



2020 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 2020 Appraisal Year. The Annual Report is designed to comply with the International Association of Assessing Office (IAAO) Standard of Public Relations, Section 6.5.1, Local Annual Reports. The Annual Report consists of UCAD's 2020 appraisal activities 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.iaao.org>

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

Sincerely,



Roberto Valdez
Chief Appraiser

Board of Directors

An appraisal district is a political subdivision of the state of Texas that is governed by a board of directors. The Uvalde County Appraisal District (UCAD) is responsible for appraising taxable property within the boundaries of Uvalde County for ad valorem tax purposes for each taxing entity that imposes property taxes. The board of directors consists 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:

Javier Flores, Chairperson
J Allen Carnes, Vice Chairperson
Tony Moreno, Secretary
John Thomas Buchanan
Howard Bruce Kingsbery

The UCAD board of directors hires the chief appraiser, adopts the budget and appoints the appraisal review board members. The directors have no authority over market values, assessed values, taxable 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.

Uvalde County Appraisal District Staff

UCAD's budget currently funds a total of fourteen (14) employees. The staff consist of nine (9) appraisal operation employees and five (5) tax collection operation employees. Below is a summary of staff members:

Administration	3	Appraisal	5
Support	2	Tax Collection	4

Taxing Entities Served, 2020 Certified Values and 2019 Tax Levy

UCAD appraises for all thirteen (13) taxing entities and collects taxes for ten (10) taxing entities within the boundaries of Uvalde County. The following chart identifies the entity, number of accounts, latest certified values and last year's tax levy set for collections.

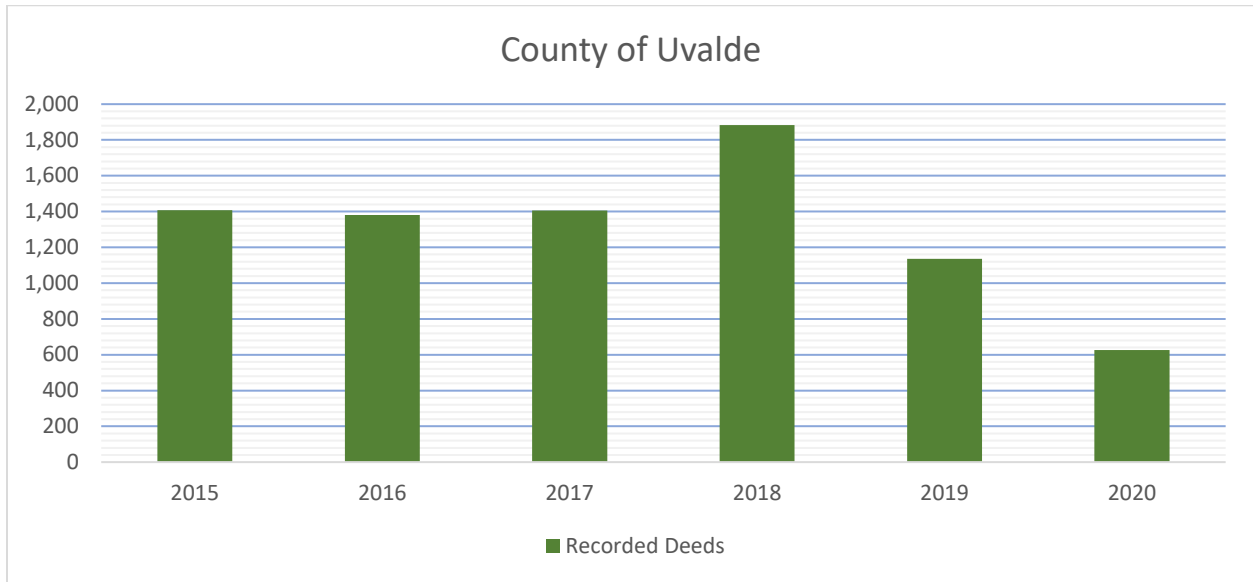
Entity	# of Account	2020 Certified Market Value	2020 Certified Taxable Value	2019 Tax Levy
Uvalde County*	24,372	4,343,336,125	1,980,907,417	11,448,130
Uvalde Road & Flood*	24,371	4,335,631,702	1,965,038,183	2,480,255
City of Uvalde*	8,168	841,195,729	739,623,382	4,754,321
City of Sabinal*	1,248	60,755,528	49,704,486	293,227
Knippa ISD*	1,125	259,,197,184	M&O 90,060,276 I&S 109,124,656	1,077,341
Leakey ISD	311	83,251,116	30,727,297	N/A
Nueces Canyon CISD	1,332	244.111.863	58.436.013	N/A
Sabinal ISD*	4,890	995.671.983	392.204.671	3,996,451
Uvalde CISD*	15,322	2,447,837,749	M&O 1,181,221,816 I&S 1,240,157,436	14,871,732
Utopia ISD	1,391	305,561,807	90,843,551	N/A
Uvalde County Underground Water Conservation Dist.*	24,371	4.335,631.702	2,033,468,888	252,630
Southwest Texas Junior College*	24,371	4,335,631,702	2,102,496,495	3,197,202
Utopia/ Vanderpool Emergency Service Dist. #1*	1,396	307,427,810	96,791,273	94,413
Total Tax Levy				42,465,702

