



2017 Annual Report

Uvalde County Appraisal District

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UVALDE, TEXAS 78801

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Chief Appraiser Message

The Uvalde County Appraisal District (UCAD) presents the Annual Report for the 2017 Appraisal Year. This Annual Report is designed to comply with of International Association of Assessing Office (IAAO) Standard of Public Relations, Section 6.5.1. The Annual Report consist of UCAD information presented in a summarized and visual format.

UCAD is dedicated to improving appraisal performance and ensuring compliance with all IAAO standards. “IAAO is the internationally recognized leader and preeminent source for innovation, education, and research in property appraisal assessment, administration, and property tax policy.” <http://www.iaoo.org>

UCAD is committed to providing property owners and entities of Uvalde County with accurate, fair and equitable appraisal.

This report should provide the public with insight on UCAD activities.

Sincerely,



Roberto Valdez

Chief Appraiser

Board of Directors

The local property tax system follows the principle of checks and balances. An appraisal district board of directors hires the chief appraiser, sets the budget and appoints the appraisal review board members. The directors have no authority to set values or appraisal methods. The chief appraiser carries out the appraisal district's legal duties, hires the staff, makes the appraisals, collects taxes and operates the appraisal office.

The Board of Directors consist of five members appointed or elected by the eligible taxing units in Uvalde County according to Texas Property Tax Code Section 6.03.

The board members are:

William Blaine Bennett, Chairperson

Sergio Porras, Vice Chairperson

Hector R. Luevano Secretary

Javier Flores

John Harrell

Uvalde County Appraisal District Staff

The Appraisal District appraises for all taxing units within its jurisdictions and collects taxes for ten (10) taxing units. Below is a summary of staff members:

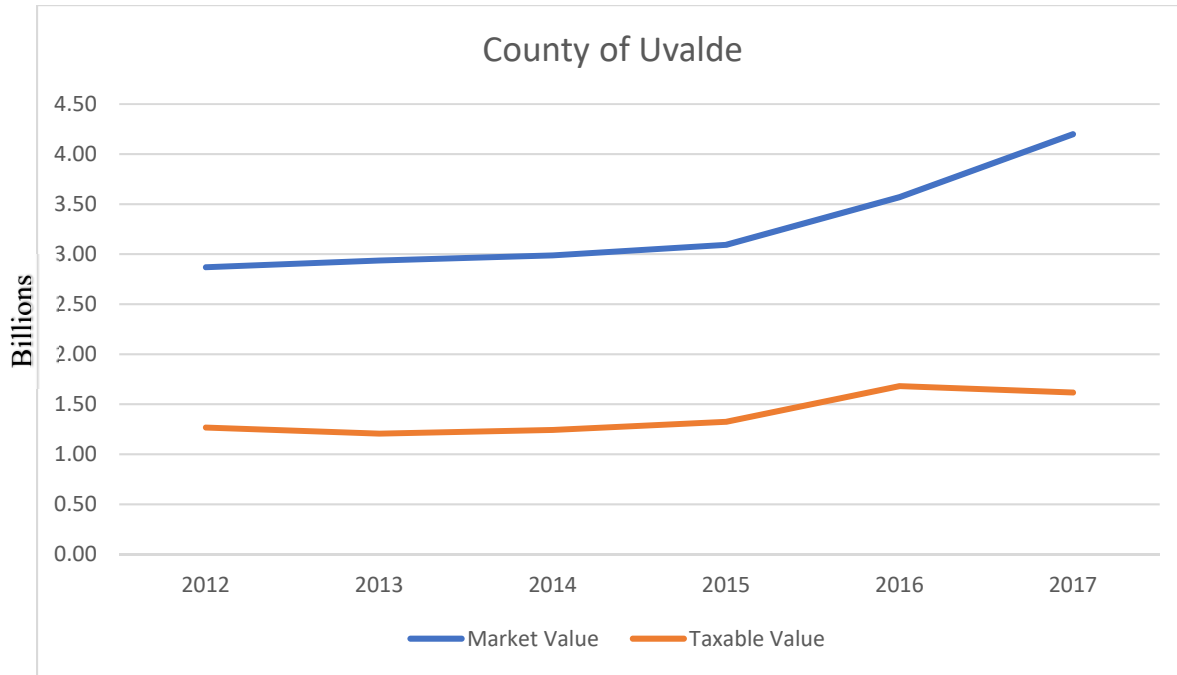
| | |
|----------------|---|
| Administration | 3 |
| Appraisal | 4 |
| Support | 2 |
| Tax Collection | 3 |

