

# SAN PATRICIO COUNTY APPRAISAL DISTRICT



2018

ANNUAL REPORT

# INTRODUCTION

## DISTRICT GOVERNANCE -

The San Patricio County Appraisal District (SPCAD) publishes this 2018 Annual Report pursuant to International Association of Assessing Officers (IAAO) Standards on Public Relation, section 6.5: Annual Reports. This report summarizes the operations and appraisal activities of the District for 2018, including but not limited to: number & type of accounts that the District manages, overall market and taxable value, exemptions and value loss, and protest summary. A copy of this report can be obtained in person from the District's Office at 1301 East Sinton St., Sinton Texas or from the District's Website at [www.sanpatcad.org](http://www.sanpatcad.org)

Chapter 6 of the Texas Property Tax Code (Tax Code), and subsequent sections therein, set out the legal basis for the establishment and organization of the Appraisal District (CAD). The Appraisal District (the District) is a separate Political Subdivision of the State of Texas that was a result of legislation passed by the 66th Legislature in 1979, and most appraisal districts began their first full or official year of operations in 1982. The District is an independent governmental agency and is not part of the local County government, or any other local government agency or political subdivision.

The Appraisal District is governed by a five-member Board of Directors (the Board) that are elected through a special election process which is conducted among the local taxing jurisdictions in San Patricio County that pay in to the District's budget. The Board responsible for setting policies and for hiring the Chief Appraiser. The Chief Appraiser is responsible for managing the District's administrative and appraisal operations. The Board of Directors approves and reviews the budget and expenditures over the course of each fiscal year, appoints the local Appraisal Review Board (ARB) and the Agricultural Appraisal Advisory Board. The members of the District Board at the time of publication are:

Mr. John Curlee - Chairman

Mr. Bill T. Wilson - Vice Chairman

Ms. Billie Jo Tennill - Secretary

Dr. Anne Matula -

Ms. Dalia Sanchez- County Tax Assessor-Collector

## DISTRICT OPERATIONS -

The District's principal task is to identify and appraise all taxable property within its jurisdiction and administer exemptions. Currently, the District maintains an appraisal roll of all taxable property within San Patricio County's territory, which collectively creates a tax base that taxing jurisdictions utilize to collect their revenue for daily operations, public services, and funding capital projects and purchases. The District is funded by the participating taxing jurisdictions in the County, and each taxing unit's allocated contribution to the District's budget is based on the amount of taxes levied by each unit.

The Texas Property Tax Code requires appraisal districts to appraise all property at least once every three years, whether residential, commercial, or business personal property. The District is tasked with appraising all property at 100% of its fair market value as of January 1<sup>st</sup> of each year (with certain exceptions). Where appropriate, the District determines the market value of real property using mass appraisal standards and techniques. The District is required to comply with a set of appraisal standards set out by the Appraisal Foundation, known as the "Uniform Standards of Professional Appraisal Practice", or USPAP. The Tax Code also requires that the same appraisal methods and techniques must be used in appraising the same or similar kinds of property.

Appraisers hired by the District, are subject to requirements set by the Property Taxation Professional Certification Act (Act) which was passed by the 68th Legislature. Appraisers are required to register with the Texas Department of Licensing and Regulation (TDLR) before performing appraisals. The Act requires appraisers to successfully complete a series of educational courses towards certification and designation as a Registered Professional Appraiser (RPA). In order to obtain an RPA designation, appraisers must successfully complete the course requirements within five years from the date of registration. Once an appraiser is certified as an RPA they must recertify on a biennial basis. Each two-year recertification period must include no less than 30 hours of Continuing Education credits (CE), and must include two hours of ethics training, seven hours of USPAP and a law and rule update course set by the state legislature. The District currently employs 8 certified RPA's, has a total of 13 appraisers, and 7 clerical/administrative staff.

The District is charged with the responsibility of administering all property tax exemptions, such as homesteads, disabled persons, veterans, religious and charitable organizations, and many more, as well as the Special Appraisal provisions of Chapter 23 of the Tax Code, such as Agricultural, and Wildlife Management appraisal.

District operations, performance, conduct, and compliance with state laws are monitored by the Texas Comptroller's Office under the Property Tax Division (PTD). The PTD administers oversight and monitoring activities annually to ensure that the District follows

state laws, rules, and requirements. Among them are the biennial property Value Study (odd numbered years), and MAP review (even numbered years), the annual Appraisal District Operations Survey, the annual Ag Farm & Ranch Survey, the Electronic Appraisal Roll Submission, the biennial Property Sales Transaction Submission, the annual Electronic Appraisal Roll Submission, and more. In addition, the Tax Code requires that the District's Board of Directors develops a biennial Reappraisal Plan, and that the District have an annual Independent Financial Audit performed. These documents are available for inspection and copies may be obtained at the Appraisal District office, and some are available via electronic delivery through download or via web link on the District's web site ([www.sanpatcad.org](http://www.sanpatcad.org)).

## TRANSITION AND REORGANIZATION -

2018 was a year of significant change and transition for SPCAD. The Board of Directors hired a new permanent Chief Appraiser, Mr. Robert Cenci, who began serving the District on August 14, 2017. Mr. Cenci came to SPCAD with over 30 year of experience in Appraisal District operations which included several years of experience in management and administration. As Mr. Cenci settled into his new position, several changes were made to the District's organizational structure and operational practices. After an extensive review of all office practices and procedures Mr. Cenci made several changes and implemented new practices and procedures, including reorganizing of departmental job duties, changes to field work practices, and the re-establishment of a clerical staff. The District also implemented a temporary "call center" function through the hiring of temporary phone operators during high volume phone call season during "protest season", in order to streamline the process of responding to taxpayer inquiries. The 2018 and 2019 budgets reflect these changes.

## HURRICANE HARVEY -

Hurricane Harvey arrived on August 14, 2017, ten days after Mr. Cenci began working at the District, and of course, this unexpected event caused the District to react by altering the 2018 Reappraisal plan, and most internal office operations. The District immediately mounted a campaign to perform an intense field canvassing of the damage caused by the storm primarily in the eastern portion of the County where the most severe damage was sustained. This activity served the citizens of San Patricio County well as the District was able to assist the State, County and other governmental entities and agencies in promptly estimating property damage levels and locations throughout area, and to get early property damage estimates which would subsequently be used in connection with property value protests filed by property owners for their 2018 tax appraisals. The District prepared and mailed over 25,000 "damage report" letters to property owners throughout the County in January of 2018 which requested that they report their property damage to the District

prior to the regular protest period in April–June. Ultimately this early survey of the damage allowed the District to apply appropriate adjustments to many property appraisals before the 2018 Appraisal Notices were mailed out.

## **BUDGET MATTERS-**

Despite the changes that were implemented in 2018 and the related expenses which resulted from those changes, the budgetary impact was minimal, and the 2018 budget was able to accommodate said changes. The District’s 2019 budget was approved by the SPCAD Board of Directors on September 12, 2018 and supports the office’s restructuring and expanded clerical staff requirements that were established this year. This represents a District’s 2018 budget was \$ 2,633,629.00. The Districts’ 2019 budget is \$2,764,968.48. This represents a 4.75% increase in the budget from 2018 to 2019.

In 2016 the SPCAD Board adopted a District policy which established a committed Litigation Reserve fund to as needed to pay legal expenses incurred in the defense of the District, against property valuation and exemption litigation pursued by large commercial and industrial property owners. As a result of the recent approval of the 2018 budget amendment which allowed the District to retain a \$255,249.00 budget surplus that was identified through the District’s 2017 Independent Audit. The Board is pleased to announce that with the retention of this surplus, the Litigation Reserve Fund balance is will be \$999,457.00., which essentially meets the Board’s established fund goal of \$1,000,000.00. Additional funding in future years will only be budgeted as necessary to maintain the full funding level.

