



# GALVESTON CENTRAL APPRAISAL DISTRICT

## 2023 ANNUAL REPORT

**Total Number of Parcels:** The GCAD currently appraised 200,330 total parcels. The total appraised market value of the properties is \$70,601,460,159.

**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 128,414 parcels with an appraised value of \$46,089,709,151. Category "B" (Multi-Family) has 1,919 parcels with an appraised value of \$2,525,770,786. Category "C" (Vacant Lots and Land Tracts) has 31,111 parcels with an appraised value of \$1,426,342,752. Category "D" (Acreage and AG-Use) has 72,694.8557 acres with an appraised value of \$647,212,602. Category "E" (Farm and Ranch Improvements) has 3,248 parcels with an appraised value of \$646,545,138. Category "F" (Commercial and Industrial) has 6,602 parcels with an appraised value of \$8,025,200,060. Category "G" (Oil & Gas) has 694 parcels with an appraised value of \$35,617,021. Category "J" (Utilities) has 1,455 parcels with an appraised value of \$1,021,377,108. Category "L" (Personal Property) has 11,170 parcels with an appraised value of \$2,526,562,218. Category "M" (Mobile Homes) has 4,150 parcels with an appraised value of \$66,067,087. Category "O" (Residential Inventory) has 2,534 parcels with an appraised value of \$145,165,987. Category "S" (Special Inventory) has 176 parcels with an appraised value of \$88,518,540. Additionally, there are 9,902 totally exempt properties.

**Exemption Information:** There are 83,732 Residential Homestead Exemptions, 29,610 Over 65 Exemptions, and 3,310 Disabled Person Exemptions. There are 2,326 Partial Disabled Veteran Exemptions and 1,574 Total Disabled Veteran Homestead Exemptions. The GCAD has 26 Pollution Control Exemptions, 4 Abatements, 4 Foreign Trade Zones and 3 CHDO. The values associated with the exemptions may be found in the 2023 Preliminary-Exemption Breakdown-Grand Totals Report.

**Appeal Data:** Typically, the GCAD will process approximately 65,000 to 70,000 appeals. This includes informal meetings and ARB proceedings. There were 71,182 appeals for 2023. 28,119 appeals were resolved during the informal appeal process. 2,5253 unresolved protests were scheduled for the Appraisal Review Board. Of those that were scheduled to the ARB, 21,289 were reduced. Ninety-five percent of the protested accounts were resolved on July 22, 2023 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 2023 can be found in 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 2022-2023 Reappraisal Plan.