GOLIAD COUNTY APPRAISAL DISTRICT

2026 Annual Report

The Goliad County Appraisal District has completed the appraisal cycle for 2026 year. There is a total of 13,493 properties appraised this year with a total market value of $5,064,455,687. The total market taxable value, after adjustment made for agriculture use, 10% homestead cap, and circuit breaker limitations, is $2,469,861,499. The total taxable value, after value losses of the exemptions, abatements, late heard protests is $2,121,577,069.

The uses of property are as follows:

4707 Residential houses and manufactured homes

12 Apartment complexes or multifamily dwellings

572 Vacant lots both residential and commercial

6119 Rural raw land both agriculture and non agriculture

1312 Rural lands with buildings or improvement

238 Commercial and Industrial

2771 Oil and Gas mineral production

310 Utilities

280 Business Personal Property

8 Builders and Developers Inventory

1 Motor Vehicle Dealers

341 Completely exempt properties- religious, not for profit, government or entity owned

Exemption data is as follows:

1080 Homesteads

1077 Over 65 Homesteads

10 Over 65 tax deferred

73 Disabled

6 Surviving spouse of over 65

0 Over 65 no homestead (qualified midyear for over 65 and will qualify for homestead next year

100 Disabled Veterans

75 100% disabled veterans with service related disability

Legislative Changes: all previous changes are still in effect.

Legislative Year BPP Exemption of $125,000

Property Appeals Data:

957 Protests filed

154 Withdrawn

459 Settled informally

32 Scheduled for hearing but did not attend

44 Review Board ordered no change

18 Review Board ordered change

1 Appeal of Review Board decision to district court

Ratio Study Analysis: (using 2024-2026 available sales data)

The median level of appraisal of all properties is 100.00% with 171 sales being reported

New Construction Report:

There were 120 parcels with new improvement value, for a total of $34,479,710.

There were 20 parcels with new commercial value. $713,220.

Goliad County Classification Guidelines

A1 Land and improvements that is all home-site.
- Is not part of larger tract
- Has no Ag land
- Up to 20 acres
- Regardless if city or rural

A2 Real Property MH & PPMH that MH & Land is owned by the same owner and is all home-site.
- Is not part of larger tract
- Has no Ag land
- Up to 20 acres
- Regardless if city or rural

B1 Multi-Family Improvements

D1 Ag-Qualified Land (Regular or Wildlife)

D2 Non-Residence Improvements on Ag-Qualified Land
- Camp house – (Grazed to house)
- Barns
- Sheds
- Multi-Purpose Buildings

E1 Rural/City Residential Home-site Improvements & Home-site P/L ag land

E2 Rural /City Real Property MH & PPMH that MH & Home-site Land
- Could have Personal Property Mobile Home (M1)
- Could have ag land – (D1)
- Could have non-ag land – (E)
- Could have D2 improvements

F1 Commercial Real Property
- Commercial Improvement
- Commercial Land
- Rural or City
- MH Parks with non-owned MH

M1 Personal Property Mobile Home
- On Non-owned land

City Only

All C classified properties are in the city limits with non-ag land

C1 Vacant Lots/Land Tracts

C2 Colonia Lot/Land Tracts