The Appraisal District serves all or portions of the following 25 Taxing Jurisdictions:

<b>SCHOOL DISTRICTS</b>	<b>CITIES</b>	<b>COUNTY &amp; SPECIAL</b>
Aransas Pass ISD Gregory-Portland ISD Ingleside ISD Mathis ISD Odem-Edroy ISD Sinton ISD Taft ISD Skidmore-Tynan ISD Corpus Christi ISD Banquete ISD	Aransas Pass Gregory Ingleside Portland Sinton Taft Taft - Deannexed Mathis Odem Ingleside on the Bay Lakeside	San Patricio County County & Road & Bridge San Patricio Drainage Nueces County ESD #4

## APPRAISAL REVIEW BOARD -

The San Patricio County Appraisal Review Board is in session throughout the year, meeting one or two days per month except during the months of May, June and July, where they meet several days during those months. The Board's purpose is to determine protest that have been filed with the ARB contesting the CAD's appraisal of their property for the current tax year. Filing a protest of the District appraisal is the first step in the property owners right to due process of law if the property owner disagrees with the District's appraised value. The ARB also has authority to hear protests regarding the denial of exemptions or denial of requested special appraisal treatment provisions such agricultural appraisal. The property owner may also protest any other action of the Chief Appraiser that the owner considers to be adverse to the property owner's interests.

The Appraisal District received approximately 3749 protests for 2018. Of those protests filed, the Appraisal Review Board conducted hearings and issued Determining Orders on approximately 225 of those properties.

The present members of the Sn Patricio County Appraisal review board are:

Mr. Cristobal G. Martinez

Ms. Shawn G. Husted

Diamontina C. Ramirez

Danny L. Packebush

Beatriz V. Cruz

## AGRICULTURE APPRAISAL ADVISORY BOARD -

The Tax Code Section 6.12 establishes an Agriculture Appraisal Advisory Board in each county whose purpose is to assist the Chief Appraiser in gathering income and expense information from local farmers and ranchers for the various types of qualified agricultural land use activities being conducted in San Patricio County. This information is used in the appraisal of qualified agricultural land based on the income that the land produces. The 2018 members of the San Patricio county Agriculture Appraisal Advisory Board are:

Mr. Andrew Miller

Mr. Bobby Nedbalek

Mr. Clarence Chopalis

## ADDITIONAL INFORMATION -

The subsequent pages of this annual report provide additional detailed information on the overall values of all property types in the form of a “Grand Totals Report” of the CAD as a whole, as of July 25, 2018 when the 2018 Appraisal Rolls were certified and delivered to the taxing entities in San Patricio County. The individual entity Grand Totals Reports as of July 25, 2018 are available through a weblink on our website. For additional information, please contact the Appraisal District office at 1301 East Sinton St., Sinton, Texas 78387, or call our office at 361-364-5402. You may also visit our website at [www.sanpatcad.org](http://www.sanpatcad.org). The following documents are available on our website for viewing, and download, either directly from our site, or via weblink through our website:

- 2018 Certified Grand Totals Reports by Entity
- 2017 Financial Statements (Annual Independent Audit)
- 2019 Approved Budget
- 2019-2020 Reappraisal Plan
- 2017 Operations Survey (Texas Comptroller’s Website)
- 2017 Property value Study results (Texas Comptroller’s Website)
- 2016 MAP Review results (Texas Comptroller’s Website)

**2018 CERTIFIED TOTALS**

Property Count: 49,516

CAD - San Patricio CAD  
ARB Approved Totals

10/4/2018

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<b>Land</b>		<b>Value</b>			
Homesite:		465,002,285			
Non Homesite:		1,009,931,437			
Ag Market:		1,166,538,575			
Timber Market:		0	<b>Total Land</b>	(+) 2,641,472,297	
<b>Improvement</b>		<b>Value</b>			
Homesite:		1,903,528,997			
Non Homesite:		2,815,855,185	<b>Total Improvements</b>	(+) 4,719,384,182	
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	3,717		1,309,398,648		
Mineral Property:	5,960		4,396,693,060		
Autos:	0		0	<b>Total Non Real</b>	(+) 5,706,091,708
				<b>Market Value</b>	= 13,066,948,187
<b>Ag</b>		<b>Non Exempt</b>	<b>Exempt</b>		
Total Productivity Market:	1,165,065,220		1,473,355		
Ag Use:	109,446,406		28,564	<b>Productivity Loss</b>	(-) 1,055,618,814
Timber Use:	0		0	<b>Appraised Value</b>	= 12,011,329,373
Productivity Loss:	1,055,618,814		1,444,791	<b>Homestead Cap</b>	(-) 56,417,574
				<b>Assessed Value</b>	= 11,954,911,799
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 796,511,000
				<b>Net Taxable</b>	= 11,158,400,799

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 11,158,400,799 \* (0.000000 / 100)

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00



**2018 CERTIFIED TOTALS**

Property Count: 49,516

CAD - San Patricio CAD  
ARB Approved Totals

10/4/2018

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
AB	1	0	0	0
DV1	129	0	736,000	736,000
DV1S	2	0	10,000	10,000
DV2	113	0	850,500	850,500
DV3	111	0	1,111,105	1,111,105
DV3S	1	0	10,000	10,000
DV4	488	0	5,750,128	5,750,128
DV4S	5	0	48,000	48,000
DVHSS	7	0	531,687	531,687
EX	1,241	0	402,881,180	402,881,180
EX (Prorated)	1	0	32,052	32,052
EX-XD	2	0	135,242	135,242
EX-XF	2	0	114,200	114,200
EX-XG	2	0	14,304	14,304
EX-XI	2	0	869,119	869,119
EX-XL	2	0	5,694	5,694
EX-XN	32	0	3,804,510	3,804,510
EX-XO	2	0	14,000	14,000
EX-XQ	1	0	4,907,145	4,907,145
EX-XR	1	0	50,425	50,425
EX-XU	2	0	262,088	262,088
EX-XV	62	0	144,098,471	144,098,471
EX-XV (Prorated)	1	0	20,647	20,647
EX366	3,021	0	242,086	242,086
FR	1	11,917	0	11,917
PC	14	229,955,300	0	229,955,300
PPV	5	45,200	0	45,200
<b>Totals</b>		<b>230,012,417</b>	<b>566,498,583</b>	<b>796,511,000</b>

# 2018 CERTIFIED TOTALS

Property Count: 94

CAD - San Patricio CAD  
Under ARB Review Totals

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Land		Value		
Homesite:		1,110,822		
Non Homesite:		3,287,054		
Ag Market:		2,689,914		
Timber Market:		0	<b>Total Land</b>	(+) 7,087,790
Improvement		Value		
Homesite:		4,111,300		
Non Homesite:		3,696,873	<b>Total Improvements</b>	(+) 7,808,173
Non Real		Count	Value	
Personal Property:	15	4,634,881		
Mineral Property:	1	7,369,130		
Autos:	0	0	<b>Total Non Real</b>	(+) 12,004,011
			<b>Market Value</b>	= 26,899,974
Ag		Non Exempt	Exempt	
Total Productivity Market:	2,689,914	0		
Ag Use:	218,612	0	<b>Productivity Loss</b>	(-) 2,471,302
Timber Use:	0	0	<b>Appraised Value</b>	= 24,428,672
Productivity Loss:	2,471,302	0	<b>Homestead Cap</b>	(-) 62,680
			<b>Assessed Value</b>	= 24,365,992
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 98,975
			<b>Net Taxable</b>	= 24,267,017

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 24,267,017 \* (0.000000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2018 CERTIFIED TOTALS**

Property Count: 94

CAD - San Patricio CAD  
Under ARB Review Totals

10/4/2018

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DV3	1	0	10,000	10,000
DV4	1	0	12,000	12,000
EX-XV	1	0	76,975	76,975
	<b>Totals</b>	<b>0</b>	<b>98,975</b>	<b>98,975</b>