Entities Served and Certified Values

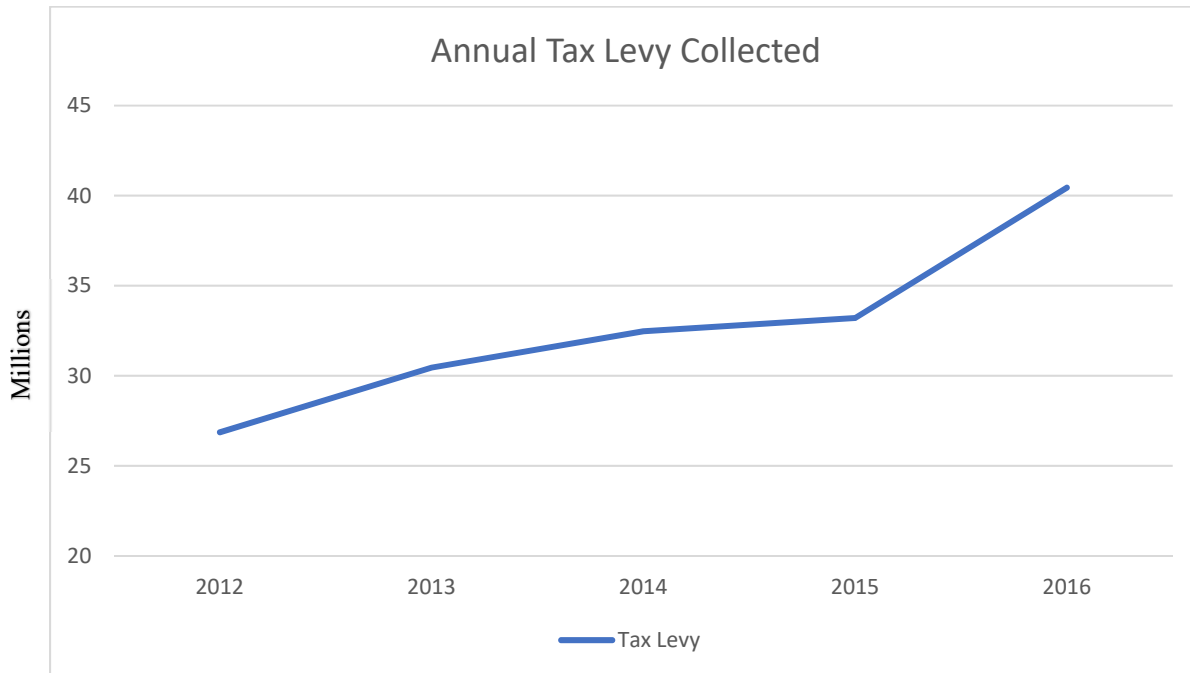
| Entity | # of Account | Certified Market Value | Certified Taxable Value |
|----------------------------|--------------|------------------------|--|
| Uvalde County | 23,824 | 4,009,937,097 | 1,716,499,926 |
| Uvalde Co Rd/ Fld | 23,823 | 4,002,750,804 | 1,700,005,363 |
| City of Uvalde | 8,132 | 738,977,544 | 640,157,486 |
| City of Sabinal | 1,254 | 51,956,045 | 43,015,034 |
| Uvalde CISD | 15,103 | 2,369,130,310 | M & O 1,017,378,747 I & S 1,168,013,347 |
| Knippa ISD | 1,109 | 281,951,488 | M & O 80,794,580 I & S 138,385,580 |
| Sabinal ISD | 4,677 | 790,645,883 | 317,384,721 |
| Utopia ISD | 1,335 | 284,473,612 | 79,259,022 |
| Nueces Canyon CISD | 1,297 | 219,744,634 | 62,496,314 |
| Leakey ISD | 313 | 56,804,877 | 21,558,321 |
| SWTJC | 23,823 | 4,002,750,804 | 1,928,218,623 |
| Uvalde Co UWCD | 23,823 | 4,002,750,804 | 1,862,168,553 |
| Utopia/Vanderpool ESD#1 | 1,330 | 286,037,726 | 85,018,048 |

