



2019 Annual Report

Uvalde County Appraisal District

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Chief Appraiser Message

The Uvalde County Appraisal District (UCAD) presents the Annual Report for the 2019 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

Javier Flores, Vice Chairperson

Hector R. Luevano Secretary

J Allen Carnes

Tony Moreno

Uvalde County Appraisal District Staff

The Appraisal District appraises for all thirteen (13) taxing units within its jurisdictions and collects taxes for ten (10) taxing units. Below is a summary of staff members:

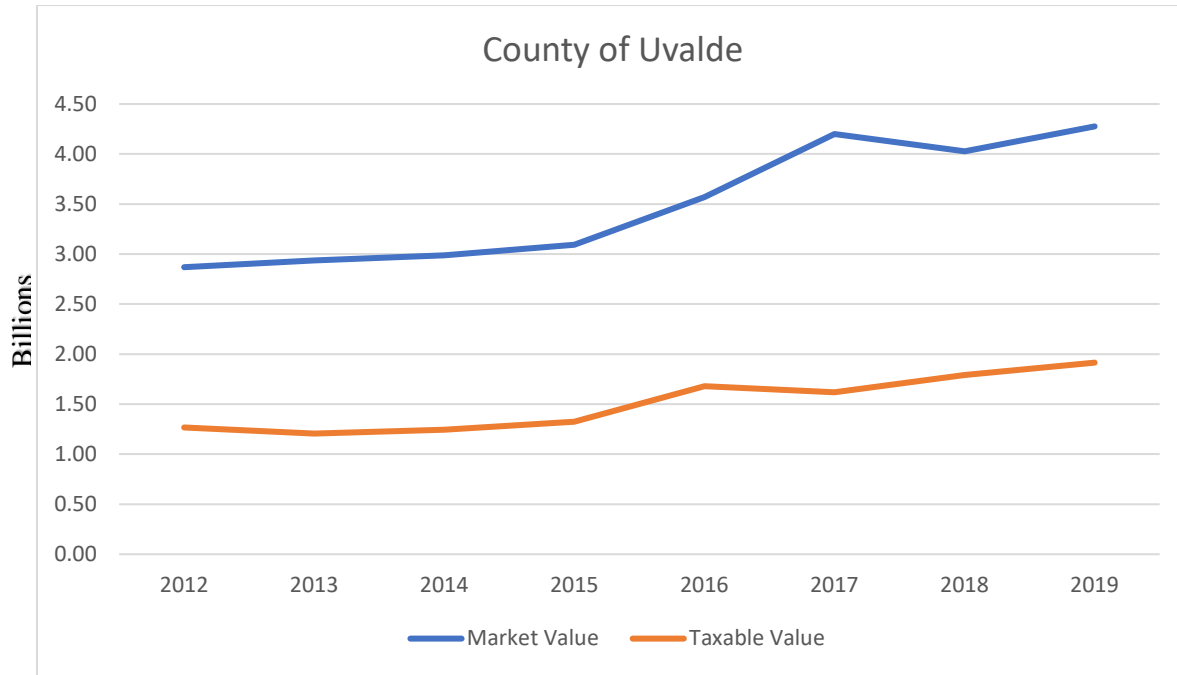
Administration	3
Appraisal	5
Support	2
Tax Collection	3

