOME	3,103	2,080.1160	$4,473,750	$272,871,113	$243,762,072
A3	A3-RESIDENCE SINGLE FAMILY WATI	2,708	1,288.0203	$43,667,190	$2,187,783,329	$2,089,592,329
A4	A4-CONDOS	1,455	364.4631	$9,404,810	$376,659,281	$366,102,216
A5	A5-MISC. IMPROVEMENTS	1,458	1,112.3186	$3,224,000	$120,010,485	$115,470,557
A6	REAL, Residential, CONDOMINIUM	2		$18,970	$34,270	$34,270
B1	B1-RESIDENTIAL MULTI-FAMILY	21	57.1688	$101,590	$70,329,480	$69,515,240
B2	B2-DUPLEX	58	13.4524	$0	$19,085,110	$18,426,820
B3	B3-TRIPLEX	7	1.8080	$0	$2,020,610	$1,627,514
B4	B4-QUADRAPLEX	21	6.5650	$0	$10,068,469	$10,068,469
C1	C1-VACANT PLATTED LOTS/TRACTS	7,493	9,180.5287	$0	$487,832,994	$467,828,205
D1	D1-RAW ACREAGE-FARM/RANCH	296	73,857.4996	$0	$177,727,560	$2,756,830
D2	D2-FARM/RANCH IMPROVEMENTS	23		$0	$310,410	$308,060
E1	E1-NOT QUALIFIED FOR OPEN SPAC	261	17,333.2864	$237,360	$44,746,433	$41,958,611
E2	E2-REAL FARM/RANCH MOBILE HOM	7	4.9610	$0	$379,040	$354,461
F1	F1-REAL COMMERCIAL	1,208	2,229.1380	$9,168,020	$634,170,291	$624,192,774
F2	F2-REAL INDUSTRIAL	22	2,839.9662	$1,554,840	$20,151,686	$16,776,644
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	77		$0	$15,021,590	$12,405,630
J1	J1-REAL AND PERSONAL WATER SYS	4	1.9130	$0	$1,258,780	$1,236,784
J2	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$61,010	$61,010
J3	J3-ELECTRIC COMPANIES	30	10.2407	$0	$48,590,470	$48,572,632
J4	J4-REAL AND PERSONAL TELEPHON	15	0.6887	$0	$3,247,600	$3,247,600
J5	J5-RAILROADS	9	37.5260	$0	$1,910,840	$1,910,840
J5A	Conversion	2		$0	$3,450,000	$3,450,000
J6	J6-PIPELINES	45		$0	$6,324,520	$6,324,520
J6O	J6O-OFFSHORE PIPELINES	1		$0	$129,340	$129,340
J7	J7-REAL & TANGIBLE PERSONAL, UTI	7		$0	$6,654,030	$6,654,030
J8	J8-REAL & TANGIBLE PERSONAL, UTI	5		$0	$117,850	$117,850
J8A	J8A-SEPERATORS, GLYCOL UNITS	3		$0	$80,000	$80,000
L1	L1-TANGIBLE PERSONAL PROPERT	1,317		$0	$69,578,390	$69,578,390
L1W	L1W-COMMERCIAL WATERCRAFT	36		$0	$659,290	$659,290
L2A	L2A-INDUSTRIAL VEHICLES	2		$0	$543,500	$543,500
L2C	L2C-INDUSTRIAL INVENTORY	5		$0	$14,561,840	$14,561,840
L2G	L2G-INDUSTRIAL MACH & EQUIP	16		$0	$3,368,230	$3,368,230
L2H	L2H-INDUSTRIAL LEASED EQUIP	4		$0	$843,480	$843,480
L2J	L2J-INDUSTRIAL FURNITURE & FIXTU	3		$0	$14,800	$14,800
L2M	L2M-INDUSTRIAL AUTOS AND PICKUI	3		$0	$68,000	$68,000
L2P	L2P-INDUSTRIAL RADIO TOWERS	20		$56,100	$1,385,490	$1,385,490
L2Q	RADIOO TOWER EQUIPMENT	23		$537,720	$3,509,840	$3,509,840
L2R	INDUSTRIAL WATERCRAFT	1		$0	$5,000	$5,000
M1	M1-PERSONAL PROPERTY MOBILE H	202		$2,148,850	$12,146,270	$11,058,735
M3	M-3- MOBILE HOME NON-OWNER LA	526		$344,960	$10,559,779	$10,195,524
M4	M4-TRAVEL TRAILERS NON-OWNER I	76		$0	$1,091,820	$1,071,479
M6	M6-MISC. IMPROVEMENTS	3		$0	$18,000	$18,000
O	O-INVENTORY	513	101.2779	$2,617,660	$28,723,240	$27,993,689
O1	O1-INVENTORY, VACANT RES LAND	62	13.4732	$0	$2,562,080	$2,524,870
O2	O2-INVENTORY IMPROVED RES	2	0.3473	$0	$914,870	$914,870
S	S-SPECIAL INVENTORY	17		$0	$2,740,870	$2,740,870
X	X-EXEMPT	1,098	297,958.6603	$4,189,850	$488,604,035	$0
	Totals		415,032.9642	$148,383,540	$7,832,998,097	$6,759,377,387

New Value

TOTAL NEW VALUE MARKET:	**$148,383,540**
TOTAL NEW VALUE TAXABLE:	**$142,199,907**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	7	2024 Market Value	$341,200
EX366	HB366 Exempt	29	2024 Market Value	$39,490
		ABSOLUTE EXEMPTIONS VALUE LOSS		**$380,690**

Exemption	Description	Count	Exemption Amount
DP	Disability	9	$0
DV1	Disabled Veterans 10% - 29%	5	$46,000
DV2	Disabled Veterans 30% - 49%	1	$7,500
DV3	Disabled Veterans 50% - 69%	5	$54,000
DV4	Disabled Veterans 70% - 100%	30	$262,070
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	$0
DVHS	Disabled Veteran Homestead	19	$5,150,822
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	$647,840
OV65	Over 65	347	$0
OV65S	OV65 Surviving Spouse	4	$0
	PARTIAL EXEMPTIONS VALUE LOSS	**424**	**$6,168,232**
		NEW EXEMPTIONS VALUE LOSS	**$6,548,922**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		
		TOTAL EXEMPTIONS VALUE LOSS	**$6,548,922**

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
6,941	$350,688	$34,673	$316,015

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,896	$351,242	$34,575	$316,667

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
6,941	$281,130	$12,018	$269,112

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
6,896	$281,580	$11,788	$269,792

2025 CERTIFIED TOTALS

CAD - ARANSAS COUNTY APPRAISAL DISTRICT

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
606	$206,023,169	$172,420,898

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value