



Bexar Appraisal District Annual Report

2019
Appraisal Year



BEXAR APPRAISAL DISTRICT

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Welcome to the Annual Report of the Bexar Appraisal District for the 2019 appraisal year! This Annual Report is designed to provide statistical information, as well as summarize numerous appraisal activities and accomplishments.

It is our hope that this Annual Report will allow you a greater insight into the operations of the Bexar Appraisal District.

The Bexar Appraisal District is dedicated to promoting professionalism and ensuring public trust in the valuation profession. We are committed to provide the property owners and jurisdictions of Bexar County with an accurate and equitable certified appraisal roll.

It is with these goals in mind that we worked towards and were awarded the Certificate of Excellence in Assessment Administration (CEAA) from the International Association of Assessing Officers (IAAO), in September 2018.

I am pleased to announce that this year we were recognized by the San Antonio Express News as a 2019 Top Workplace in San Antonio. This recognition is particularly important to Bexar Appraisal District as it was awarded based on feedback from staff as a measure of our leadership, compensation, training, and diversity.

Sincerely,



Michael Amezcua
Chief Appraiser



BEXAR APPRAISAL DISTRICT

Entities Served (65)

Bexar County
Bexar County Road & Flood

Cities (28)

| | | | |
|------------------|-----------------|-------------|----------------|
| Alamo Heights | Fair Oaks Ranch | Leon Valley | Selma |
| Balcones Heights | Grey Forest | Live Oak | Shavano Park |
| Castle Hills | Helotes | Lytle | Somerset |
| China Grove | Hill Country | Olmos Park | St Hedwig |
| Cibolo | Village | San Antonio | Terrell Hills |
| Converse | Hollywood Park | Sandy Oaks | Universal City |
| Elmendorf | Kirby | Schertz | Windcrest |

Schools (17)

| | | |
|---------------|---------------|---------------------------|
| Alamo Heights | Harlandale | Schertz-Cibolo- Universal |
| Boerne | Judson | Somerset |
| Comal | Medina Valley | South San Antonio |
| East Central | North East | Southside |
| Edgewood | Northside | Southwest |
| Floresville | San Antonio | |

Special Districts (20)

| | |
|-------------------------------------|---|
| Alamo Community College | Bexar County Emergency District #11 |
| Bexar County Emergency District #1 | Bexar County Emergency District #12 |
| Bexar County Emergency District #2 | Cibolo Canyons Special Improvement District |
| Bexar County Emergency District #3 | Crosswinds at South Lake Special Improvement District |
| Bexar County Emergency District #4 | San Antonio Municipal Utility District #1 |
| Bexar County Emergency District #5 | San Antonio River Authority |
| Bexar County Emergency District #6 | Talley Road Special Improvement District |
| Bexar County Emergency District #7 | University Health System |
| Bexar County Emergency District #8 | Westpointe Special Improvement District |
| Bexar County Emergency District #10 | Westside 211 Public Improvement District |



BEXAR APPRAISAL DISTRICT

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 and sets the budget. 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 and operates the appraisal office.

The Board of Directors of the Bexar Appraisal District consists of five voting members and one nonvoting member. The Directors are appointed or elected by the eligible tax units in Bexar County according to Section 6.03 of the Texas Tax Code.

The non-voting member is the current Tax Assessor-Collector for Bexar County.

Board Members Include:

Robert Treviño (Chair)
Cheri Byrom (Vice-Chair)
George Torres (Secretary)
J. Keith Hughey
Sergio Rodriguez
Albert Uresti, MPA, Bexar County Tax Assessor-Collector

GENERAL STATISTICAL INFORMATION

| | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|--------------------------------------|-------------------|-------------------|-------------------|
| Financial Budget | \$16,644,865 | \$18,657,516 | \$18,261,544 |
| Cost per Real Property Parcel | \$26.30 | \$29.13 | \$28.11 |
| Bexar County Market Value | \$172,698,790,109 | \$184,700,449,571 | \$197,524,446,852 |
| Number of Parcels | 679,121 | 686,437 | 695,219 |
| Residential | 590,096 | 597,869 | 606,999 |
| Commercial | 42,648 | 42,595 | 42,562 |
| Personal Property | 45,437 | 45,103 | 44,780 |
| Mineral Property | 940 | 870 | 878 |
| Number of Personnel | 154 | 157 | 160 |
| Executive | 13 | 15 | 15 |
| Residential | 52 | 53 | 54 |
| Commercial | 21 | 20 | 20 |
| Business Personal Property | 16 | 16 | 16 |
| Customer Information & Assistance | 27 | 27 | 29 |
| Geographic Information Systems | 15 | 15 | 15 |
| Information Systems | 10 | 11 | 11 |
| Number of Exemptions | | | |
| Homestead | 336,607 | 343,893 | 348,938 |
| Over 65 | 123,885 | 128,982 | 133,174 |
| Disabled Persons | 11,475 | 11,189 | 10,824 |
| Disabled Veteran Homestead | 12,939 | 14,658 | 16,802 |
| Disabled Veteran | 39,528 | 40,975 | 42,295 |

