

# **GOLIAD COUNTY APPRAISAL DISTRICT**



**2020 Annual Report**

The Goliad County Appraisal District has completed the appraisal cycle for 2020 year. There are a total of 16,063 properties appraised this year with a total market value of \$2,972,241,522. The total appraised value, after adjustment made for agriculture use, is \$1,263,526,914. The total taxable value, after the loss of the 10% homestead cap, exemptions and abatements is \$909,170,596.

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

2425 Residential houses and manufactured homes

14 Apartment complexes or multifamily dwellings

664 Vacant lots both residential and commercial

4761 Rural raw land both agriculture and non agriculture

3340 Rural lands with buildings or improvement

244 Commercial and Industrial

3081 Oil and Gas mineral production

30 Utilities

324 Business Personal Property

10 Builders and Developers Inventory

1 Motor Vehicle Dealers

2557 Completely exempt properties- religious, not for profit, government or entity owned

Exemption data is as follows:

2208 Homesteads

975 Over 65 Homesteads

10 Over 65 tax deferred

90 Disabled

6 Surviving spouse of over 65

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

74 Disabled Veterans

37 100% disabled veterans with service related disability

**Legislative Changes:**

Legislative Year SB2 / HB3

**Property Appeals Data:**

978 Protests filed (418 REAL 560 MINERAL/INDUSTRIAL)

374 Withdrawn

193 Settled informally

58 Scheduled for hearing but did not attend

343 Review Board ordered no change

10 Review Board ordered change

1 Appeal of Review Board decision to district court

**Ratio Study Analysis:** (using 2017-2019 available sales data)

The median level of appraisal of residential properties is 102% with 307 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 158% with 3 sales being reported

The median level of appraisal of rural land is 115% with 47 sales being reported

The median level of appraisal of commercial properties is 77% with 5 sales being reported

The median level of appraisal of mobile home properties is 84% with 5 sales being reported

**New Construction Report:**

There were 34 new residential structures built 3 being brick or stone construction and 31 being wood frame and siding. Totaling New Market Value of \$4,298,919

There were 2 new commercial structures built. \$599,155

# 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