**2018 CERTIFIED TOTALS**

Property Count: 49,610

CAD - San Patricio CAD  
Grand Totals

10/4/2018

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Land		Value		
Homesite:		466,113,107		
Non Homesite:		1,013,218,491		
Ag Market:		1,169,228,489		
Timber Market:		0	<b>Total Land</b>	(+) 2,648,560,087
Improvement		Value		
Homesite:		1,907,640,297		
Non Homesite:		2,819,552,058	<b>Total Improvements</b>	(+) 4,727,192,355
Non Real		Count	Value	
Personal Property:	3,732		1,314,033,529	
Mineral Property:	5,961		4,404,062,190	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 5,718,095,719
			<b>Market Value</b>	= 13,093,848,161
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,167,755,134		1,473,355	
Ag Use:	109,665,018		28,564	<b>Productivity Loss</b> (-) 1,058,090,116
Timber Use:	0		0	<b>Appraised Value</b> = 12,035,758,045
Productivity Loss:	1,058,090,116		1,444,791	<b>Homestead Cap</b> (-) 56,480,254
				<b>Assessed Value</b> = 11,979,277,791
				<b>Total Exemptions Amount (Breakdown on Next Page)</b> (-) 796,609,975
				<b>Net Taxable</b> = 11,182,667,816

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 11,182,667,816 \* (0.000000 / 100)

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2018 CERTIFIED TOTALS**

Property Count: 49,610

CAD - San Patricio CAD  
Grand Totals

10/4/2018

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
AB	1	0	0	0
DV1	129	0	736,000	736,000
DV1S	2	0	10,000	10,000
DV2	113	0	850,500	850,500
DV3	112	0	1,121,105	1,121,105
DV3S	1	0	10,000	10,000
DV4	489	0	5,762,128	5,762,128
DV4S	5	0	48,000	48,000
DVHSS	7	0	531,687	531,687
EX	1,241	0	402,881,180	402,881,180
EX (Prorated)	1	0	32,052	32,052
EX-XD	2	0	135,242	135,242
EX-XF	2	0	114,200	114,200
EX-XG	2	0	14,304	14,304
EX-XI	2	0	869,119	869,119
EX-XL	2	0	5,694	5,694
EX-XN	32	0	3,804,510	3,804,510
EX-XO	2	0	14,000	14,000
EX-XQ	1	0	4,907,145	4,907,145
EX-XR	1	0	50,425	50,425
EX-XU	2	0	262,088	262,088
EX-XV	63	0	144,175,446	144,175,446
EX-XV (Prorated)	1	0	20,647	20,647
EX366	3,021	0	242,086	242,086
FR	1	11,917	0	11,917
PC	14	229,955,300	0	229,955,300
PPV	5	45,200	0	45,200
<b>Totals</b>		<b>230,012,417</b>	<b>566,597,558</b>	<b>796,609,975</b>

**2018 CERTIFIED TOTALS**

Property Count: 49,516

CAD - San Patricio CAD  
ARB Approved Totals

10/4/2018

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	21,776		\$33,694,088	\$2,588,474,920
B	MULTIFAMILY RESIDENCE	302		\$24,446,360	\$166,833,319
C1	VACANT LOTS AND LAND TRACTS	6,568		\$0	\$160,704,866
D1	QUALIFIED AG LAND	4,843	378,939.9937	\$127,770	\$1,164,982,242
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	288		\$1,903,325	\$9,134,056
E	FARM OR RANCH IMPROVEMENT	2,657	15,319.2868	\$4,629,845	\$319,237,743
F1	COMMERCIAL REAL PROPERTY	1,618		\$10,179,154	\$454,729,193
F2	INDUSTRIAL REAL PROPERTY	193		\$1,886,890,860	\$6,452,900,379
G1	OIL AND GAS	2,930		\$0	\$21,932,960
G3	MINERALS, NON-PRODUCING	1		\$0	\$8,300
J2	GAS DISTRIBUTION SYSTEM	26		\$0	\$4,173,491
J3	ELECTRIC COMPANY (INCLUDING CO-OP	117		\$0	\$119,546,839
J4	TELEPHONE COMPANY (INCLUDING CO-	85		\$0	\$9,690,894
J5	RAILROAD	41		\$0	\$51,997,456
J6	PIPELAND COMPANY	520		\$63,419,390	\$231,534,660
J7	CABLE TELEVISION COMPANY	16		\$0	\$7,027,470
J8	OTHER TYPE OF UTILITY	52		\$19,603,070	\$25,820,606
J9	RAILROAD ROLLING STOCK	1		\$0	\$11,197,445
L1	COMMERCIAL PERSONAL PROPERTY	2,148		\$6,593,652	\$142,351,943
L2	INDUSTRIAL PERSONAL PROPERTY	549		\$75,264,680	\$515,428,350
M1	TANGIBLE OTHER PERSONAL, MOBILE H	960		\$2,967,212	\$25,761,635
O	RESIDENTIAL INVENTORY	494		\$1,701,580	\$12,136,934
S	SPECIAL INVENTORY TAX	29		\$0	\$13,846,123
X	TOTALLY EXEMPT PROPERTY	4,379		\$2,905,034	\$557,496,363
	<b>Totals</b>		394,259.2805	\$2,134,326,020	\$13,066,948,187

**2018 CERTIFIED TOTALS**

Property Count: 94

CAD - San Patricio CAD  
Under ARB Review Totals

10/4/2018

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	58		\$0	\$8,518,860
C1	VACANT LOTS AND LAND TRACTS	6		\$0	\$725,373
D1	QUALIFIED AG LAND	3	497.1800	\$0	\$2,689,914
E	FARM OR RANCH IMPROVEMENT	2	4.2210	\$0	\$302,420
F1	COMMERCIAL REAL PROPERTY	8		\$126,100	\$2,543,763
F2	INDUSTRIAL REAL PROPERTY	1		\$0	\$7,369,130
L1	COMMERCIAL PERSONAL PROPERTY	11		\$900	\$390,531
L2	INDUSTRIAL PERSONAL PROPERTY	4		\$0	\$4,244,350
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1		\$0	\$38,658
X	TOTALLY EXEMPT PROPERTY	1		\$20,867	\$76,975
	<b>Totals</b>		501.4010	\$147,867	\$26,899,974

**2018 CERTIFIED TOTALS**

Property Count: 49,610

CAD - San Patricio CAD  
Grand Totals

10/4/2018

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	21,834		\$33,694,088	\$2,596,993,780
B	MULTIFAMILY RESIDENCE	302		\$24,446,360	\$166,833,319
C1	VACANT LOTS AND LAND TRACTS	6,574		\$0	\$161,430,239
D1	QUALIFIED AG LAND	4,846	379,437.1737	\$127,770	\$1,167,672,156
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	288		\$1,903,325	\$9,134,056
E	FARM OR RANCH IMPROVEMENT	2,659	15,323.5078	\$4,629,845	\$319,540,163
F1	COMMERCIAL REAL PROPERTY	1,626		\$10,305,254	\$457,272,956
F2	INDUSTRIAL REAL PROPERTY	194		\$1,886,890,860	\$6,460,269,509
G1	OIL AND GAS	2,930		\$0	\$21,932,960
G3	MINERALS, NON-PRODUCING	1		\$0	\$8,300
J2	GAS DISTRIBUTION SYSTEM	26		\$0	\$4,173,491
J3	ELECTRIC COMPANY (INCLUDING CO-OP	117		\$0	\$119,546,839
J4	TELEPHONE COMPANY (INCLUDING CO-	85		\$0	\$9,690,894
J5	RAILROAD	41		\$0	\$51,997,456
J6	PIPELAND COMPANY	520		\$63,419,390	\$231,534,660
J7	CABLE TELEVISION COMPANY	16		\$0	\$7,027,470
J8	OTHER TYPE OF UTILITY	52		\$19,603,070	\$25,820,606
J9	RAILROAD ROLLING STOCK	1		\$0	\$11,197,445
L1	COMMERCIAL PERSONAL PROPERTY	2,159		\$6,594,552	\$142,742,474
L2	INDUSTRIAL PERSONAL PROPERTY	553		\$75,264,680	\$519,672,700
M1	TANGIBLE OTHER PERSONAL, MOBILE H	961		\$2,967,212	\$25,800,293
O	RESIDENTIAL INVENTORY	494		\$1,701,580	\$12,136,934
S	SPECIAL INVENTORY TAX	29		\$0	\$13,846,123
X	TOTALLY EXEMPT PROPERTY	4,380		\$2,925,901	\$557,573,338
	<b>Totals</b>		394,760.6815	\$2,134,473,887	\$13,093,848,161