** The appraisal roll is fluid and constantly changing. The numbers provided for Number of Parcels and Bexar County Market Value are as of the November certified supplement of that appraisal year.

BUDGET COMPARISON

| | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|--------------------------|--------------|--------------|--------------|
| Budget Review: | | | |
| Tax Unit Levy | \$16,594,865 | \$18,607,516 | \$18,221,544 |
| Interest on Investments | 12,000 | 12,000 | 12,000 |
| Sale of Data | 8,000 | 8,000 | 8,000 |
| Other Income | 30,000 | 30,000 | 20,000 |
| Total Revenue | \$16,644,865 | \$18,657,516 | \$18,261,544 |
| Budget Expense: | | | |
| Operating Expense | \$2,581,960 | \$3,424,329 | \$2,871,272 |
| Capital Expense | 190,850 | 143,100 | 177,800 |
| Debt Service | - | - | - |
| Employee Expense | 11,221,165 | 11,655,257 | 12,159,746 |
| Contract Service Expense | 1,001,660 | 1,649,660 | 1,002,600 |
| Information Systems | 270,700 | 296,200 | 369,240 |
| Projects Expense | 765,000 | 788,000 | 980,746 |
| Other Expense | 10,000 | 10,000 | 9,800 |
| A.R.B Expense | 603,530 | 690,970 | 690,340 |
| Total Expenses | \$16,644,865 | \$18,657,516 | \$18,261,544 |

COUNTY APPRAISAL DISTRICT COMPARISON

The Bexar Appraisal District strives to operate efficiently and effectively. The District has continuously performed at the lowest cost per real parcel of the top six metro districts in the State of Texas.

| Districts | 2019 | | | 2018 | | | 2017 | | |
|-----------|--------------|---------------|-------------------|--------------|---------------|-------------------|--------------|---------------|-------------------|
| | Real Parcels | Annual Budget | Cost/Real Parcels | Real Parcels | Annual Budget | Cost/Real Parcels | Real Parcels | Annual Budget | Cost/Real Parcels |
| Harris | 1,813,757 | 88,094,531 | \$ 48.57 | 1,828,083 | 85,562,087 | \$ 46.80 | 1,423,290 | 81,496,171 | \$ 57.26 |
| Dallas | 733,706 | 28,144,871 | \$ 38.36 | 832,692 | 27,495,334 | \$ 33.02 | 830,824 | 25,546,023 | \$ 30.75 |
| Tarrant | 657,027 | 24,912,805 | \$ 37.92 | 654,536 | 23,684,614 | \$ 36.19 | 647,363 | 23,145,270 | \$ 35.75 |
| Bexar* | 649,586 | 18,261,544 | \$ 28.11 | 640,483 | 18,657,516 | \$ 29.13 | 632,777 | 16,644,865 | \$ 26.30 |
| Travis | 439,803 | 19,486,627 | \$ 44.31 | 437,816 | 18,827,658 | \$ 43.00 | 389,387 | 14,279,289 | \$ 36.37 |
| El Paso | 396,919 | 15,663,771 | \$ 39.46 | 393,994 | 14,954,128 | \$ 37.96 | 431,636 | 18,103,517 | \$ 41.94 |

** The appraisal roll is fluid and constantly changing. The data provided above was retrieved at the time the budget was created and could differ from the time that this report was created.

APPRAISAL ACTIVITIES

The appraisal activities are divided into three appraisal departments: Residential, Commercial, and Personal Property; and two support departments: Geographic Information Systems (GIS) and Customer Information & Assistance (CIA).

Listed to the right are key activities that each department accomplishes throughout the appraisal year.

