

GOLIAD COUNTY APPRAISAL DISTRICT



2021 Annual Report

The Goliad County Appraisal District has completed the appraisal cycle for 2021 year. There are a total of 14,797 properties appraised this year with a total market value of \$2,843,749,071. The total appraised value, after adjustment made for agriculture use, is \$1,137,845,734. The total taxable value, after the loss of the 10% homestead cap, exemptions and abatements is \$943,098,750.

The uses of property are as follows:

5784 Residential houses and manufactured homes

14 Apartment complexes or multifamily dwellings

661 Vacant lots both residential and commercial

4717 Rural raw land both agriculture and non agriculture

47 Rural lands with buildings or improvement

251 Commercial and Industrial

2300 Oil and Gas mineral production

248 Utilities

305 Business Personal Property

10 Builders and Developers Inventory

1 Motor Vehicle Dealers

2043 Completely exempt properties- religious, not for profit, government or entity owned

Exemption data is as follows:

2210 Homesteads

1032 Over 65 Homesteads

10 Over 65 tax deferred

84 Disabled

6 Surviving spouse of over 65

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

77 Disabled Veterans

41 100% disabled veterans with service related disability

Legislative Changes:

Property Appeals Data:

852 Protests filed (681 REAL 171 MINERAL/INDUSTRIAL)

363 Withdrawn

411 Settled informally

17 Scheduled for hearing but did not attend

41 Review Board ordered no change

20 Review Board ordered change

1 Appeal of Review Board decision to district court

Ratio Study Analysis: (using 2019-2021 available sales data)

The median level of appraisal of all properties is 98% with 24 sales being reported

New Construction Report:

There were 52 new residential structures built 4 being brick or stone construction and 48 being wood frame and siding. Totaling New Market Value of \$11,245,433

There were 0 new commercial structures built. \$0

Goliad County Classification Guidelines

- A1 Land and improvements that is all home-site.
- Is not part of large
 - 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 large
 - Has no Ag land
 - Up to 20 acres
 - Regardless if city or rural
- A3 Improvement Only Non-owned A1 Land
- NOTE – A properties only go with A's**
- B1 Multi-Family Improvements
- B2 Duplex Occupied by Non-Owner
- 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 – (E4)
 - Could have E3 improvements
- E3 Non-Residential Improvements Non-Ag Qualified Land
- Barns
 - Sheds
 - Multi-Purpose Buildings
- E4 Non-Home-site/Non-Ag land
- E3 improvements
- F1 Commercial Real Property
- Commercial Improvement
 - Commercial Land
 - Rural or City
 - MH Parks with non-owned MH
- M1 Personal Property Mobile Home
- Non-owned land

City Only

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

- C1 Vacant Lots/Land Tracts
- C2 Colonial Lot/Land Tracts
- C3 Subdivision Lots
- C4 City Lot with non-owned PPMH