**2018 CERTIFIED TOTALS**

Property Count: 49,516

CAD - San Patricio CAD  
ARB Approved Totals

10/4/2018

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	RP:SINGLE FAMILY RES	4		\$0	\$16,090
A1	REAL RES SINGLE FAMI	10		\$0	\$144,607
A2	REAL RES MANUFACTURED HOMES	20,352		\$31,970,324	\$2,526,935,684
B1	REAL RES MULTIFAMILY	1,498		\$1,723,764	\$61,394,629
B2		263		\$24,368,194	\$160,316,834
B2		42		\$78,166	\$6,516,485
C		1		\$0	\$74,666
C1	REAL VACANT PLATTED	6,129		\$0	\$114,868,820
C1C	REAL VACANT COMMERCIAL	406		\$0	\$30,811,365
C11	REAL VACANT INDUSTRIAL	32		\$0	\$14,950,015
D1	QUALIFIED OPEN SPACE	4,844	378,966.6587	\$127,770	\$1,165,101,017
D1F		1		\$0	\$22,781
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	288	1,013.7288	\$1,903,325	\$9,134,056
D3	NON-QUALIFYING (5 YEAR HOLD)	39		\$0	\$2,997,260
D3E	FARM LAND WITH IMPS	1		\$0	\$154,214
D4	UNDEVELOPED	25		\$0	\$982,389
E	LAND NON-Q AG & IMPS	100		\$0	\$2,059,930
E1	REAL FARM & RANCH IMPROVEMENTS	1,102		\$2,067,064	\$119,998,583
E2	REAL FARM & RANCH MANUFACTURED F	44		\$164,601	\$2,431,498
E3	RURAL VACANT LAND (NO CITY)	633		\$0	\$102,460,870
E3M	RURAL MANUFACTURED HOMES (NO CI	109		\$94,277	\$7,224,483
E3R	RURAL IMPROVEMENTS (NO CITY)	568		\$2,303,903	\$80,113,701
E4	NON QUALIFIED LAND W/PADS & TANKS	75		\$0	\$673,259
F1	RP: COMMERCIAL	1,618		\$10,179,154	\$454,729,193
F2	RP: INDUSTRIAL & MANF	193		\$1,886,890,860	\$6,452,900,379
G1	RP: OIL & GAS	2,930		\$0	\$21,932,960
G3A		1		\$0	\$8,300
J2	GAS COMPANIES	26		\$0	\$4,173,491
J3	ELECTRIC COMPANIES	116		\$0	\$119,503,909
J3A		1		\$0	\$42,930
J4	TELEPHONE COMPANIES	85		\$0	\$9,690,894
J5	RAILROADS	40		\$0	\$51,653,086
J5A		1		\$0	\$344,370
J6	PIPELINES	504		\$63,419,390	\$224,821,630
J6A		16		\$0	\$6,713,030
J7	CABLE COMPANIES	16		\$0	\$7,027,470
J8	OTHER	50		\$19,603,070	\$25,756,476
J8A		1		\$0	\$29,130
J8B		1		\$0	\$35,000
J9	ROLLING STOCK	1		\$0	\$11,197,445
L1	PP: COMMERCIAL	2,147		\$6,593,652	\$142,296,521
L1H	BUSINESS PERSONAL-VE	1		\$0	\$35,000
L1T		1		\$0	\$4,332
L2	PP: INDUSTRIAL & MANF	2		\$0	\$158,000
L2A		8		\$17,775,250	\$20,750,310
L2C		70		\$14,436,940	\$110,867,650
L2D		2		\$0	\$680,200
L2G		135		\$37,262,510	\$284,528,960
L2H	BUS PERS-VEHICLES IN	59		\$140,740	\$5,942,310
L2I		7		\$383,000	\$702,700
L2J		68		\$0	\$24,594,370
L2L		1		\$10,420	\$10,420
L2M		58		\$45,010	\$31,608,210
L2O		7		\$0	\$12,020
L2P		66		\$376,610	\$3,935,070
L2Q		51		\$82,050	\$5,441,070
L2R		9		\$4,752,150	\$25,641,040
L2S		1		\$0	\$293,130
L2T	Conversion	5		\$0	\$262,890
M1	PP: MOBILE HOMES	960		\$2,967,212	\$25,761,635
O	REAL EST INV	494		\$1,701,580	\$12,136,934
S	SPECIAL INVENTORY	29		\$0	\$13,846,123
X	EXEMPT PROPERTY	4,379		\$2,905,034	\$557,496,363
	<b>Totals</b>		<b>379,980.3875</b>	<b>\$2,134,326,020</b>	<b>\$13,066,948,187</b>

**2018 CERTIFIED TOTALS**

Property Count: 94

CAD - San Patricio CAD  
Under ARB Review Totals

10/4/2018

5:48:57PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL RES SINGLE FAMI	58		\$0	\$8,513,727
A2	REAL RES MANUFACTURED HOMES	1		\$0	\$5,133
C1	REAL VACANT PLATTED	3		\$0	\$146,398
C1C	REAL VACANT COMMERCIAL	3		\$0	\$578,975
D1	QUALIFIED OPEN SPACE	3	497.1800	\$0	\$2,689,914
E1	REAL FARM & RANCH IMPROVEMENTS	1		\$0	\$196,633
E3R	RURAL IMPROVEMENTS (NO CITY)	1		\$0	\$105,787
F1	RP: COMMERCIAL	8		\$126,100	\$2,543,763
F2	RP: INDUSTRIAL & MANF	1		\$0	\$7,369,130
L1	PP: COMMERCIAL	11		\$900	\$390,531
L2A		1		\$0	\$22,610
L2C		1		\$0	\$4,160,410
L2G		1		\$0	\$4,270
L2J		1		\$0	\$57,060
M1	PP: MOBILE HOMES	1		\$0	\$38,658
X	EXEMPT PROPERTY	1		\$20,867	\$76,975
	<b>Totals</b>		497.1800	\$147,867	\$26,899,974