The appraisal roll is fluid and constantly changing. The data provided for new construction, accounts deleted and created, and exemptions processed are as of the November certified supplement of that appraisal year. Known sales and ownership updates are from April 1st of the prior year to March 31st of the appraisal year. Building permits have an issue date from the prior calendar year. Customer Service Walk-Ins and Calls Received are from September 1st of the prior year to August 31st of the appraisal year.

New Construction only includes accounts with new residences and commercial buildings. 2017 municipal building permits include significant improvements as well as smaller additions, repairs, remodel and demolition. Effective 2018, they included various mechanical type permits. Miscellaneous flagged inspections could include a myriad of reasons including owner requests and account corrections.

| | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|---------------------------|-------------|-------------|-------------|
| Residential | | | |
| New Home Construction | 7,689 | 8,314 | 9,074 |
| Building Permits | 20,735 | 48,439 | 57,087 |
| Misc Flagged Inspections | 6,637 | 5,605 | 9,972 |
| Known Sales | 25,568 | 24,242 | 25,324 |
| AG Inspection Checks | 922 | 844 | 696 |
| Commercial | | | |
| New Construction | 363 | 334 | 322 |
| Building Permits | 5,390 | 6,883 | 4,917 |
| Misc Flagged Inspections | 609 | 842 | 5,341 |
| Known Sales | 460 | 441 | 498 |
| Personal Property | | | |
| Accts Created | 6,428 | 6,159 | 5,391 |
| Accts Deleted | 6,059 | 6,596 | 5,755 |
| Renditions Processed | 27,723 | 26,138 | 25,096 |
| Mobile Home Accts Created | 831 | 750 | 818 |
| Mobile Home Accts Deleted | 389 | 461 | 505 |
| GIS | | | |
| Real Accts Created | 8,675 | 8,080 | 9,608 |
| Ownership Updates | 71,538 | 68,862 | 72,061 |
| CIA | | | |
| Walk-Ins | 44,653 | 46,586 | 48,935 |
| Calls Received | 161,022 | 160,247 | 164,092 |
| Exemptions Processed | 28,778 | 30,167 | 30,198 |

APPEALS DATA

Pursuant to Tax Code Section 41.41, a property owner and/or an authorized agent have the right to protest certain actions taken by the appraisal district. Administrative reviews of appraisal district values are done by the Appraisal Review Board (ARB). The ARB is an independent, impartial group of citizens appointed by the county administrative judge authorized to resolve disputes between taxpayers and the appraisal district. They are not controlled by the appraisal district.

The deadline for filing an appeal is midnight on May 15th or the next business day if the deadline falls on a Saturday, Sunday or legal state or national holiday. If the property was eligible for a notice of appraised value and it was sent after April 15th, the protest deadline is extended to 30 days after the notice date.

The ARB schedules these appeals for protest hearings and notifies the protesting party of their scheduled hearing before the ARB. The Bexar Appraisal District is not required by law to schedule an informal meeting with the appraisal district staff. However, in most cases one is scheduled prior to the ARB hearing in hopes of resolving the dispute informally. Should a resolution not be made at the informal meeting, the taxpayer may proceed to the ARB.

At hearings before the ARB, taxpayers and appraisal districts present evidence on which the ARB bases its determination. Taxpayers may appeal ARB decisions to district court in the county where the property is located. As an alternative to filing appeals to district court, taxpayers may appeal certain ARB determinations through binding arbitration or the State Office of Administrative Hearings.

The Bexar Appraisal District allows for electronic filing of a protest for excessive appraisal or unequal appraisal of property for certain properties. Eligibility for 2018 and prior was: properties which a residence homestead exemption has been granted, the property does not have a designated agent/fiduciary for representation, and the chief appraiser has not determined the market area of the property to be unusually complex. For 2019, eligibility did not require a homestead be granted.

| | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|------------------------------|------------------|------------------|------------------|
| Value Notices Sent | 548,163 | 558,151 | 590,717 |
| Personal Property | 22,092 | 19,830 | 23,688 |
| Commercial | 27,301 | 29,345 | 28,775 |
| Residential | 498,770 | 508,976 | 538,254 |
| Protests Received | | | |
| Count | 103,012 | 107,744 | 117,165 |
| Noticed Market Value | \$75,417,010,022 | \$81,190,390,257 | \$88,571,288,881 |