Above Certified Totals as of July 23rd, 2020 and Tax Levy as of October, 2019

* UCAD performs the tax assessment and collection functions for Entities pursuant to Interlocal Agreement

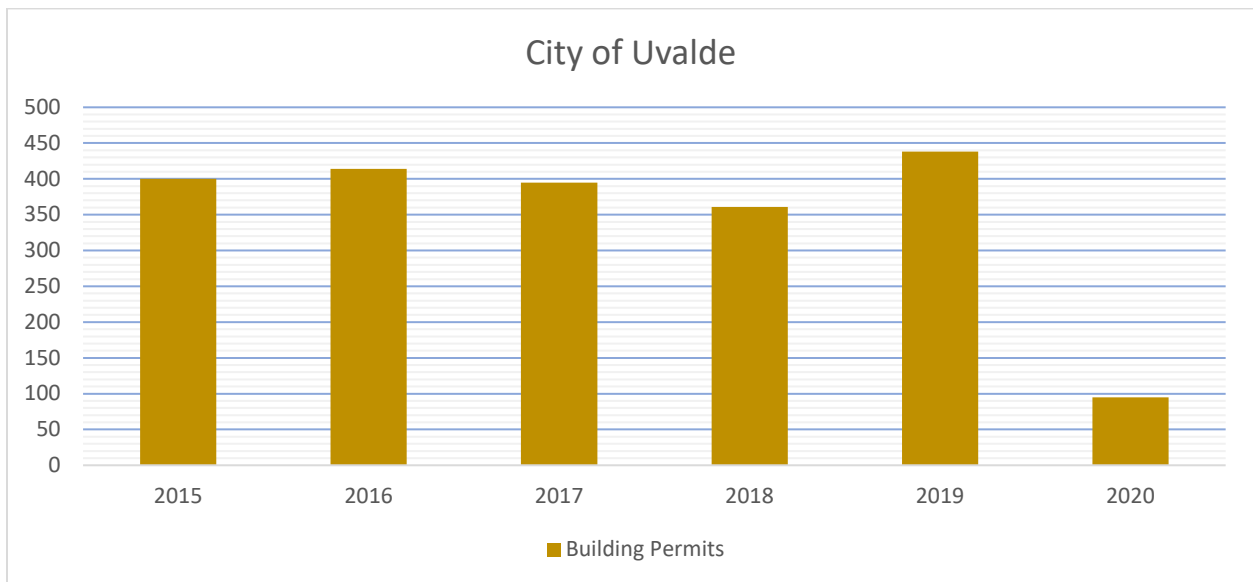
Recorded Deed Transfer Trends

The following illustrates the County's annual recorded deed transfers.