**2018 CERTIFIED TOTALS**

Property Count: 49,610

CAD - San Patricio CAD  
Grand Totals

10/4/2018

5:48:57PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	RP:SINGLE FAMILY RES	4		\$0	\$16,090
A1	REAL RES SINGLE FAMI	10		\$0	\$144,607
A2	REAL RES MANUFACTURED HOMES	20,410		\$31,970,324	\$2,535,449,411
B1	REAL RES MULTIFAMILY	1,499		\$1,723,764	\$61,399,762
B2		263		\$24,368,194	\$160,316,834
B2		42		\$78,166	\$6,516,485
C		1		\$0	\$74,666
C1	REAL VACANT PLATTED	6,132		\$0	\$115,015,218
C1C	REAL VACANT COMMERCIAL	409		\$0	\$31,390,340
C11	REAL VACANT INDUSTRIAL	32		\$0	\$14,950,015
D1	QUALIFIED OPEN SPACE	4,847	379,463.8387	\$127,770	\$1,167,790,931
D1F		1		\$0	\$22,781
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	288	1,013.7288	\$1,903,325	\$9,134,056
D3	NON-QUALIFYING (5 YEAR HOLD)	39		\$0	\$2,997,260
D3E	FARM LAND WITH IMPS	1		\$0	\$154,214
D4	UNDEVELOPED	25		\$0	\$982,389
E	LAND NON-Q AG & IMPS	100		\$0	\$2,059,930
E1	REAL FARM & RANCH IMPROVEMENTS	1,103		\$2,067,064	\$120,195,216
E2	REAL FARM & RANCH MANUFACTURED F	44		\$164,601	\$2,431,498
E3	RURAL VACANT LAND (NO CITY)	633		\$0	\$102,460,870
E3M	RURAL MANUFACTURED HOMES (NO CI	109		\$94,277	\$7,224,483
E3R	RURAL IMPROVEMENTS (NO CITY)	569		\$2,303,903	\$80,219,488
E4	NON QUALIFIED LAND W/PADS & TANKS	75		\$0	\$673,259
F1	RP: COMMERCIAL	1,626		\$10,305,254	\$457,272,956
F2	RP: INDUSTRIAL & MANF	194		\$1,886,890,860	\$6,460,269,509
G1	RP: OIL & GAS	2,930		\$0	\$21,932,960
G3A		1		\$0	\$8,300
J2	GAS COMPANIES	26		\$0	\$4,173,491
J3	ELECTRIC COMPANIES	116		\$0	\$119,503,909
J3A		1		\$0	\$42,930
J4	TELEPHONE COMPANIES	85		\$0	\$9,690,894
J5	RAILROADS	40		\$0	\$51,653,086
J5A		1		\$0	\$344,370
J6	PIPELINES	504		\$63,419,390	\$224,821,630
J6A		16		\$0	\$6,713,030
J7	CABLE COMPANIES	16		\$0	\$7,027,470
J8	OTHER	50		\$19,603,070	\$25,756,476
J8A		1		\$0	\$29,130
J8B		1		\$0	\$35,000
J9	ROLLING STOCK	1		\$0	\$11,197,445
L1	PP: COMMERCIAL	2,158		\$6,594,552	\$142,687,052
L1H	BUSINESS PERSONAL-VE	1		\$0	\$35,000
L1T		1		\$0	\$4,332
L2	PP: INDUSTRIAL & MANF	2		\$0	\$158,000
L2A		9		\$17,775,250	\$20,772,920
L2C		71		\$14,436,940	\$115,028,060
L2D		2		\$0	\$680,200
L2G		136		\$37,262,510	\$284,533,230
L2H	BUS PERS-VEHICLES IN	59		\$140,740	\$5,942,310
L2I		7		\$383,000	\$702,700
L2J		69		\$0	\$24,651,430
L2L		1		\$10,420	\$10,420
L2M		58		\$45,010	\$31,608,210
L2O		7		\$0	\$12,020
L2P		66		\$376,610	\$3,935,070
L2Q		51		\$82,050	\$5,441,070
L2R		9		\$4,752,150	\$25,641,040
L2S		1		\$0	\$293,130
L2T	Conversion	5		\$0	\$262,890
M1	PP: MOBILE HOMES	961		\$2,967,212	\$25,800,293
O	REAL EST INV	494		\$1,701,580	\$12,136,934
S	SPECIAL INVENTORY	29		\$0	\$13,846,123
X	EXEMPT PROPERTY	4,380		\$2,925,901	\$557,573,338
	<b>Totals</b>		<b>380,477.5675</b>	<b>\$2,134,473,887</b>	<b>\$13,093,848,161</b>

**2018 CERTIFIED TOTALS**

Property Count: 49,610

CAD - San Patricio CAD  
Effective Rate Assumption

10/4/2018

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**New Value**

<b>TOTAL NEW VALUE MARKET:</b>	<b>\$2,134,473,887</b>
<b>TOTAL NEW VALUE TAXABLE:</b>	<b>\$2,107,619,165</b>

**New Exemptions**

Exemption	Description	Count		
EX	Exempt	4	2017 Market Value	\$76,073
EX-XD	11.181 Improving property for housing with vol	2	2017 Market Value	\$133,242
EX-XN	11.252 Motor vehicles leased for personal use	8	2017 Market Value	\$19,200
EX-XQ	11.29 Intracoastal waterway dredge disposal s	1	2017 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	12	2017 Market Value	\$5,674,461
EX366	HB366 Exempt	1,411	2017 Market Value	\$1,614,084
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$7,517,060</b>

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	6	\$43,090
DV3	Disabled Veterans 50% - 69%	11	\$109,472
DV4	Disabled Veterans 70% - 100%	32	\$365,848
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$76,509
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>\$616,919</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$8,133,979</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$8,133,979</b>

**New Ag / Timber Exemptions**

2017 Market Value	\$1,006,318	Count: 24
2018 Ag/Timber Use	\$14,045	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$992,273</b>	

**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,331	\$140,685	\$4,202	\$136,483
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12,496	\$139,095	\$3,853	\$135,242

**2018 CERTIFIED TOTALS**

CAD - San Patricio CAD  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
94	\$26,899,974.00	\$22,465,065

# 2018 CERTIFIED TOTALS

Property Count: 49,516

GSP - aSan Patricio County  
ARB Approved Totals

10/4/2018

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Land		Value			
Homesite:		465,002,285			
Non Homesite:		1,009,931,437			
Ag Market:		1,166,538,575			
Timber Market:		0		<b>Total Land</b>	(+) 2,641,472,297
Improvement		Value			
Homesite:		1,903,528,997			
Non Homesite:		2,815,855,185		<b>Total Improvements</b>	(+) 4,719,384,182
Non Real		Count	Value		
Personal Property:		3,717	1,309,398,648		
Mineral Property:		5,960	4,396,693,060		
Autos:		0	0	<b>Total Non Real</b>	(+) 5,706,091,708
				<b>Market Value</b>	= 13,066,948,187
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,165,065,220	1,473,355			
Ag Use:	109,446,406	28,564		<b>Productivity Loss</b>	(-) 1,055,618,814
Timber Use:	0	0		<b>Appraised Value</b>	= 12,011,329,373
Productivity Loss:	1,055,618,814	1,444,791		<b>Homestead Cap</b>	(-) 56,417,574
				<b>Assessed Value</b>	= 11,954,911,799
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 5,069,187,568
				<b>Net Taxable</b>	= 6,885,724,231

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 32,261,064.02 = 6,885,724,231 \* (0.468521 / 100)

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2018 CERTIFIED TOTALS**

Property Count: 49,516

GSP - aSan Patricio County  
ARB Approved Totals

10/4/2018

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
AB	21	3,881,006,590	0	3,881,006,590
DV1	129	0	721,000	721,000
DV1S	2	0	10,000	10,000
DV2	113	0	843,000	843,000
DV3	111	0	1,091,105	1,091,105
DV3S	1	0	10,000	10,000
DV4	488	0	5,066,128	5,066,128
DV4S	5	0	48,000	48,000
DVHS	306	0	43,123,945	43,123,945
DVHSS	7	0	531,687	531,687
EX	1,241	0	402,881,180	402,881,180
EX (Prorated)	1	0	32,052	32,052
EX-XD	2	0	135,242	135,242
EX-XF	2	0	114,200	114,200
EX-XG	2	0	14,304	14,304
EX-XI	2	0	869,119	869,119
EX-XL	2	0	5,694	5,694
EX-XN	32	0	3,804,510	3,804,510
EX-XO	2	0	14,000	14,000
EX-XQ	1	0	4,907,145	4,907,145
EX-XR	1	0	50,425	50,425
EX-XU	2	0	262,088	262,088
EX-XV	62	0	144,098,471	144,098,471
EX-XV (Prorated)	1	0	20,647	20,647
EX366	3,021	0	242,086	242,086
FR	1	11,917	0	11,917
HS	13,676	66,153,213	0	66,153,213
LVE	1	0	0	0
OV65	5,105	258,544,759	0	258,544,759
OV65S	466	24,435,766	0	24,435,766
PC	14	229,955,300	0	229,955,300
PPV	12	183,995	0	183,995
<b>Totals</b>		<b>4,460,291,540</b>	<b>608,896,028</b>	<b>5,069,187,568</b>