Entities Served and Certified Values

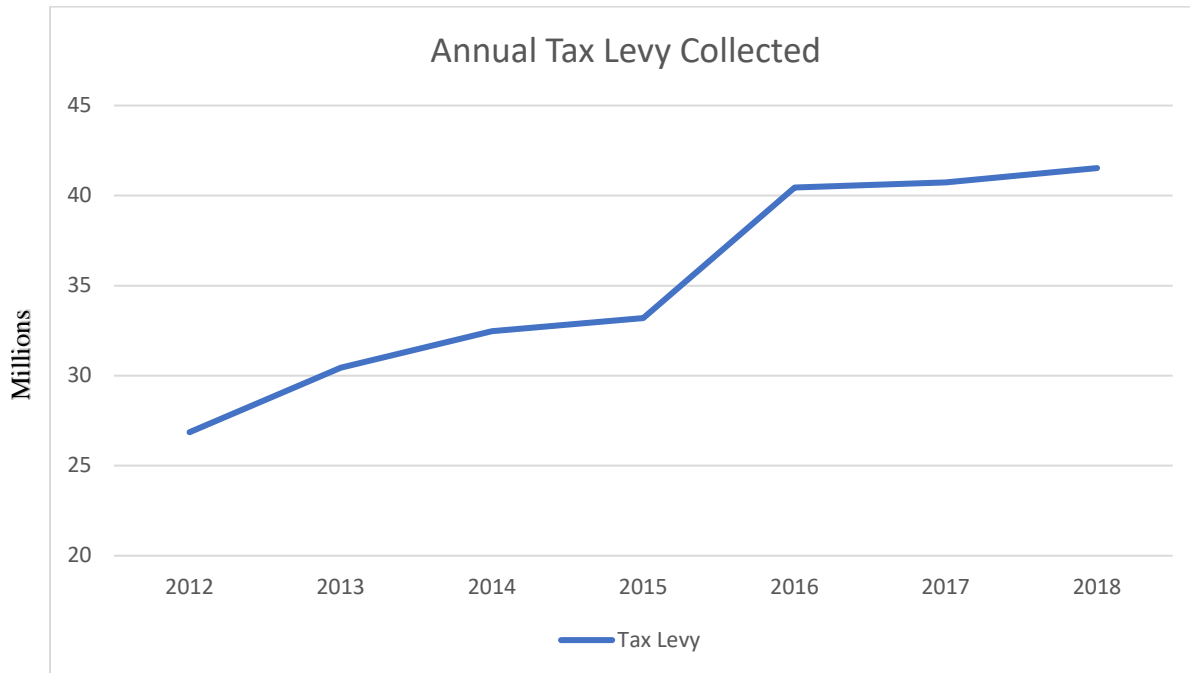
Entity	# of Account	Certified Market Value	Certified Taxable Value
Uvalde County	24,201	4,276,170,615	1,915,430,321
Uvalde Co Rd/ Fld	24,200	4,268,533,211	1,899,218,498
City of Uvalde	8,151	809,915,408	713,860,796
City of Sabinal	1,241	58,922,373	47,919,437
Uvalde CISD	15,221	2,416,490,391	M & O 1,138,943,908 I &S 1,216,871,988
Knippa ISD	1,112	262,711,754	M & O 87,485,227 I &S 114,557,147
Sabinal ISD	4,852	969,247,424	404,650,483
Utopia ISD	1,372	304,557,587	88,670,396
Nueces Canyon CISD	1,338	235,881,105	57,387,674
Leakey ISD	305	79,644,950	32,930,689
SWTJC	24,200	4,268,533,211	2,055,396,668
Uvalde Co UWCD	24,200	4,268,533,211	1,986,718,498
Utopia/Vanderpool ESD#1	1,376	306,422,090	94,714,896