Table above is per Certified Totals dated 07/25/2017

Market vs Taxable Value Trends

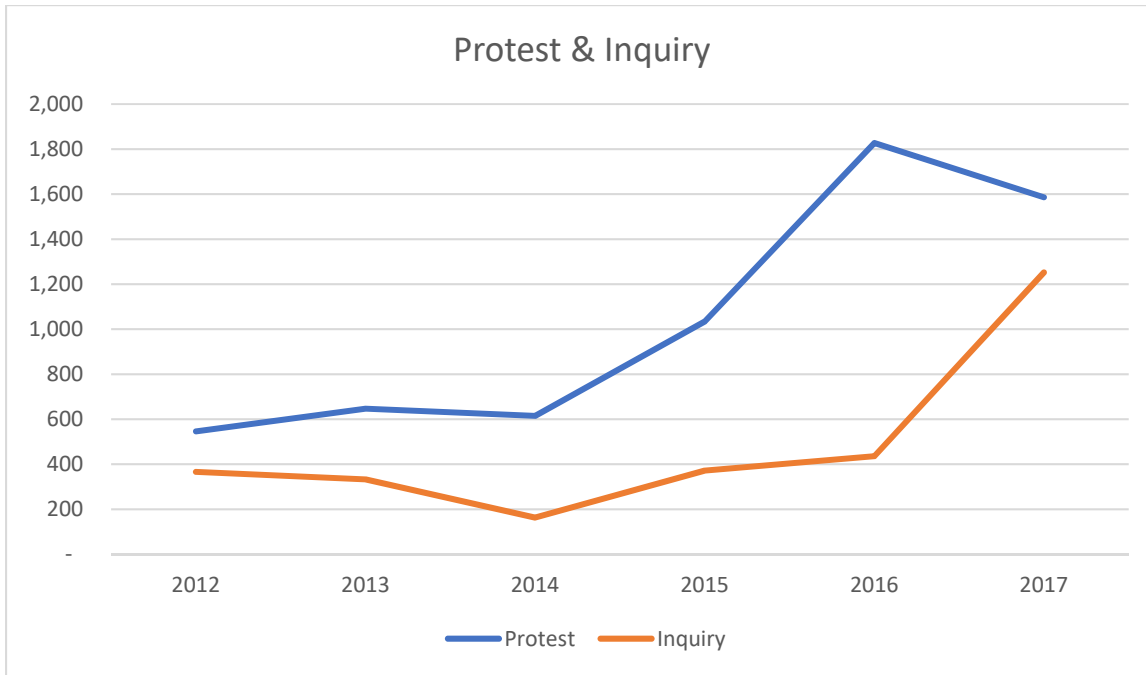


Tax Levy Collected Trends



Annual tax levy totals above are for current and delinquent tax years.

Protest & Inquiry Trends



| 2017 Protest Summary | |
|-----------------------------|-----|
| ARB Orders | 62 |
| Settlement & Waiver | 766 |
| Withdrawal | 496 |
| Failed to appear | 203 |