APPEALS DATA (cont)

| | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|--|------------------|------------------|------------------|
| Online Protests | | | |
| Count | 10,208 | 9,766 | 11,544 |
| Noticed Value | \$2,683,914,170 | \$2,645,736,210 | \$3,187,266,068 |
| Protests Received by Department | | | |
| <u>Commercial</u> | | | |
| Count | 18,823 | 19,513 | 19,576 |
| Noticed Value | \$51,707,663,135 | \$55,018,113,848 | \$58,841,642,850 |
| <u>Personal Property</u> | | | |
| Count | 3,911 | 3,863 | 3,987 |
| Noticed Value | \$5,764,173,451 | \$6,660,734,490 | \$7,255,229,118 |
| <u>Residential</u> | | | |
| Count | 80,278 | 84,368 | 93,602 |
| Noticed Value | \$17,945,173,436 | \$19,511,541,919 | \$22,474,416,913 |
| Agent vs Owner Protests | | | |
| <u>Agent</u> | | | |
| Count | 58,340 | 63,093 | 65,854 |
| Noticed Value | \$62,359,934,711 | \$68,909,565,012 | \$73,161,354,468 |
| <u>Owner</u> | | | |
| Count | 44,672 | 44,651 | 51,311 |
| Noticed Value | \$13,057,075,311 | \$12,280,825,245 | \$15,409,934,413 |
| Protest Status | | | |
| <u>Informal Agreements</u> | | | |
| Count | 71,454 | 72,850 | 84,333 |
| Noticed Value | \$30,722,224,409 | \$29,860,345,036 | \$37,396,094,712 |
| <u>ARB Orders</u> | | | |
| Count | 13,834 | 17,655 | 13,962 |
| Noticed Value | \$38,025,590,054 | \$44,931,250,417 | \$43,968,026,833 |
| <u>Withdrawn/No Show</u> | | | |
| Count | 17,370 | 16,857 | 18,208 |
| Noticed Value | \$6,527,337,181 | \$6,178,389,444 | \$6,623,880,421 |

APPEALS DATA (cont)

| | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|---------------------------|------------------|------------------|------------------|
| Arbitrations Filed | | | |
| Count | 572 | 263 | 261 |
| ARB Value | \$502,175,456 | \$306,214,315 | \$334,686,315 |
| SOAHs Filed | | | |
| Count | 0 | 1 | 0 |
| ARB Value | \$0 | \$1,005,000 | \$0 |
| Lawsuits Filed | | | |
| (As of 12-10-2019) | | | |
| Count | 1,410 | 1,429 | 1,323 |
| ARB Value | \$26,344,365,107 | \$25,181,678,031 | \$27,581,084,764 |

** The appraisal roll is fluid and constantly changing. The appraisal data statistics provided are as of the November certified supplement of that appraisal year where applicable. Appeals received are as of November 30th of that appraisal year. The lawsuit data for each year is updated as of the date listed on this report.

COMPTROLLER PTAD STUDIES

According to Section 5.10 and 5.102 of the Texas Property Tax Code, the State Comptroller's Property Tax Assistance Division (PTAD) shall conduct two studies of the appraisal district. These PTAD studies have an alternating cycle in which one year the PTAD conducts a Property Value Study (PVS) and the following year a Methods & Assistance Program (MAP) Review.

The PVS determines the degree of uniformity and the median level of appraisals for each appraisal district. It also determines the taxable value of property for each school district for school funding purposes. In conducting the study, the comptroller applies appropriate standard statistical analysis techniques to data collected as required by Section 403.302, Government Code. A PVS was conducted for the 2018 appraisal year.

The MAP reviews the governance of each appraisal district, taxpayer assistance provided, and the operating and appraisal standards, procedures, and methodology used by each appraisal district, to determine compliance with generally accepted standards, procedures, and methodology. The areas of study do not change from year to year, but the specific questions, number of questions, documentation required to satisfy the questions, and scoring system do. A 'MEETS ALL' determination is for a total point score of 100. A MAP Review was conducted for the 2019 appraisal year. The final results will not be released until January 2020.