City of Uvalde Building Permit Trends

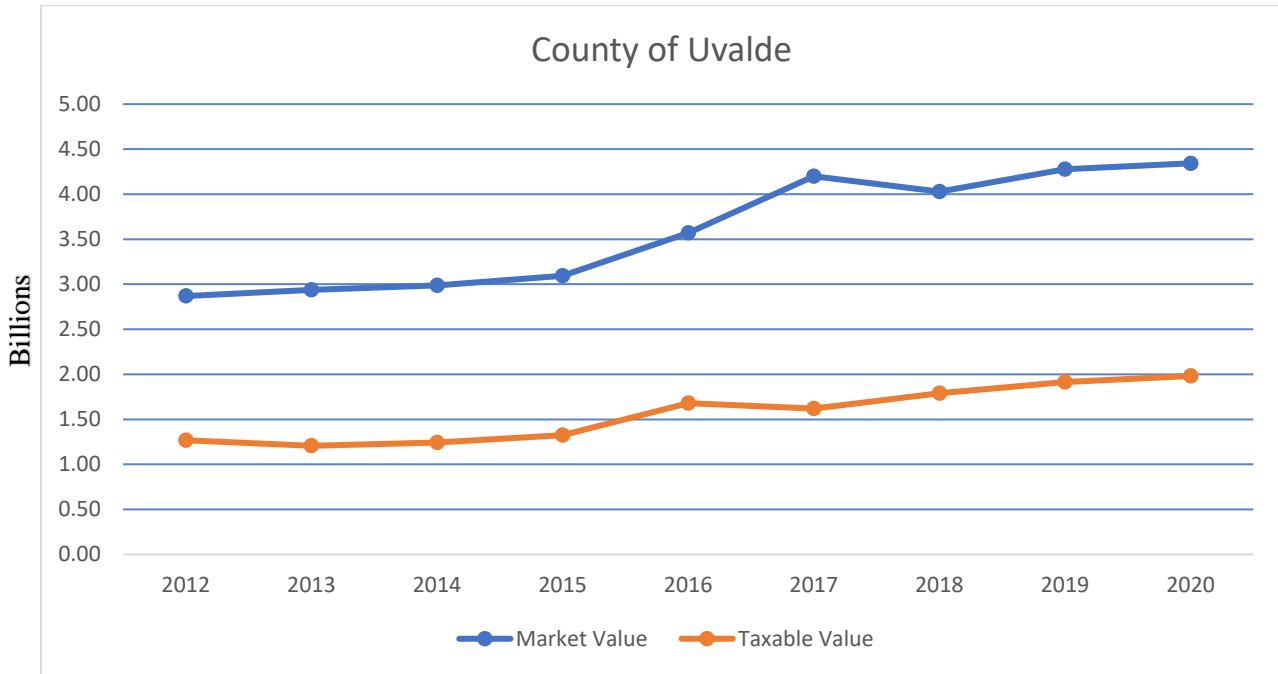
The following illustrates the City of Uvalde's annual building permits.



