

# GALVESTON CENTRAL APPRAISAL DISTRICT

## 2018 ANNUAL REPORT

**Total Number of Parcels:** The GCAD currently appraised 192,863 total parcels. The total appraised market value of the properties is \$38,399,898,542.

**Uses and Types of Property:** The following represents a breakdown of the number of parcels in each category of property and the appraised values of each of the categories. Category "A" (Single Family Residential) has 119,580 parcels with an appraised value of \$23,940,794,634. Category "B" (Multi-Family) has 1,883 parcels with an appraised value of \$988,722,803. Category "C" (Vacant Lots) has 33,687 parcels with an appraised value of \$972,552,105. Category "D" (Acreage and AG-Use) has 76,313 acres with an appraised value of \$346,655,817. Category "E" (Farm and Ranch Improvements) has 2,983 parcels with an appraised value of \$349,385,912. Category "F" (Commercial and Industrial) has 6,914 parcels with an appraised value \$4,950,910,835. Category "G" has 774 parcels with an appraised value of \$29,597,859. Category "J" (Utilities) has 1,490 parcels with an appraised value of \$650,865,279. Category "L" (Personal Property) has 11,407 parcels with an appraised of \$2,166,166,254. Category "M" (Mobile Homes) has 3,793 parcels with an appraised value of \$58,919,655. Category "O" (Inventory) has 2,423 parcels with an appraised value of \$91,048,935. Category "S" (Special Inventory) has 174 parcels with an appraised value of \$77,656,970. Additionally, there are 8,544 exempt properties.

**Exemption Information:** There are 76,293 Residential Homestead Exemptions, 22,598 Over 65 Exemptions, and 3,131 Disabled Person Exemptions. There are 1,919 Partial Disabled Veteran Exemptions and 917 Total Disabled Veteran Exemptions. The GCAD has 27 Pollution Control Exemptions, 1 Abatements, 2 Foreign Trade Zones and 1 CHDO. The values associated with the exemptions may be found in the 2018 GCAD Certified Roll Grand Totals Report for Supplemental #1.

**Appeal Data:** Typically, the GCAD will process approximately 35,000 appeals. This includes informal meetings and ARB proceedings. There were 34,386 appeals for 2018. 26,992 appeals were resolved during the informal appeal process. 7,394 unresolved protests were scheduled for the Appraisal Review Board. Of those that were scheduled to the ARB, 1,222 were reduced. Ninety-five percent of the protested accounts were resolved on July 20, 2018 and the GCAD Appraisal Records were certified on that date.

**Ratio Study Analysis:** A ratio study is designed to evaluate appraisal performance through a comparison of appraised or assessed values for tax purposes with estimates of market value based on sales prices, and tested by measures of central tendency. The Galveston Central Appraisal District will adhere to the IAAO Standards on ratio studies. Those statistics include current measures of Central Tendency by CAD and Measures of Dispersion as required by law.

**New Construction:** Building Permits are gathered from Galveston County and all of the cities located in the appraisal district. Data collection in the field requires preparation of maps, computer generated appraisal cards, and coordination of appropriate staff members to begin the process. Properties are grouped in type, location, and neighborhood prior to the start of the fieldwork. This process requires coordination and supervision during all phases. Fieldwork is distributed to appraisers based on property type and location. Often, field appraisers are

trained in the techniques of listing, measuring, classifying, and appraising of property. Depreciation is also considered during the field inspection phase of the appraisal process. A breakdown of New Construction totals for 2018 can be found on the Effective Tax Rate Report.

**Further Information:** For further information describing increased efficiencies in the operations achievement of higher degrees of professionalism, and a complete listing of the standards and policies adopted in the valuation and administrative process please refer to the GCAD 2019-2020 Reappraisal Plan.