

# **GOLIAD COUNTY APPRAISAL DISTRICT**



**2018 Annual Report**

The Goliad County Appraisal District has completed the appraisal cycle for 2018 year. There are a total of 16,310 properties appraised this year with a total market value of \$2,774,185,130. The total appraised value, after adjustment made for agriculture use, is \$1,060,257,462. The total taxable value, after the loss of the 10% homestead cap, exemptions and abatements is \$843,802,097.

**The uses of property are as follows:**

2408 Residential houses and manufactured homes

14 Apartment complexes or multifamily dwellings

656 Vacant lots both residential and commercial

4467 Rural raw land both agriculture and non agriculture

3047 Rural lands with buildings or improvement

237 Commercial and Industrial

3761 Oil and Gas mineral production

30 Utilities

282 Business Personal Property

11 Builders and Developers Inventory

1 Motor Vehicle Dealers

2428 Completely exempt properties- religious, not for profit, government or entity owned

Exemption data is as follows:

2170 Homesteads

945 Over 65 Homesteads

12 Over 65 tax deferred

102 Disabled

6 Surviving spouse of over 65

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

28 Disabled Veterans

79 100% disabled veterans with service related disability

**Legislative Changes:**

Non Legislative Year

**Property Appeals Data:**

652 2018 Protests filed

46 Withdrawn

528 Settled informally

36 Scheduled for hearing but did not attend

15 Review Board ordered no change

27 Review Board ordered change

0 Appeal of Review Board decision to district court

**Ratio Study Analysis:** (using 2016-2018 available sales data)

The median level of appraisal of residential properties is 98% with 41 sales being reported

The median level of appraisal of multifamily residences is 0 % with 0 sale being reported

The median level of appraisal of vacant lots is .0% with 0 sales being reported

The median level of appraisal of rural land is 110% with 14 sales being reported

The median level of appraisal of commercial properties is 0% with 0 sales being reported

**New Construction Report:**

There were 27 new residential structures built 10 being brick or stone construction and 17 being wood frame and siding. Totaling New Market Value of \$5,162,728

# Types of Property Appraised Codes and Descriptions:

- A1 Real, residential, single-family (five acres of land or less)
- A2 Real, residential, mobile homes (five acres of land or less)
- A3 Real, residential, House only
- A4 Real, out buildings
- B1 Real, residential, multi-family (apartments)
- B2 Real, residential, duplexes/Triplexes
- C 1 Real, vacant platted lots/tracts (5 acres of land or less)
- C2 Real, commercial, vacant land
- C3 Real, Rural Lots/Tracts
- D1 Real, acreage, pasture, and ranch land
- D2 Real, Nonqualified-ag land
- D3 Real, farm land
- D4 Real, undeveloped land
- E1 Real, farm and ranch improvements (5 acres of land or more)
- E2 Real, mobile homes on real property (5 acres or more)
- E3 Real, improvements on D3 land
- E4 Real, Barns
- F1 Real, commercial
- F2 Real, Industrial
- F3 Real, Commercial Improvements
- G1 Oil, gas, and mineral reserves
- G2 Non-producing minerals
- H1 Automobiles
- J1 Utilities water
- J2 Gas companies
- J3 Electric companies
- J4 Telephone companies
- J5 Railroads
- J6 Pipelines
- J7 Other (Cable TV and air signals)
- J8 Other/ Compressors
- L1 Personal, commercial
- L2 Personal, industrial personal
- M1 Mobile homes on leased land
- M2 House only (no land)
- O1 Real, inventory
- S1 Special Inventory
- X Exempt- Property
- X1 Exempt- Government
- X2 Exempt- Schools
- X3 Exempt- Religious
- X4 Exempt- Charity
- X5 Exempt- Water
- X6 Exempt- Miscellanea
- X7 Exempt- Low Value
- X8 Exempt- Hospital