

GOLIAD COUNTY APPRAISAL DISTRICT



2019 Annual Report

The Goliad County Appraisal District has completed the appraisal cycle for 2019 year. There are a total of 16,966 properties appraised this year with a total market value of \$2,930,495,105. The total appraised value, after adjustment made for agriculture use, is \$1,213,140,797. The total taxable value, after the loss of the 10% homestead cap, exemptions and abatements is \$946,849,557.

The uses of property are as follows:

2362 Residential houses and manufactured homes

14 Apartment complexes or multifamily dwellings

660 Vacant lots both residential and commercial

4483 Rural raw land both agriculture and non agriculture

3018 Rural lands with buildings or improvement

244 Commercial and Industrial

4348 Oil and Gas mineral production

30 Utilities

324 Business Personal Property

13 Builders and Developers Inventory

1 Motor Vehicle Dealers

2541 Completely exempt properties- religious, not for profit, government or entity owned

Exemption data is as follows:

2161 Homesteads

912 Over 65 Homesteads

12 Over 65 tax deferred

84 Disabled

5 Surviving spouse of over 65

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

23 Disabled Veterans

61 100% disabled veterans with service related disability

Legislative Changes:

Legislative Year SB2 / HB3

Property Appeals Data:

494 2015 Protests filed

46 Withdrawn

373 Settled informally

42 Scheduled for hearing but did not attend

3 Review Board ordered no change

33 Review Board ordered change

1 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 100% 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 105% with 8 sales being reported

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

New Construction Report:

There were 23 new residential structures built 8 being brick or stone construction and 15 being wood frame and siding. Totaling New Market Value of \$4,175,732

There were 1 new commercial structure built. (Dollar General)

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