2020 is year in progress

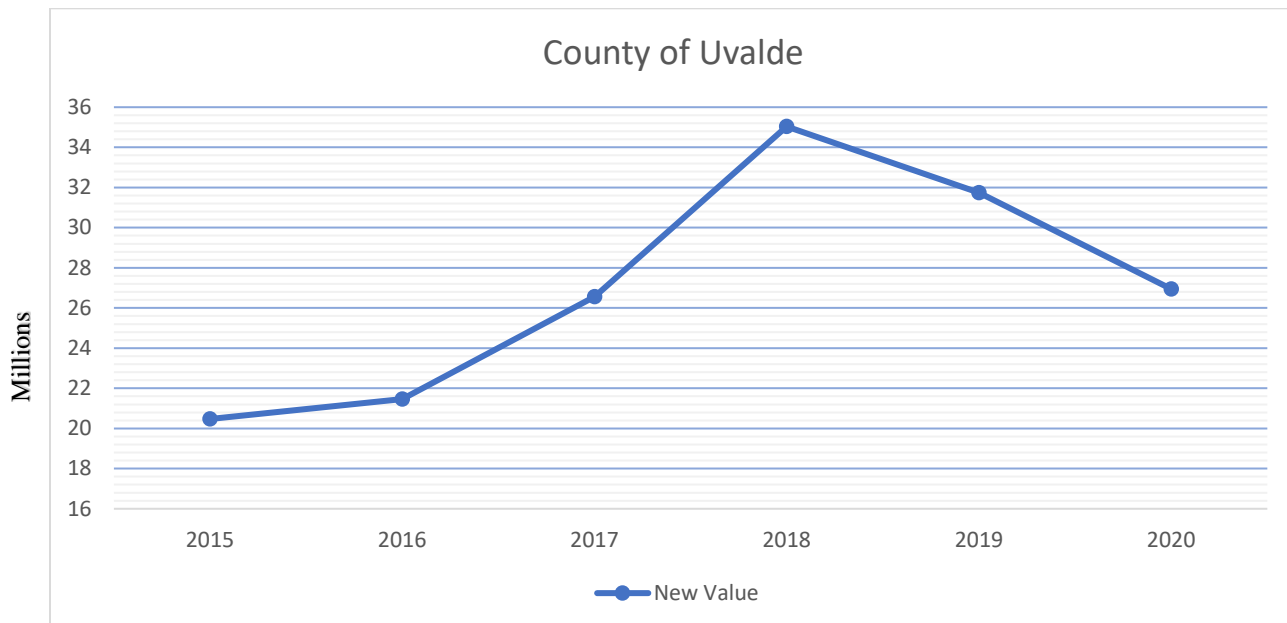
Market vs Taxable Value Trends

The following illustrates the County's total market and taxable value.



New Value Trends

The following graph illustrated the total new value as a result of new construction county-wide.



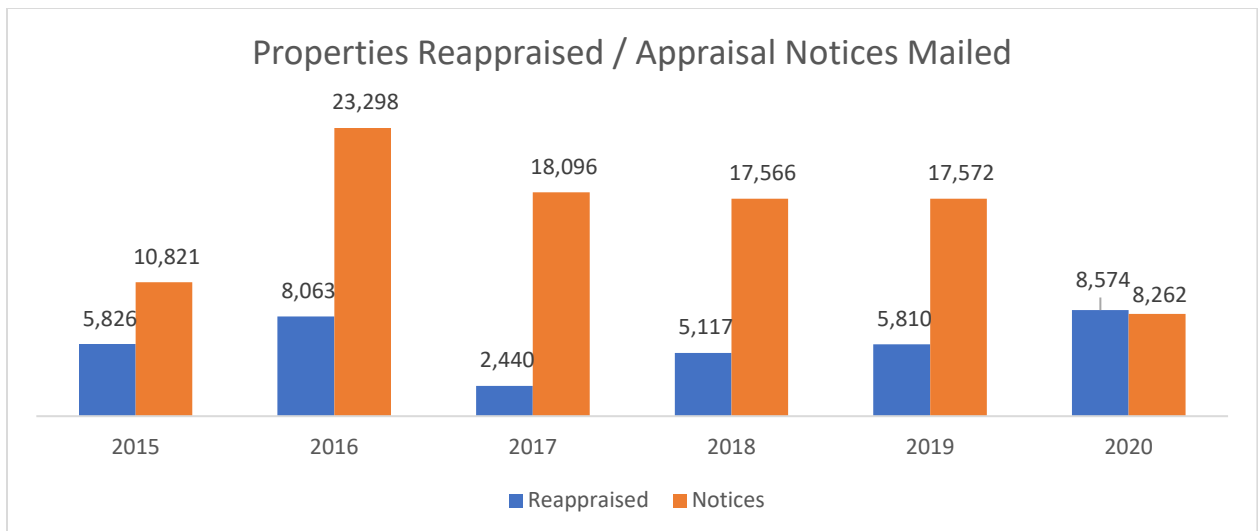
Tax Levy Collected Trends

The following graph illustrates the total annual tax levy collected by UCAD of current and delinquent taxes between October 1st and the next September 30th.