# 2018 CERTIFIED TOTALS

Property Count: 94

GSP - aSan Patricio County  
Under ARB Review Totals

10/4/2018

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Land		Value		
Homesite:		1,110,822		
Non Homesite:		3,287,054		
Ag Market:		2,689,914		
Timber Market:		0	<b>Total Land</b>	(+) 7,087,790
Improvement		Value		
Homesite:		4,111,300		
Non Homesite:		3,696,873	<b>Total Improvements</b>	(+) 7,808,173
Non Real		Count	Value	
Personal Property:	15	4,634,881		
Mineral Property:	1	7,369,130		
Autos:	0	0	<b>Total Non Real</b>	(+) 12,004,011
			<b>Market Value</b>	= 26,899,974
Ag		Non Exempt	Exempt	
Total Productivity Market:	2,689,914	0		
Ag Use:	218,612	0	<b>Productivity Loss</b>	(-) 2,471,302
Timber Use:	0	0	<b>Appraised Value</b>	= 24,428,672
Productivity Loss:	2,471,302	0	<b>Homestead Cap</b>	(-) 62,680
			<b>Assessed Value</b>	= 24,365,992
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 298,954
			<b>Net Taxable</b>	= 24,067,038

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

112,759.13 = 24,067,038 \* (0.468521 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00



**2018 CERTIFIED TOTALS**

Property Count: 94

GSP - aSan Patricio County  
Under ARB Review Totals

10/4/2018

5:48:57PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DV3	1	0	10,000	10,000
DV4	1	0	12,000	12,000
EX-XV	1	0	76,975	76,975
HS	10	50,314	0	50,314
OV65	3	149,665	0	149,665
	<b>Totals</b>	<b>199,979</b>	<b>98,975</b>	<b>298,954</b>

# 2018 CERTIFIED TOTALS

Property Count: 49,610

GSP - aSan Patricio County  
Grand Totals

10/4/2018

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Land		Value			
Homesite:		466,113,107			
Non Homesite:		1,013,218,491			
Ag Market:		1,169,228,489			
Timber Market:		0	<b>Total Land</b>	(+)	2,648,560,087
Improvement		Value			
Homesite:		1,907,640,297			
Non Homesite:		2,819,552,058	<b>Total Improvements</b>	(+)	4,727,192,355
Non Real		Count	Value		
Personal Property:	3,732		1,314,033,529		
Mineral Property:	5,961		4,404,062,190		
Autos:	0		0		
			<b>Total Non Real</b>	(+)	5,718,095,719
			<b>Market Value</b>	=	13,093,848,161
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,167,755,134		1,473,355		
Ag Use:	109,665,018		28,564	<b>Productivity Loss</b>	(-) 1,058,090,116
Timber Use:	0		0	<b>Appraised Value</b>	= 12,035,758,045
Productivity Loss:	1,058,090,116		1,444,791	<b>Homestead Cap</b>	(-) 56,480,254
				<b>Assessed Value</b>	= 11,979,277,791
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 5,069,486,522
				<b>Net Taxable</b>	= 6,909,791,269

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 32,373,823.15 = 6,909,791,269 \* (0.468521 / 100)

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2018 CERTIFIED TOTALS**

Property Count: 49,610

GSP - aSan Patricio County  
Grand Totals

10/4/2018

5:48:57PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
AB	21	3,881,006,590	0	3,881,006,590
DV1	129	0	721,000	721,000
DV1S	2	0	10,000	10,000
DV2	113	0	843,000	843,000
DV3	112	0	1,101,105	1,101,105
DV3S	1	0	10,000	10,000
DV4	489	0	5,078,128	5,078,128
DV4S	5	0	48,000	48,000
DVHS	306	0	43,123,945	43,123,945
DVHSS	7	0	531,687	531,687
EX	1,241	0	402,881,180	402,881,180
EX (Prorated)	1	0	32,052	32,052
EX-XD	2	0	135,242	135,242
EX-XF	2	0	114,200	114,200
EX-XG	2	0	14,304	14,304
EX-XI	2	0	869,119	869,119
EX-XL	2	0	5,694	5,694
EX-XN	32	0	3,804,510	3,804,510
EX-XO	2	0	14,000	14,000
EX-XQ	1	0	4,907,145	4,907,145
EX-XR	1	0	50,425	50,425
EX-XU	2	0	262,088	262,088
EX-XV	63	0	144,175,446	144,175,446
EX-XV (Prorated)	1	0	20,647	20,647
EX366	3,021	0	242,086	242,086
FR	1	11,917	0	11,917
HS	13,686	66,203,527	0	66,203,527
LVE	1	0	0	0
OV65	5,108	258,694,424	0	258,694,424
OV65S	466	24,435,766	0	24,435,766
PC	14	229,955,300	0	229,955,300
PPV	12	183,995	0	183,995
<b>Totals</b>		<b>4,460,491,519</b>	<b>608,995,003</b>	<b>5,069,486,522</b>

**2018 CERTIFIED TOTALS**

Property Count: 49,516

GSP - aSan Patricio County  
ARB Approved Totals

10/4/2018

5:48:57PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	21,776		\$33,694,088	\$2,588,474,920
B	MULTIFAMILY RESIDENCE	302		\$24,446,360	\$166,833,319
C1	VACANT LOTS AND LAND TRACTS	6,568		\$0	\$160,704,866
D1	QUALIFIED AG LAND	4,843	378,939.9937	\$127,770	\$1,164,982,242
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	288		\$1,903,325	\$9,134,056
E	FARM OR RANCH IMPROVEMENT	2,657	15,319.2868	\$4,629,845	\$319,237,743
F1	COMMERCIAL REAL PROPERTY	1,618		\$10,179,154	\$454,729,193
F2	INDUSTRIAL REAL PROPERTY	193		\$1,886,890,860	\$6,452,900,379
G1	OIL AND GAS	2,930		\$0	\$21,932,960
G3	MINERALS, NON-PRODUCING	1		\$0	\$8,300
J2	GAS DISTRIBUTION SYSTEM	26		\$0	\$4,173,491
J3	ELECTRIC COMPANY (INCLUDING CO-OP	117		\$0	\$119,546,839
J4	TELEPHONE COMPANY (INCLUDING CO-	85		\$0	\$9,690,894
J5	RAILROAD	41		\$0	\$51,997,456
J6	PIPELAND COMPANY	520		\$63,419,390	\$231,534,660
J7	CABLE TELEVISION COMPANY	16		\$0	\$7,027,470
J8	OTHER TYPE OF UTILITY	52		\$19,603,070	\$25,820,606
J9	RAILROAD ROLLING STOCK	1		\$0	\$11,197,445
L1	COMMERCIAL PERSONAL PROPERTY	2,148		\$6,584,152	\$142,213,148
L2	INDUSTRIAL PERSONAL PROPERTY	549		\$75,264,680	\$515,428,350
M1	TANGIBLE OTHER PERSONAL, MOBILE H	960		\$2,967,212	\$25,761,635
O	RESIDENTIAL INVENTORY	494		\$1,701,580	\$12,136,934
S	SPECIAL INVENTORY TAX	29		\$0	\$13,846,123
X	TOTALLY EXEMPT PROPERTY	4,387		\$2,914,534	\$557,635,158
	<b>Totals</b>		394,259.2805	\$2,134,326,020	\$13,066,948,187

