

GOLIAD COUNTY APPRAISAL DISTRICT



2023 Annual Report

The Goliad County Appraisal District has completed the appraisal cycle for 2023 year. There are a total of 14,779 properties appraised this year with a total market value of \$3,952,090,003. The total appraised value, after adjustment made for agriculture use, is \$1,524,596,883. The total taxable value, after the loss of the 10% homestead cap, exemptions and abatements is \$1,264,589,948.

The uses of property are as follows:

5726 Residential houses and manufactured homes

16 Apartment complexes or multifamily dwellings

647 Vacant lots both residential and commercial

4871 Rural raw land both agriculture and non agriculture

181 Rural lands with buildings or improvement

246 Commercial and Industrial

2580 Oil and Gas mineral production

238 Utilities

251 Business Personal Property

10 Builders and Developers Inventory

2 Motor Vehicle Dealers

1848 Completely exempt properties- religious, not for profit, government or entity owned

Exemption data is as follows:

2300 Homesteads

1078 Over 65 Homesteads

10 Over 65 tax deferred

85 Disabled

6 Surviving spouse of over 65

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

85 Disabled Veterans

54 100% disabled veterans with service related disability

Legislative Changes:

Legislative Year SB2, HB1228, HB3273

Property Appeals Data:

833 Protests filed (708 REAL 346 MINERAL/INDUSTRIAL)

139 Withdrawn

4570 Settled informally

36 Scheduled for hearing but did not attend

149 Review Board ordered no change

49 Review Board ordered change

2 Appeal of Review Board decision to district court

Ratio Study Analysis: (using 2021-2022 available sales data)

The median level of appraisal of all properties is 97% with 114 sales being reported

New Construction Report:

There were 32 new residential structures built 6 being brick or stone construction and 26 being wood frame and siding. Totaling New Market Value of \$9,509,875

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