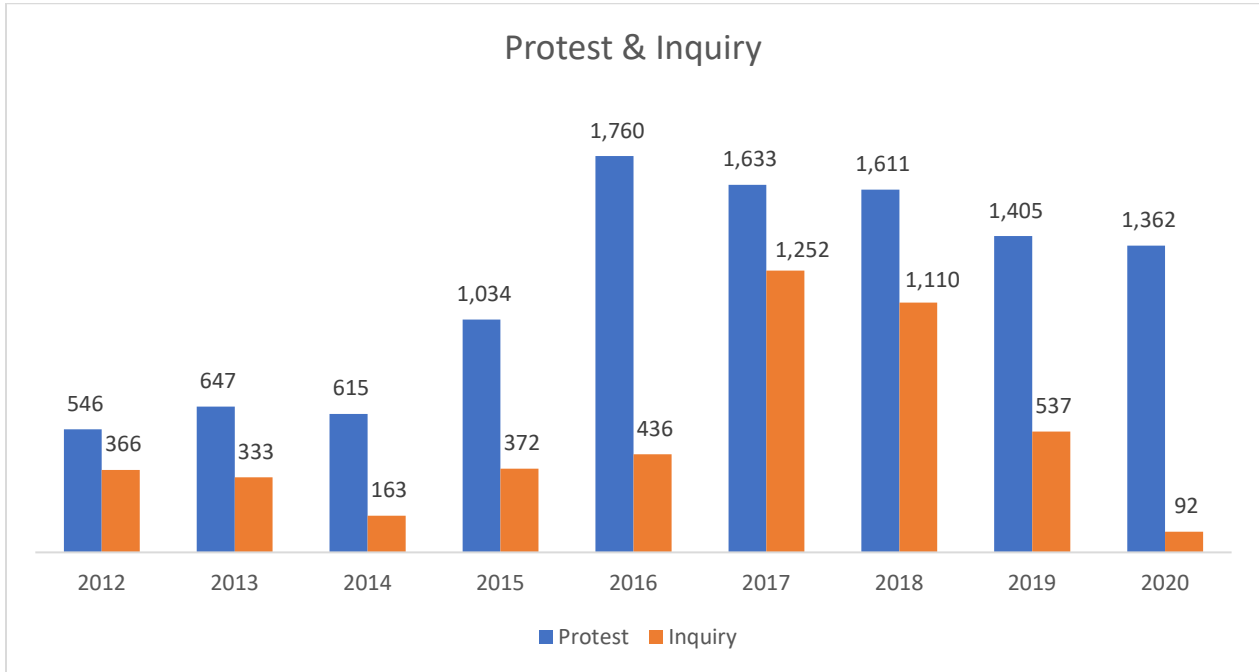
Properties' Reappraised & Appraisal Notices Mailed Trends

The following graph illustrated the number of properties worked through reappraisal or data maintenance based on last appraisal date recorded and the number of appraisal notices mailed as a result of either ownership, address, exemption or appraise value changes.



Protest & Inquiry Trends

The following graph illustrated the number of protest or inquires filed with UCAD.



The following chart shows the typical outcome of the protest filed.

Protest Summary				
	2017 Year	2018 Year	2019 Year	2020 Year
ARB Orders	62	32	27	32
Settlement & Waiver	766	631	851	736
Withdrawal	496	190	235	213
Failed to Appear	203	52	142	249

Property Types (State Category)

The following chart illustrates the category description, number of accounts, new value, market value and taxable value within each state code. The total number of properties approved by the ARB were 24,372 with a market value over 4.3 billion and a taxable value of approximately 2 billion dollars.