**2018 CERTIFIED TOTALS**

Property Count: 94

GSP - aSan Patricio County  
Under ARB Review Totals

10/4/2018

5:48:57PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	58		\$0	\$8,518,860
C1	VACANT LOTS AND LAND TRACTS	6		\$0	\$725,373
D1	QUALIFIED AG LAND	3	497.1800	\$0	\$2,689,914
E	FARM OR RANCH IMPROVEMENT	2	4.2210	\$0	\$302,420
F1	COMMERCIAL REAL PROPERTY	8		\$126,100	\$2,543,763
F2	INDUSTRIAL REAL PROPERTY	1		\$0	\$7,369,130
L1	COMMERCIAL PERSONAL PROPERTY	11		\$900	\$390,531
L2	INDUSTRIAL PERSONAL PROPERTY	4		\$0	\$4,244,350
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1		\$0	\$38,658
X	TOTALLY EXEMPT PROPERTY	1		\$20,867	\$76,975
	<b>Totals</b>		501.4010	\$147,867	\$26,899,974

**2018 CERTIFIED TOTALS**

Property Count: 49,610

GSP - aSan Patricio County  
Grand Totals

10/4/2018

5:48:57PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	21,834		\$33,694,088	\$2,596,993,780
B	MULTIFAMILY RESIDENCE	302		\$24,446,360	\$166,833,319
C1	VACANT LOTS AND LAND TRACTS	6,574		\$0	\$161,430,239
D1	QUALIFIED AG LAND	4,846	379,437.1737	\$127,770	\$1,167,672,156
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	288		\$1,903,325	\$9,134,056
E	FARM OR RANCH IMPROVEMENT	2,659	15,323.5078	\$4,629,845	\$319,540,163
F1	COMMERCIAL REAL PROPERTY	1,626		\$10,305,254	\$457,272,956
F2	INDUSTRIAL REAL PROPERTY	194		\$1,886,890,860	\$6,460,269,509
G1	OIL AND GAS	2,930		\$0	\$21,932,960
G3	MINERALS, NON-PRODUCING	1		\$0	\$8,300
J2	GAS DISTRIBUTION SYSTEM	26		\$0	\$4,173,491
J3	ELECTRIC COMPANY (INCLUDING CO-OP	117		\$0	\$119,546,839
J4	TELEPHONE COMPANY (INCLUDING CO-	85		\$0	\$9,690,894
J5	RAILROAD	41		\$0	\$51,997,456
J6	PIPELAND COMPANY	520		\$63,419,390	\$231,534,660
J7	CABLE TELEVISION COMPANY	16		\$0	\$7,027,470
J8	OTHER TYPE OF UTILITY	52		\$19,603,070	\$25,820,606
J9	RAILROAD ROLLING STOCK	1		\$0	\$11,197,445
L1	COMMERCIAL PERSONAL PROPERTY	2,159		\$6,585,052	\$142,603,679
L2	INDUSTRIAL PERSONAL PROPERTY	553		\$75,264,680	\$519,672,700
M1	TANGIBLE OTHER PERSONAL, MOBILE H	961		\$2,967,212	\$25,800,293
O	RESIDENTIAL INVENTORY	494		\$1,701,580	\$12,136,934
S	SPECIAL INVENTORY TAX	29		\$0	\$13,846,123
X	TOTALLY EXEMPT PROPERTY	4,388		\$2,935,401	\$557,712,133
	<b>Totals</b>		394,760.6815	\$2,134,473,887	\$13,093,848,161

**2018 CERTIFIED TOTALS**

Property Count: 49,516

GSP - aSan Patricio County  
ARB Approved Totals

10/4/2018

5:48:57PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	RP:SINGLE FAMILY RES	4		\$0	\$16,090
A1	REAL RES SINGLE FAMI	10		\$0	\$144,607
A2	REAL RES MANUFACTURED HOMES	20,352		\$31,970,324	\$2,526,935,684
B1	REAL RES MULTIFAMILY	1,498		\$1,723,764	\$61,394,629
B2		263		\$24,368,194	\$160,316,834
B2		42		\$78,166	\$6,516,485
C		1		\$0	\$74,666
C1	REAL VACANT PLATTED	6,129		\$0	\$114,868,820
C1C	REAL VACANT COMMERCIAL	406		\$0	\$30,811,365
C11	REAL VACANT INDUSTRIAL	32		\$0	\$14,950,015
D1	QUALIFIED OPEN SPACE	4,844	378,966.6587	\$127,770	\$1,165,101,017
D1F		1		\$0	\$22,781
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	288	1,013.7288	\$1,903,325	\$9,134,056
D3	NON-QUALIFYING (5 YEAR HOLD)	39		\$0	\$2,997,260
D3E	FARM LAND WITH IMPS	1		\$0	\$154,214
D4	UNDEVELOPED	25		\$0	\$982,389
E	LAND NON-Q AG & IMPS	100		\$0	\$2,059,930
E1	REAL FARM & RANCH IMPROVEMENTS	1,102		\$2,067,064	\$119,998,583
E2	REAL FARM & RANCH MANUFACTURED F	44		\$164,601	\$2,431,498
E3	RURAL VACANT LAND (NO CITY)	633		\$0	\$102,460,870
E3M	RURAL MANUFACTURED HOMES (NO CI	109		\$94,277	\$7,224,483
E3R	RURAL IMPROVEMENTS (NO CITY)	568		\$2,303,903	\$80,113,701
E4	NON QUALIFIED LAND W/PADS & TANKS	75		\$0	\$673,259
F1	RP: COMMERCIAL	1,618		\$10,179,154	\$454,729,193
F2	RP: INDUSTRIAL & MANF	193		\$1,886,890,860	\$6,452,900,379
G1	RP: OIL & GAS	2,930		\$0	\$21,932,960
G3A		1		\$0	\$8,300
J2	GAS COMPANIES	26		\$0	\$4,173,491
J3	ELECTRIC COMPANIES	116		\$0	\$119,503,909
J3A		1		\$0	\$42,930
J4	TELEPHONE COMPANIES	85		\$0	\$9,690,894
J5	RAILROADS	40		\$0	\$51,653,086
J5A		1		\$0	\$344,370
J6	PIPELINES	504		\$63,419,390	\$224,821,630
J6A		16		\$0	\$6,713,030
J7	CABLE COMPANIES	16		\$0	\$7,027,470
J8	OTHER	50		\$19,603,070	\$25,756,476
J8A		1		\$0	\$29,130
J8B		1		\$0	\$35,000
J9	ROLLING STOCK	1		\$0	\$11,197,445
L1	PP: COMMERCIAL	2,147		\$6,584,152	\$142,192,726
L1T		1		\$0	\$4,332
L2	PP: INDUSTRIAL & MANF	2		\$0	\$158,000
L2A		8		\$17,775,250	\$20,750,310
L2C		70		\$14,436,940	\$110,867,650
L2D		2		\$0	\$680,200
L2G		135		\$37,262,510	\$284,528,960
L2H	BUS PERS-VEHICLES IN	59		\$140,740	\$5,942,310
L2I		7		\$383,000	\$702,700
L2J		68		\$0	\$24,594,370
L2L		1		\$10,420	\$10,420
L2M		58		\$45,010	\$31,608,210
L2O		7		\$0	\$12,020
L2P		66		\$376,610	\$3,935,070
L2Q		51		\$82,050	\$5,441,070
L2R		9		\$4,752,150	\$25,641,040
L2S		1		\$0	\$293,130
L2T	Conversion	5		\$0	\$262,890
M1	PP: MOBILE HOMES	960		\$2,967,212	\$25,761,635
O	REAL EST INV	494		\$1,701,580	\$12,136,934
S	SPECIAL INVENTORY	29		\$0	\$13,846,123
X	EXEMPT PROPERTY	4,387		\$2,914,534	\$557,635,158
	<b>Totals</b>		<b>379,980.3875</b>	<b>\$2,134,326,020</b>	<b>\$13,066,948,187</b>