Property Types

UVALDE County

As of Certification

2017 CERTIFIED TOTALS GU - COUNTY OF UVALDE

Property Count: 23,824

ARB Approved Totals

07/25/2017

8:37:55AM

State Category Breakdown

| State Code | Description | Count | New Value | Market Value |
|------------|--------------------------------------|-------|--------------|-----------------|
| A | SINGLE FAMILY RESIDENCE | 8,632 | \$16,218,974 | \$786,785,464 |
| B | MULTIFAMILY RESIDENCE | 79 | \$221,376 | \$21,802,032 |
| C1 | VACANT LOTS AND LAND TRACTS | 3,466 | \$0 | \$83,323,752 |
| D1 | QUALIFIED OPEN-SPACE LAND | 5,607 | \$0 | \$2,022,011,652 |
| D2 | IMPROVEMENTS ON QUALIFIED OPEN SP | 278 | \$32,903 | \$12,263,556 |
| E | RURAL LAND, NON- QUALIFIED OPEN SP | 2,641 | \$1,301,023 | \$267,548,931 |
| F1 | COMMERCIAL REAL PROPERTY | 1,000 | \$1,401,033 | \$189,309,917 |
| F2 | INDUSTRIAL AND MANUFACTURING REA | 10 | \$0 | \$1,905,537 |
| J3 | ELECTRIC COMPANY (INCLUDING CO-OP | 35 | \$0 | \$56,531,050 |
| J4 | TELEPHONE COMPANY (INCLUDING CO- | 23 | \$0 | \$9,447,562 |
| J5 | RAILROAD | 16 | \$0 | \$35,027,950 |
| J6 | PIPELAND COMPANY | 11 | \$0 | \$890,126 |
| J7 | CABLE TELEVISION COMPANY | 4 | \$0 | \$3,609,640 |
| J9 | RAILROAD ROLLING STOCK | 1 | \$0 | \$7,186,293 |
| L1 | COMMERCIAL PERSONAL PROPERTY | 1,339 | \$67,619 | \$104,675,557 |
| L2 | INDUSTRIAL AND MANUFACTURING PERS | 180 | \$0 | \$290,079,429 |
| M1 | TANGIBLE OTHER PERSONAL, MOBILE H | 1,082 | \$1,028,246 | \$18,436,127 |
| O | RESIDENTIAL INVENTORY | 66 | \$0 | \$847,383 |
| S | SPECIAL INVENTORY TAX | 16 | \$0 | \$3,166,390 |
| X | TOTALLY EXEMPT PROPERTY | 740 | \$6,289,836 | \$95,088,749 |
| | Totals | | \$26,561,010 | \$4,009,937,097 |

Exemption Breakdown

| County of Uvalde Exemption Breakdown | | | | |
|---|-------|-------------|------------|-------------|
| Exemption | Count | Local | State | Total |
| AB | 2 | 162,163,190 | 0 | 162,163,190 |
| CH | 15 | 13,581,757 | 0 | 13,581,757 |
| CHODO | 4 | 5,371,554 | 0 | 5,371,554 |
| DP | 264 | 0 | 0 | 0 |
| DPS | 1 | 0 | 0 | 0 |
| DV1 | 71 | 0 | 541,800 | 541,800 |
| DV1S | 3 | 0 | 15,000 | 15,000 |
| DV2 | 39 | 0 | 338,975 | 338,975 |
| DV3 | 35 | 0 | 346,000 | 346,000 |
| DV4 | 107 | 0 | 926,458 | 926,458 |
| DV4S | 4 | 0 | 48,000 | 48,000 |
| DVHS | 70 | 0 | 6,930,201 | 6,930,201 |
| DVHSS | 4 | 0 | 544,602 | 544,602 |
| EX | 3 | 0 | 193,319 | 193,319 |
| EX-XG | 2 | 0 | 3,000 | 3,000 |
| EX-XI | 1 | 0 | 0 | 0 |
| EX-XN | 14 | 0 | 1,961,245 | 1,961,245 |
| EX-XR | 2 | 0 | 182,642 | 182,642 |
| EX-XV | 673 | 0 | 73,788,767 | 73,788,767 |
| EX366 | 28 | 0 | 6,465 | 6,465 |
| HS | 5461 | 0 | 0 | 0 |
| LVE | 1 | 0 | 0 | 0 |
| OV65 | 2326 | 64,156,211 | 0 | 64,156,211 |
| OV65S | 5 | 139,879 | 0 | 139,879 |
| PC | 1 | 35,307 | 0 | 35,307 |
| | | 245,447,898 | 85,826,474 | 331,274,372 |

Table above is per Certified Totals dated 07/25/2017