UVALDE County	2020 CERTIFIED TOTALS	As of Certification
Property Count: 24,372	GU - COUNTY OF UVALDE ARB Approved Totals	7/23/2020 12:23:16PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8,896		\$11,232,716	\$898,781,606	\$798,562,149
B	MULTIFAMILY RESIDENCE	107		\$3,732,525	\$38,508,104	\$38,503,104
C1	VACANT LOTS AND LAND TRACTS	3,052		\$0	\$82,573,044	\$82,480,019
D1	QUALIFIED OPEN-SPACE LAND	5,751	927,800.6719	\$0	\$2,162,524,023	\$107,499,351
D2	IMPROVEMENTS ON QUALIFIED OP	263		\$70,700	\$10,338,355	\$10,331,560
E	RURAL LAND, NON QUALIFIED OPE	2,793	19,288.6602	\$3,208,325	\$299,610,337	\$282,934,498
F1	COMMERCIAL REAL PROPERTY	1,208		\$7,450,035	\$312,988,453	\$312,665,773
F2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$1,919,250	\$1,919,250
J3	ELECTRIC COMPANY (INCLUDING C	43		\$0	\$81,776,882	\$81,776,882
J4	TELEPHONE COMPANY (INCLUDI	36		\$0	\$9,418,344	\$9,418,344
J5	RAILROAD	16		\$0	\$40,700,960	\$40,700,960
J6	PIPELAND COMPANY	12		\$0	\$1,356,180	\$1,356,180
J7	CABLE TELEVISION COMPANY	3		\$0	\$2,468,420	\$2,468,420
J9	RAILROAD ROLLING STOCK	1		\$0	\$7,704,423	\$7,704,423
L1	COMMERCIAL PERSONAL PROPE	1,527		\$0	\$88,111,592	\$88,106,592
L2	INDUSTRIAL AND MANUFACTURIN	167		\$0	\$159,147,650	\$90,547,650
M1	TANGIBLE OTHER PERSONAL, MOB	1,107		\$1,018,592	\$19,286,906	\$17,167,482
N	INTANGIBLE PROPERTY AND/OR U	1		\$0	\$1,500	\$1,500
O	RESIDENTIAL INVENTORY	162		\$0	\$2,575,361	\$2,575,361
S	SPECIAL INVENTORY TAX	16		\$0	\$4,187,919	\$4,187,919
X	TOTALLY EXEMPT PROPERTY	780		\$230,301	\$119,356,816	\$0
Totals		947,089.3321		\$26,943,194	\$4,343,336,125	\$1,980,907,417

Exemption Breakdown

The following chart illustrates the type of exemption, the number and the total value being exempt. It also identifies if the exemption is a local or state mandated. The total value loss due to exemptions is over 271 million dollars. UCAD attempts to ensure that a property owner applying for or receiving an exemption qualifies accordingly.

UVALDE County		2020 CERTIFIED TOTALS			As of Certification
Property Count: 24,372		GU - COUNTY OF UVALDE ARB Approved Totals		7/23/2020	12:23:16PM
Exemption Breakdown					
Exemption	Count	Local	State	Total	
AB	2	68,600,000	0	68,600,000	
CH	17	15,360,984	0	15,360,984	
CHODO	2	1,836,000	0	1,836,000	
DP	210	0	0	0	
DPS	5	0	0	0	
DV1	68	0	528,800	528,800	
DV1S	2	0	10,000	10,000	
DV2	37	0	323,085	323,085	
DV3	36	0	346,000	346,000	
DV4	120	0	1,004,274	1,004,274	
DV4S	4	0	48,000	48,000	
DVHS	99	0	12,377,194	12,377,194	
DVHSS	4	0	630,829	630,829	
EX-XG	1	0	3,000	3,000	
EX-XN	13	0	2,674,454	2,674,454	
EX-XR	2	0	208,580	208,580	
EX-XV	687	0	99,222,361	99,222,361	
EX-XV (Prorated)	1	0	35,691	35,691	
EX366	57	0	15,746	15,746	
HS	5,277	0	0	0	
HT	9	213,499	0	213,499	
OV65	2,437	68,055,661	0	68,055,661	
OV65S	4	105,319	0	105,319	
PC	1	35,307	0	35,307	
Totals		154,206,770	117,428,014	271,634,784	