Table above is per Certified Totals dated 07/24/2019

Market vs Taxable Value Trends

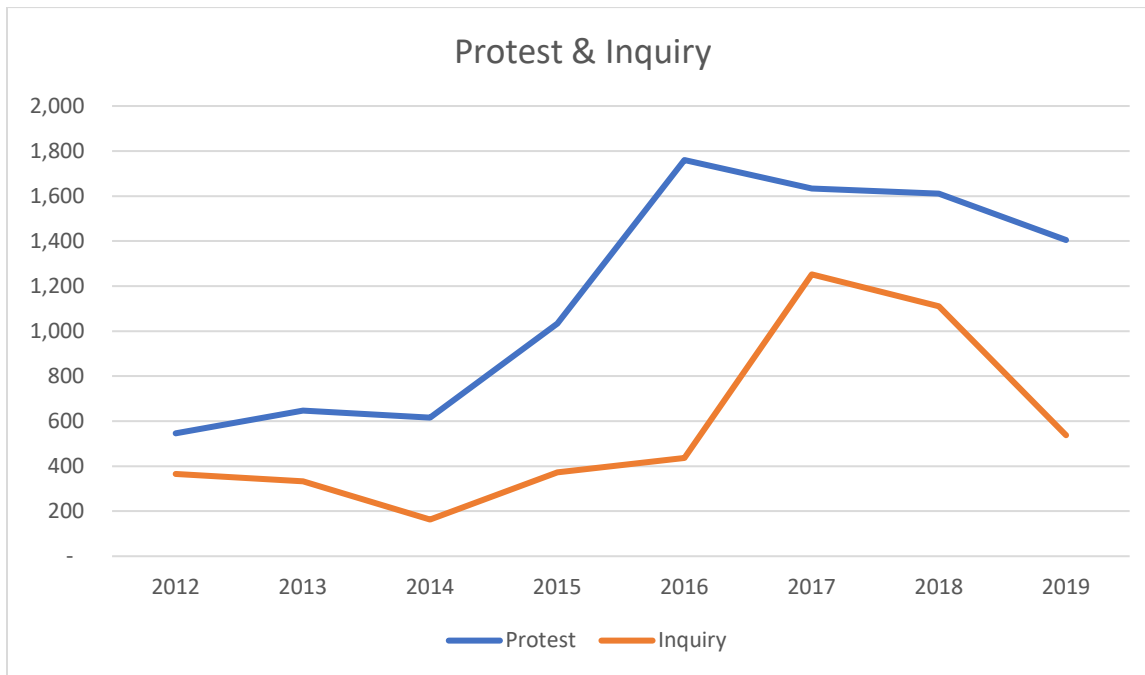


Tax Levy Collected Trends



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

Protest & Inquiry Trends



Protest Summary			
	2017 Year	2018 Year	2019 Year
ARB Orders	62	32	27
Settlement & Waiver	766	631	851
Withdrawal	496	190	235
Failed to appear	203	52	142

Property Types

UVALDE County **2019 CERTIFIED TOTALS** As of Certification
 GU - COUNTY OF UVALDE
 Property Count: 24,201 ARB Approved Totals 7/24/2019 11:00:45AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8,818		\$10,583,067	\$857,992,934	\$758,072,591
B	MULTIFAMILY RESIDENCE	103		\$79,379	\$33,868,632	\$33,826,819
C1	VACANT LOTS AND LAND TRACTS	3,138		\$0	\$82,746,867	\$82,618,660
D1	QUALIFIED OPEN-SPACE LAND	5,668	922,193.1471	\$0	\$2,143,634,489	\$107,611,859
D2	IMPROVEMENTS ON QUALIFIED OP	259		\$51,501	\$9,909,867	\$9,871,240
E	RURAL LAND, NON QUALIFIED OPE	2,742	19,399.1858	\$5,673,224	\$291,946,067	\$273,574,880
F1	COMMERCIAL REAL PROPERTY	1,195		\$11,731,020	\$287,707,115	\$287,456,691
F2	INDUSTRIAL AND MANUFACTURIN	9		\$0	\$1,998,437	\$1,998,437
J3	ELECTRIC COMPANY (INCLUDING C	40		\$0	\$85,105,452	\$85,105,452
J4	TELEPHONE COMPANY (INCLUDI	39		\$870	\$12,052,309	\$12,052,309
J5	RAILROAD	16		\$0	\$38,685,790	\$38,685,790
J6	PIPELAND COMPANY	12		\$1,230	\$1,313,450	\$1,313,450
J7	CABLE TELEVISION COMPANY	3		\$0	\$3,662,910	\$3,662,910
J9	RAILROAD ROLLING STOCK	1		\$0	\$7,637,404	\$7,637,404
L1	COMMERCIAL PERSONAL PROPE	1,450		\$0	\$100,303,927	\$100,298,927
L2	INDUSTRIAL AND MANUFACTURIN	162		\$73,430	\$176,910,410	\$89,410,410
M1	TANGIBLE OTHER PERSONAL, MOB	1,090		\$939,454	\$18,817,997	\$16,682,098
O	RESIDENTIAL INVENTORY	144		\$0	\$1,570,874	\$1,570,874
S	SPECIAL INVENTORY TAX	16		\$0	\$3,979,520	\$3,979,520
X	TOTALLY EXEMPT PROPERTY	778		\$2,612,099	\$116,326,164	\$0
Totals		941,592.3329		\$31,745,274	\$4,276,170,615	\$1,915,430,321

Exemption Breakdown

UVALDE County	2019 CERTIFIED TOTALS	As of Certification
Property Count: 24,201	GU - COUNTY OF UVALDE ARB Approved Totals	7/24/2019 11:00:45AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	87,500,000	0	87,500,000
CH	15	14,447,771	0	14,447,771
CHODO	2	1,836,000	0	1,836,000
DP	223	0	0	0
DPS	5	0	0	0
DV1	62	0	496,800	496,800
DV1S	2	0	10,000	10,000
DV2	37	0	305,975	305,975
DV3	37	0	368,000	368,000
DV4	114	0	968,131	968,131
DV4S	4	0	48,000	48,000
DVHS	91	0	10,420,398	10,420,398
DVHSS	4	0	613,753	613,753
EX-XG	1	0	3,000	3,000
EX-XN	14	0	2,570,610	2,570,610
EX-XR	2	0	200,660	200,660
EX-XV	688	0	97,252,676	97,252,676
EX366	56	0	15,447	15,447
HS	5,339	0	0	0
OV65	2,431	67,703,356	0	67,703,356
OV65S	5	133,926	0	133,926
PC	1	35,307	0	35,307
Totals		171,656,360	113,273,450	284,929,810