Property Value Study (PVS) Results

| | <u>2014</u> | <u>2016</u> | <u>2018</u> |
|---------------------------|-------------|-------------|-------------|
| Median Level of Appraisal | 0.96 | 0.99 | 0.99 |
| Coefficient of Dispersion | 9.3 | 7.24 | 8.3 |

Methods & Assistance Program (MAP) Results

| | <u>2015</u> | <u>2017</u> | <u>2019</u> |
|--|-------------|-------------|---------------|
| Governance | MEETS ALL | MEETS ALL | Not Available |
| Taxpayer Assistance | MEETS ALL | MEETS ALL | Not Available |
| Operating Procedures | MEETS ALL | MEETS ALL | Not Available |
| Appraisal Standards, Procedures, and Methodology | MEETS ALL | MEETS ALL | Not Available |

LEGISLATIVE ACTION

The 86th Texas Legislation met in 2019 and bills were passed that have an effect on the operations of the Bexar Appraisal District. Significant Bills include the following:

- **HB 1060** Authority of a property owner to request that notice of a protest hearing before the appraisal review board be delivered by certified mail or electronic mail
- **HB 1090** Adds specific people to definition of first responders
- **HB 1254** Allows home equity loan on 1-D land - Eligibility land secured by home equity loan
- **HB 1313** Relating to the authority of the chief appraiser of an appraisal district to increase the appraised value of property in the tax year following the year in which the appraised value of the property is lowered as a result of a protest or appeal
- **HB 1409** Changes to timber land to include fire breaks and buffers
- **HB 1526** Nursery Stock Weather Protection (temporary greenhouses) now implements of husbandry and exempt
- **HB 1652** Relating to the public resale by means of a public auction using online bidding and sale of property purchased by a taxing unit at an ad valorem tax sale
- **HB 1743** Changes Rollback from 5 to 3 years and interest from 7% to 5%
- **HB 1802** Changes filing deadline for arbitration from 45 to 60 days. Allows application to be corrected
- **HB 1815** Deadline for value allocation changes from April 1 to May 1
- **HB 1883** Allows service members to defer taxes while serving in armed forces (not just wartime) 6% interest - no penalty
- **HB 1885** Allows waiver of penalties and interest is error by mortgage co
- **HB 2159** Changes 25.25d to 1/4 if on a homestead
- **HB 2179** Relates to removal of ARB member and allows property owner or tax agent to talk directly to Admin Judge
- **HB 2441** Allows mixing of DP or OV65 whichever is most advantageous by entity
- **HB 2446** Relating to the availability of personal information of firefighters, volunteer firefighters, and emergency medical services personnel
- **HB 2617** Requires political subdivisions created after Sept 1, 2019 to have the same fiscal year as the county where they are located
- **HB 2650** Procedure for the sale by auction of real property pursuant to foreclosure of a tax lien. Adds auctioneer's commission and fees to costs of sale
- **HB 2859** Would add Sec. 11.35, Tax Code, exempting "precious metals" that are held in a commercial depository, from taxation

- **HB 380** Appeal of ARB determination that it lacks jurisdiction
- **HB 492** Temporary exemption for disaster damaged property
- **HB 639** Adds prior use requirement for ecological laboratory open-space land
- **HB 861** Calculation of penalties and interest resulting from the final determination of an ad valorem tax appeal that changes a property owner's tax liability
- **HB3143** Property Redevelopment and Tax Abatement Act changes to require a public hearing before changing guidelines
- **HB3384** The authority of the comptroller to conduct a limited-scope MAP review of an appraisal district located in an area declared by the governor to be a disaster area
- **SB2** Omnibus property tax reform bill - Significant overhaul of rate adoption process and other property tax related changes
- **SB1856** Affects payment of certain ad valorem tax refunds
- **SB1876** Relating to a request for binding arbitration to appeal appraisal review board orders involving two or more contiguous tracts of land
- **SB1943** Relating to the ad valorem taxation of heir property. Allows HS exemption for heirs as if they were the sole owner of the property
- **SB2060** require the appraisal notice to include an explanation of each total or partial exemption available to disabled veterans and survivors, the elderly and disabled and their surviving spouses, survivors of armed forces members killed in action, and first responders killed on duty
- **SB2083** Relating to the calculation of the ad valorem taxes imposed on property for the year in which the property is acquired by a governmental entity
- **SB2531** Relating to the disposition of an ad valorem tax protest by means of an agreed order
- **SB443** Five year homestead exemption for uninhabitable property
- **SB58** Exemption of motor vehicles leased to state or charitable organization.
- **SB662** Include statewide elected officials and members of the legislature on the list of persons who may request that their appraisal roll information be confidential
- **SB812** Relating to the application of the limit on appraised value of a residence homestead for ad valorem tax purposes to an improvement that is a replacement structure