**2018 CERTIFIED TOTALS**

Property Count: 94

GSP - aSan Patricio County  
Under ARB Review Totals

10/4/2018

5:48:57PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL RES SINGLE FAMI	58		\$0	\$8,513,727
A2	REAL RES MANUFACTURED HOMES	1		\$0	\$5,133
C1	REAL VACANT PLATTED	3		\$0	\$146,398
C1C	REAL VACANT COMMERCIAL	3		\$0	\$578,975
D1	QUALIFIED OPEN SPACE	3	497.1800	\$0	\$2,689,914
E1	REAL FARM & RANCH IMPROVEMENTS	1		\$0	\$196,633
E3R	RURAL IMPROVEMENTS (NO CITY)	1		\$0	\$105,787
F1	RP: COMMERCIAL	8		\$126,100	\$2,543,763
F2	RP: INDUSTRIAL & MANF	1		\$0	\$7,369,130
L1	PP: COMMERCIAL	11		\$900	\$390,531
L2A		1		\$0	\$22,610
L2C		1		\$0	\$4,160,410
L2G		1		\$0	\$4,270
L2J		1		\$0	\$57,060
M1	PP: MOBILE HOMES	1		\$0	\$38,658
X	EXEMPT PROPERTY	1		\$20,867	\$76,975
	<b>Totals</b>		497.1800	\$147,867	\$26,899,974



**2018 CERTIFIED TOTALS**

Property Count: 49,610

GSP - aSan Patricio County  
Grand Totals

10/4/2018

5:48:57PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	RP:SINGLE FAMILY RES	4		\$0	\$16,090
A1	REAL RES SINGLE FAMI	10		\$0	\$144,607
A2	REAL RES MANUFACTURED HOMES	20,410		\$31,970,324	\$2,535,449,411
B1	REAL RES MULTIFAMILY	1,499		\$1,723,764	\$61,399,762
B2		263		\$24,368,194	\$160,316,834
B2		42		\$78,166	\$6,516,485
C		1		\$0	\$74,666
C1	REAL VACANT PLATTED	6,132		\$0	\$115,015,218
C1C	REAL VACANT COMMERCIAL	409		\$0	\$31,390,340
C11	REAL VACANT INDUSTRIAL	32		\$0	\$14,950,015
D1	QUALIFIED OPEN SPACE	4,847	379,463.8387	\$127,770	\$1,167,790,931
D1F		1		\$0	\$22,781
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	288	1,013.7288	\$1,903,325	\$9,134,056
D3	NON-QUALIFYING (5 YEAR HOLD)	39		\$0	\$2,997,260
D3E	FARM LAND WITH IMPS	1		\$0	\$154,214
D4	UNDEVELOPED	25		\$0	\$982,389
E	LAND NON-Q AG & IMPS	100		\$0	\$2,059,930
E1	REAL FARM & RANCH IMPROVEMENTS	1,103		\$2,067,064	\$120,195,216
E2	REAL FARM & RANCH MANUFACTURED F	44		\$164,601	\$2,431,498
E3	RURAL VACANT LAND (NO CITY)	633		\$0	\$102,460,870
E3M	RURAL MANUFACTURED HOMES (NO CI	109		\$94,277	\$7,224,483
E3R	RURAL IMPROVEMENTS (NO CITY)	569		\$2,303,903	\$80,219,488
E4	NON QUALIFIED LAND W/PADS & TANKS	75		\$0	\$673,259
F1	RP: COMMERCIAL	1,626		\$10,305,254	\$457,272,956
F2	RP: INDUSTRIAL & MANF	194		\$1,886,890,860	\$6,460,269,509
G1	RP: OIL & GAS	2,930		\$0	\$21,932,960
G3A		1		\$0	\$8,300
J2	GAS COMPANIES	26		\$0	\$4,173,491
J3	ELECTRIC COMPANIES	116		\$0	\$119,503,909
J3A		1		\$0	\$42,930
J4	TELEPHONE COMPANIES	85		\$0	\$9,690,894
J5	RAILROADS	40		\$0	\$51,653,086
J5A		1		\$0	\$344,370
J6	PIPELINES	504		\$63,419,390	\$224,821,630
J6A		16		\$0	\$6,713,030
J7	CABLE COMPANIES	16		\$0	\$7,027,470
J8	OTHER	50		\$19,603,070	\$25,756,476
J8A		1		\$0	\$29,130
J8B		1		\$0	\$35,000
J9	ROLLING STOCK	1		\$0	\$11,197,445
L1	PP: COMMERCIAL	2,158		\$6,585,052	\$142,583,257
L1T		1		\$0	\$4,332
L2	PP: INDUSTRIAL & MANF	2		\$0	\$158,000
L2A		9		\$17,775,250	\$20,772,920
L2C		71		\$14,436,940	\$115,028,060
L2D		2		\$0	\$680,200
L2G		136		\$37,262,510	\$284,533,230
L2H	BUS PERS-VEHICLES IN	59		\$140,740	\$5,942,310
L2I		7		\$383,000	\$702,700
L2J		69		\$0	\$24,651,430
L2L		1		\$10,420	\$10,420
L2M		58		\$45,010	\$31,608,210
L2O		7		\$0	\$12,020
L2P		66		\$376,610	\$3,935,070
L2Q		51		\$82,050	\$5,441,070
L2R		9		\$4,752,150	\$25,641,040
L2S		1		\$0	\$293,130
L2T	Conversion	5		\$0	\$262,890
M1	PP: MOBILE HOMES	961		\$2,967,212	\$25,800,293
O	REAL EST INV	494		\$1,701,580	\$12,136,934
S	SPECIAL INVENTORY	29		\$0	\$13,846,123
X	EXEMPT PROPERTY	4,388		\$2,935,401	\$557,712,133
	<b>Totals</b>		<b>380,477.5675</b>	<b>\$2,134,473,887</b>	<b>\$13,093,848,161</b>

**2018 CERTIFIED TOTALS**

Property Count: 49,610

GSP - aSan Patricio County  
Effective Rate Assumption

10/4/2018

5:48:57PM

**New Value**

<b>TOTAL NEW VALUE MARKET:</b>	<b>\$2,134,473,887</b>
<b>TOTAL NEW VALUE TAXABLE:</b>	<b>\$351,752,121</b>

**New Exemptions**

Exemption	Description	Count		
EX	Exempt	4	2017 Market Value	\$76,073
EX-XD	11.181 Improving property for housing with vol	2	2017 Market Value	\$133,242
EX-XN	11.252 Motor vehicles leased for personal use	8	2017 Market Value	\$19,200
EX-XQ	11.29 Intracoastal waterway dredge disposal s	1	2017 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	12	2017 Market Value	\$5,674,461
EX366	HB366 Exempt	1,411	2017 Market Value	\$1,614,084
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$7,517,060</b>

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	6	\$43,090
DV3	Disabled Veterans 50% - 69%	11	\$109,472
DV4	Disabled Veterans 70% - 100%	32	\$341,848
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	7	\$881,880
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$76,509
HS	Homestead	297	\$1,367,920
OV65	Over 65	148	\$7,731,014
OV65S	OV65 Surviving Spouse	10	\$480,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>515</b>	<b>\$11,053,733</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$18,570,793</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			

<b>TOTAL EXEMPTIONS VALUE LOSS</b>	<b>\$18,570,793</b>
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**New Ag / Timber Exemptions**

2017 Market Value	\$1,006,318	Count: 24
2018 Ag/Timber Use	\$14,045	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$992,273</b>	

**New Annexations****New Deannexations**

**2018 CERTIFIED TOTALS**

GSP - aSan Patricio County  
**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,331	\$140,685	\$9,054	\$131,631

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12,496	\$139,095	\$8,706	\$130,389

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
94	\$26,899,974.00	\$22,260,900